ATTACHMENT 9

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

To: X
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

X
County Clerk
County of Orange
P. O. Box 22013
Santa Ana, CA 92702

From:
City of Costa Mesa
Development Services
77 Fair Drive
Costa Mesa, CA 92626

Date: September 2, 2016

TO: Interested Agencies, Organizations, and Individuals

NOTICE IS HEREBY GIVEN that pursuant to Section 15072 of the State CEQA Guidelines, the City of Costa Mesa hereby gives notice that a Draft Negative Declaration (ND) for a General Plan Amendment and Rezone for a 2-acre property by Pinnacle Residential at 2850 Mesa Verde Drive East is available for review and comment.

PROJECT TITLE: General Plan Amendment GP-16-05 and Rezone R-16-05.

PROJECT LOCATION: 2850 Mesa Verde Drive East in the City of Costa Mesa, County of Orange, on the east side of Mesa Verde Drive East, approximately 280 feet north of the intersection of Adams Avenue and Mesa Verde Drive East, County Assessor's Parcel Number 139-313-09. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

PROJECT DESCRIPTION: The proposed project involves the following: (1) Adoption of an Initial Study/Mitigated Negative Declaration; (2) General Plan Amendment to change the land use designation of a 2-acre site from GC (General Commercial) to LDR (Low Density Residential): (2) Rezone of a 2-acre site from C1 (Local Business District) to R-1 [Low Density Residential - eight (8) dwelling units per acre maximum density allowed]. The General Plan Amendment and Rezone is to accommodate an 11-unit, two-story, single family residential development which will be submitted to the City for a separate public hearing at a future date.

PROJECT IMPACTS: The Initial Study/ND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/ND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements.

PUBLIC REVIEW PERIOD: Begins: September 6, 2016 **Ends: September 26, 2016**

PUBLIC HEARING: A public hearing will be held before the Costa Mesa Planning Commission on **Monday, September 26, 2016, at 6:00 p.m.** in the City Council Chambers at Costa Mesa City Hall at 77 Fair Drive, Costa Mesa, California.

The Initial Study/Negative Declaration is being circulated for public review and comment for a period of 20 days. Any person may submit written comments to the Planning Division of the City's Development Services Department before the end of the review period. If you challenge the City's action in court you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, or faxed to the following address:

Mel Lee, AICP, Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Phone: (714) 754-5611
FAX: (714) 754-4856

mel.lee@costamesaca.gov

LOCATION WHERE DOCUMENT CAN BE REVIEWED: The Initial Study, Draft ND, and supporting documents are available for review and comment during normal business hours at the following locations: (a) City of Costa Mesa, Public Counter, 77 Fair Drive, Costa Mesa, CA, (b) Mesa Verde Library, 2969 Mesa Verde Drive East, (c) Costa Mesa/Donald Dungan Library, 1855 Park Avenue. The document can also be viewed at http://www.costamesaca.gov.

9/1/16
Date:

Mel Lee, Senior Planner, City of Costa Mesa

POSTED
SEP 02 2016
HUGH NGUYEN, CLERK-RECORDER
BY: DEPUTY

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DRAFT
Initial Study/Negative Declaration
2850 Mesa Verde Drive East Project
City of Costa Mesa, Orange County, California

Prepared for:
City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92626
714.754.5000

Contact: Mel Lee, Senior Planner

Prepared by:
FirstCarbon Solutions
250 Commerce, Suite 250
Irvine, CA 92602
714.508.4100

Contacts: Frank Coyle, Project Director
Kim Burnell, Project Manager

Date: September 6, 2016

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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 northwestern portion of the City of Costa Mesa, in the County of Orange; refer to Exhibit 1. Specifically, the site is located east of Mesa Verde Drive East and north of Adams Avenue, at 2850 Mesa Verde Drive East; refer to Exhibit 2. The site is located approximately 3.7 miles northeast of the Pacific Ocean.

Regional access to the site is provided via the San Diego Freeway (Interstate 405 [I-405]) and Harbor Boulevard, which is located approximately 1.0 mile to the north. California State Route 55 (SR-55), which is located approximately 2.1 miles east of the site, and California SR-73, which is located approximately 2.0 miles east of the site, also provide regional access. Local access to the site is provided via Mesa Verde Drive East.

2.2 - Environmental Setting

The project site (Assessor's Parcel Number 139-313-09) consists of one parcel totaling approximately 2.05 acres.

The majority of the project site was vacant from at least 1938 to at least 1953. The project site is currently occupied by commercial office buildings totaling 24,267 square feet. The current structures were constructed at the site in 1963 (Building A) and 1985 (Building B). The existing commercial office buildings consist of single-story buildings and associated surface parking with approximately 90 spaces; refer to Exhibit 3. Tenants on the subject property have included various commercial tenants including medical and dental offices, real estate offices, insurance agencies, consulting firms, and a printing facility since 1963.

2.2.1 - General Plan and Zoning

General Plan

According to the City of Costa Mesa General Plan Land Use Map (Exhibit 4), the site is currently designated GC (General Commercial). The General Commercial designation is intended for a variety of commercial uses. Allowed floor area ratios are dependent on the level of traffic present within the project area.

Zoning

As shown on the Official Zoning Map, the project site is currently zoned C1 (Local Business District). Under this designation the minimum lot area is 12,000 square feet, buildings are restricted to two stories, and a master plan is not required. Refer to Exhibit 5.

Existing Surrounding Land Uses

The immediately surrounding properties consist of residential development to the north and northeast across Andros Street; an area under construction with residences to the northwest; a

parking lot to the southeast; and commercial development to the southwest across Mesa Verde Drive East.

2.3 - Project Features

The project involves the demolition of the existing commercial office buildings, and the construction of 11 residential lots ranging in size from 6,150 square feet to 7,957 square feet, as shown on Exhibit 6. The proposed project involves the following:

- **General Plan Amendment** to change the land use designation from General Commercial to Low Density Residential.
- **Rezone** to change the zoning classification from C1 (Local Business District) to R1 (Single Family Residential).

Site Access

The project would utilize a full access driveway at Mesa Verde Drive East. Additionally, a fire department turnaround would be located at the terminus of the internal roadway.

Construction Activities and Grading

The project includes demolition and removal of the existing commercial office buildings located on the project site, which would include the demolition of approximately 24,267 square feet of existing buildings and related facilities. Prior to demolition of the existing structures, removal and/or abatement of any potential asbestos containing building materials, lead-based paints, and any hazardous materials associated with the existing building materials would be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. Once demolition and removal is completed, the project site would be graded and new improvements would be constructed in a single-phase. Grading quantities are expected to balance on-site, with no need to import/export soils.

Utilities

The project would connect to the existing sewer lines. The proposed drainage pattern is similar to the existing condition, except that the proposed site will drain into biofiltration facilities prior to discharging into the storm drain system.

2.4 - 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 the following permits/approvals from the City of Costa Mesa, including but not limited to:

- City Council approval of the Initial Study/Negative Declaration;
- City Council approval of a General Plan Amendment to change the land use designation from General Commercial to Low Density Residential

- City Council approval to Rezone the site (C1) to R1 (Single Family Residential);
- Demolition Permits for on-site structures and other improvements;
- Grading and Building Permits to grade and construct the project;
- Approval of a Construction Management Plan; and
- Design Review for the project

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Source: Census 2000 Data, The CaSIL, FCS GIS 2016.

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5 2.5 0 5 Miles

Exhibit 1
Regional Location Map

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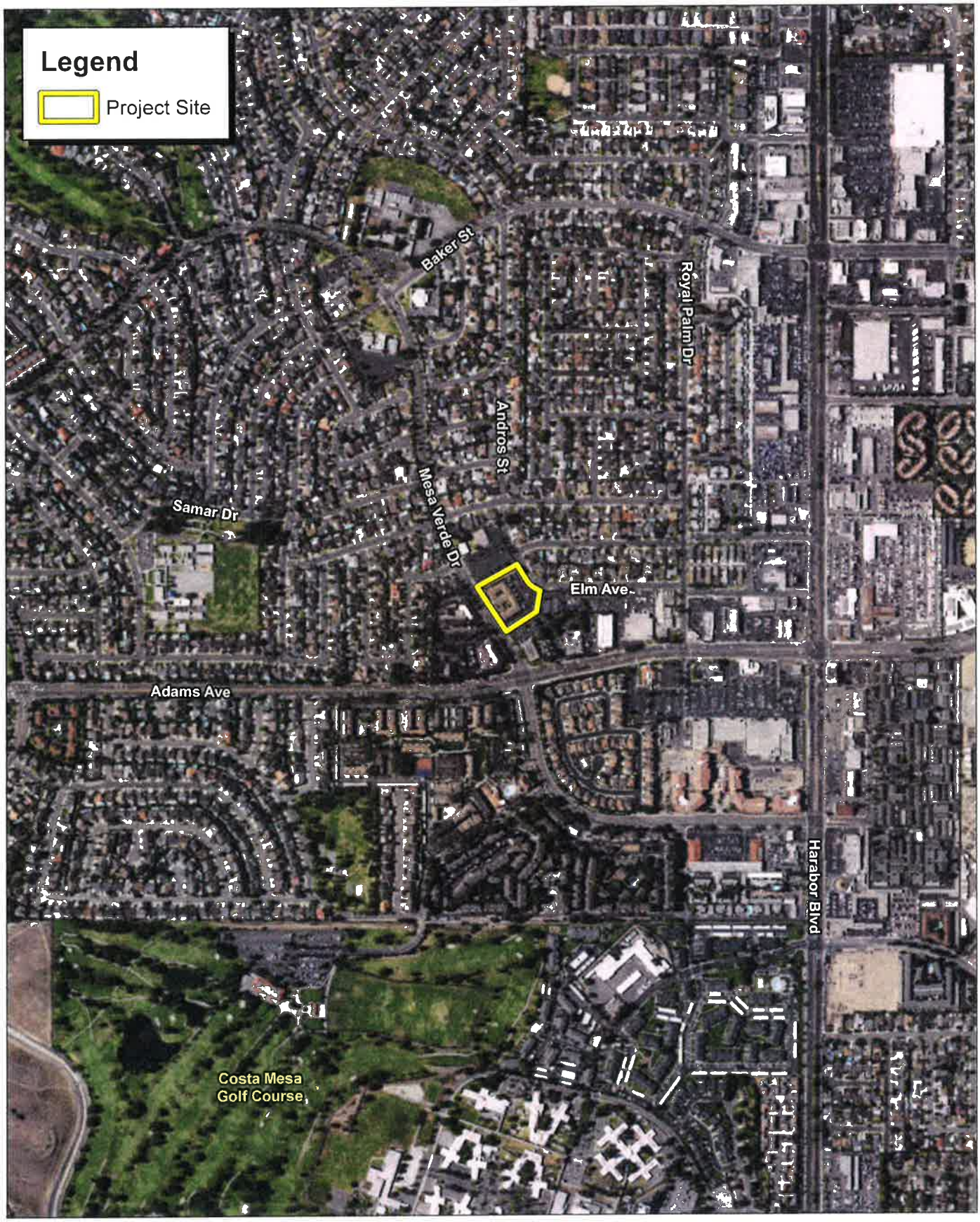

Source: ESRI Imagery, 2015

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860 430 0 860 Feet

Exhibit 2
Local Vicinity Map
Aerial Base

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Source: ESRI Imagery, 2015

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100 50 0 100
Feet

Exhibit 3
Existing Site Layout

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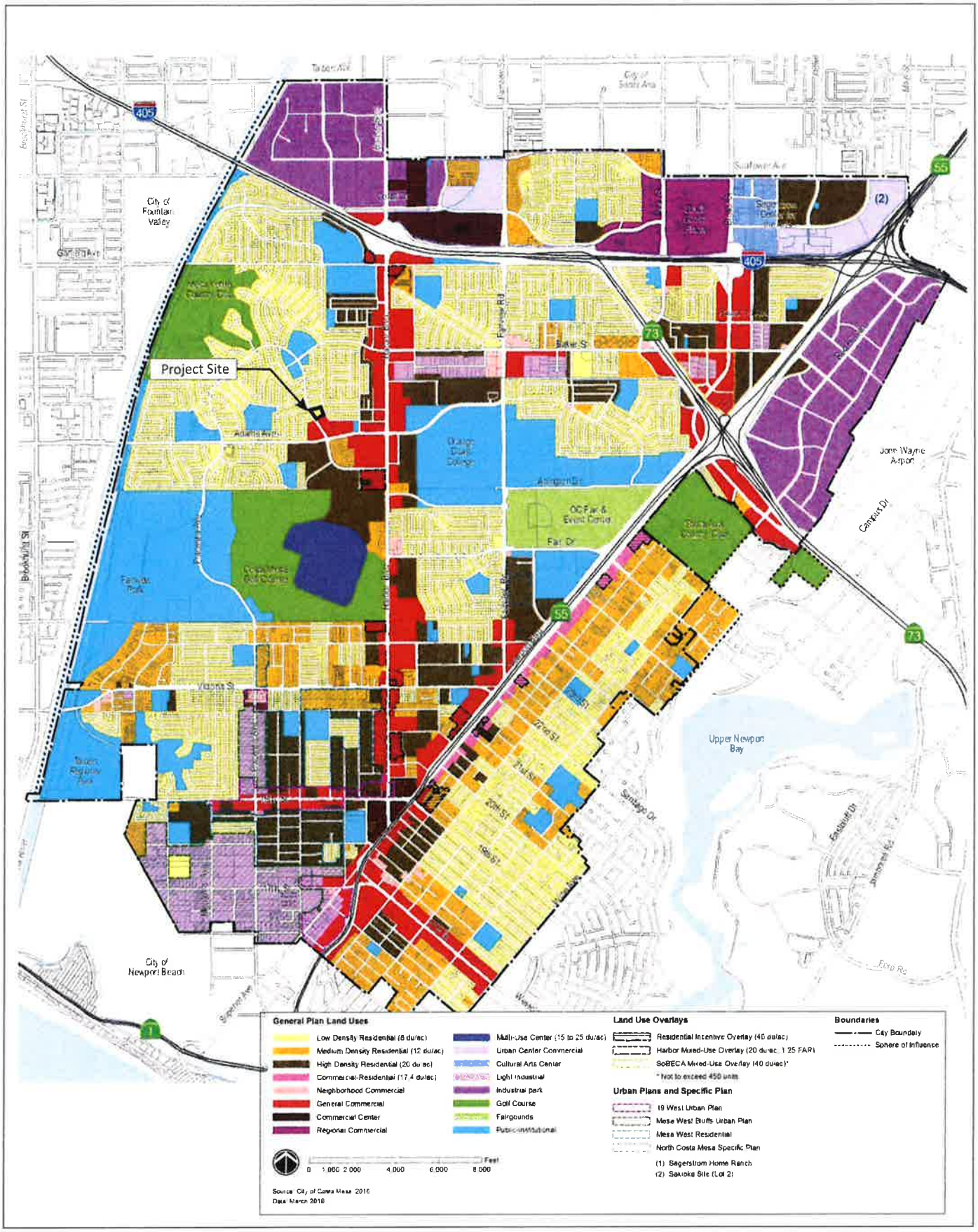

Source: City of Costa Mesa, 2016

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Exhibit 4
General Plan Land Use Map

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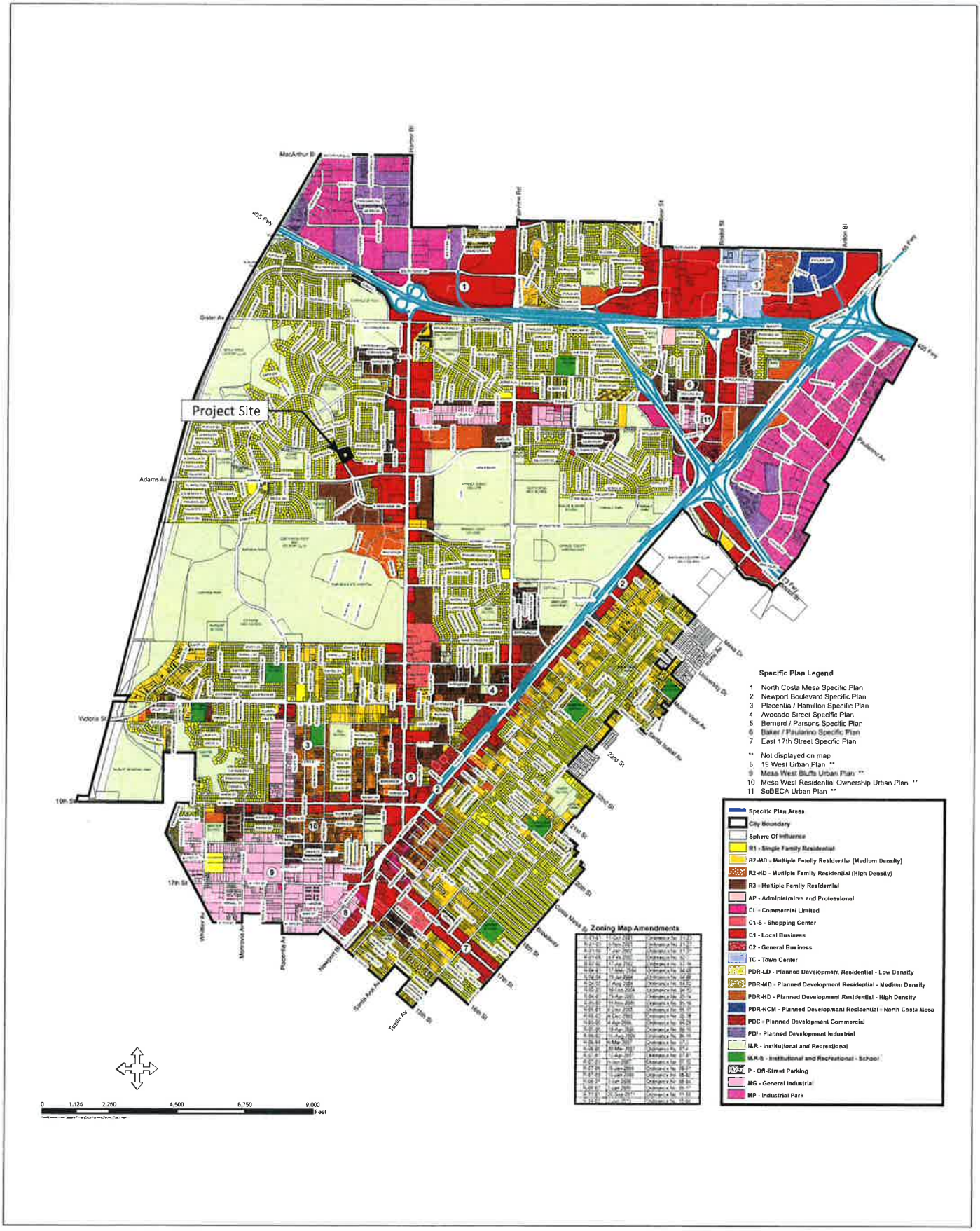

Source: City of Costa Mesa, 2004

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Exhibit 5
Zoning Map

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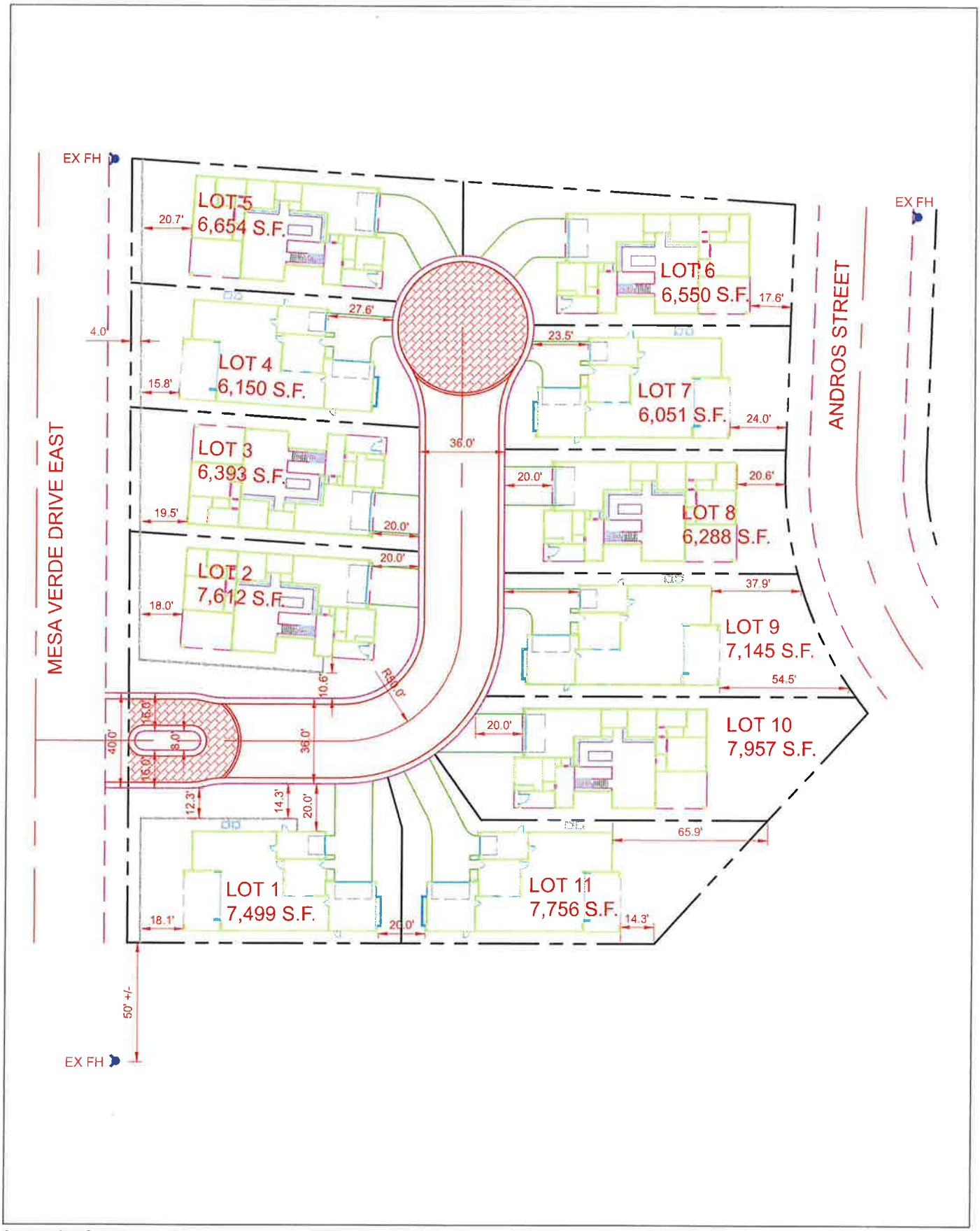

Source: City of Costa Mesa, 2004

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Exhibit 6
Conceptual Site Plan

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SECTION 3: INITIAL STUDY CHECKLIST

3.1 - Background

1.	**Project Title:**
	2850 Mesa Verde Drive East Project
2.	**Lead Agency Name and Address:**
	City of Costa Mesa Development Services Department 77 Fair Drive Costa Mesa, CA 92626
3.	**Contact Persons and Phone Number:**
	Mel Lee Senior Planner 714.754.5611 Email: MEL.LEE@costamesaca.gov
4.	**Project Location:**
	2850 Mesa Verde Drive East Costa Mesa Orange County, CA 92626
5.	**Project Sponsor's Name and Address:**
	Pinnacle Residential 2 Venture, Suite 200 Irvine, CA 92618
6.	**General Plan Designation:**
	GC—General Commercial
7.	**Zoning:**
	C1—Local Business District
8.	**Description of the Project:**
	See Section 2, Project Description
9.	**Surrounding Land Uses and Setting:**
	See Section 2, Project Description
10.	**Other public agencies whose approval is required (e.g., permits):**
	• South Coast Air Basin • Santa Ana Regional Water Quality Control Board—Region 8

3.2 - Environmental Factors Potentially Affected

Environmental Factors Potentially Affected		
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.		
☐ 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

3.3 - Lead Agency Determination

Lead Agency Determination

On the basis of this initial evaluation:

☒ 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 the mitigation measures described in Section 4, Environmental Analysis, have been added. 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 proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Signed _____ Agency _____

Signatory's Name, Title _____ Date _____

SECTION 4: ENVIRONMENTAL ANALYSIS

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

- 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, indirect, and cumulative 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 to impact 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 that 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.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.1 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 building 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 day or nighttime views in the area?	☐	☐	☒	☐

Environmental Evaluation

The City of Costa Mesa planning area is almost completely urbanized. The City is approximately 1 mile from the Pacific Ocean and sits atop a plateau. Its proximity to the Pacific Ocean gives the City a distinctive visual background. The City is surrounded by the Pacific Ocean to the west, views of Upper Newport Bay to the east, and the San Gabriel Mountains and Santa Ana Mountains to the northeast. The City comprises primarily residential neighborhoods, with several commercial districts and light industrial districts scattered around the City. The City also has open space areas throughout which include the river-adjacent parks, city parks, and three golf courses.

Scenic vistas are generally defined as areas where natural landscapes from views of unique flora, geologic, or any other natural features that can be viewed without urban intrusions. The City's General Plan does not identify any scenic vistas/views in the City of Costa Mesa, although the views of the Santa Ana River and Mountains, and Pacific Ocean play a large role in the way the community defines itself. Scenic highways follow the same guidelines as scenic vistas. The City's General Plan identifies Highway 1, which runs parallel to the Pacific Ocean, but generally does not afford views toward Costa Mesa, is an eligible State Scenic Highway which has not yet been designated.

The Existing Visual Character of Costa Mesa is divided into three sub-areas, or districts, that carry their own visual pattern: Residential Districts, Commercial Districts, and the Industrial Districts. Each district has its own sub-areas as well. The project site is located in between the Mesa Verde Residential District and the Harbor Boulevard Commercial District. These districts consist of residential uses to the north, east, and west with commercial uses to the south. The existing character of the project site is made up of commercial uses such as offices, a property management agency, and a church. There is also an L-shaped parking lot located along the southern and eastern

borders of the project site. The existing lighting around the project site comes from street lamps along Mesa Verde Drive and Andros Street, as well as regular lighting from the commercial uses.

Would the project:

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

No impact. As described above, there are no General Plan-identified scenic vistas/views located in the project area, as there are no officially designated scenic vistas in the City of Costa Mesa. Therefore, project implementation would not have any effect on a designated scenic vista/view.

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

No impact. The project site is not located along a designated State scenic highway, as there are no officially designated scenic highways in the City of Costa Mesa. There are no protected tree species on the property or within the surrounding area. No historic buildings or rock outcroppings are located at the project site. Therefore, no impacts would occur with respects to state scenic highways.

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

Less than significant impact. As described above, the existing visual character of the project site comprises commercial uses with a parking lot. The project proposes to build an 11-unit detached residential community with approximately 50 parking spaces. The project would not degrade the quality of the site or its surroundings, but would instead enhance the area by evolving the site to be more compatible with the surrounding residential uses. The project would be similar in scale and character to the site's surroundings.

The Community Design Element of the City's General Plan identifies the following for Quality Residential (page CD-28):

- **Objective CD-7.1:** Encourage excellence in architectural design.
- **CD-7A:** Ensure that new and remodeled structures are designed in architectural styles which reflect the City's eclectic quality, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Continue to update and maintain the Costa Mesa residential Guidelines.
- **CD-7B:** Preserve the character and scale of Costa Mesa's established residential neighborhoods where possible; when new residential development is proposed, require that new structures are consistent with the prevailing character of existing development in the immediate vicinity, and that new development does not have a substantial adverse impact on adjacent areas.

The project would be consistent with the above-mentioned architectural design by including traditional architecture with varied building materials, textures, and high-quality landscaping. In addition, the project would be consistent with the City's design guidelines and residential

development standards. The project would require the review and approval of a Design Review to ensure conformance with the Zoning Code and Residential Design Guidelines; changing the site's land use designation from "General Commercial" to "Low Density Residential"; and a Zone Change from "C1—Local Business" to "R1—Single Family Residential." As such, the standard review, conditions, and requirements completed during the review process would reduce impacts to aesthetics to less than significant levels.

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

Light Impacts

Less than significant impact. 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). 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. The project site itself currently contains commercial uses and a parking structure that emit sources of light from indoors. As such, the site currently utilizes lighting consistent with residential uses. There are no additional sensitive land uses in the project's immediate vicinity, since Harbor Boulevard already contains substantial street lighting.

The project would create new sources of light from light emanating from the 11 residential units and private driveways throughout the project site. These new sources of light would not substantially impact surrounding sensitive uses, as most of the light would be blocked by blinds/curtains or perimeter buildings. Although the proposed residential project would add additional lighting sources on-site, these new sources of lighting would be in keeping with existing lighting patterns in the area.

Furthermore, the project would be required to comply with the City's guidelines regarding lighting, including the City Municipal Code and Standard Condition SC 4.1-1. The Municipal Code includes the following lighting guidelines:

Chapter VI. Off-street Parking Standards, Article 3. Development Standards, Sec 13-93(d).—General Standards:

> (d) Lighting. All required parking areas and driveways shall be iliuminated under the direction of the planning division. Lights used to illuminate parking areas shall be directed away from any adjoining premises located in any residential zone under direction of the planning division.

Additionally, SC 4.1-1 requires preparation of a Lighting Plan and Photometric Study, in order to demonstrate that the project lighting meets "minimum security" lighting requirements and minimizes light/glare to residents. The project does not propose any large-scale developments that would increase solar glare exposure to significant levels.

Therefore, all project lighting within parking areas and driveways (for security, safety, etc.) would be implemented under supervision of the City's Planning Division, thereby ensuring that any potential light spillover impacts to sensitive uses and solar glare would be less than significant.

Standard Conditions

SC 4.1-1 Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:

- The mounting height of lights on light standards shall not exceed 18 feet in any location on the project site unless approved by the Development Services Director.
- The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
- All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
- Lighting design and layout shall limit spill light to no more than 0.5-foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.
- Glare shields may be required for select light standards.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.2 Agriculture and Forestry Resources *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. 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

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 (ARB).

Prime Farmland or Farmland of Statewide Importance must meet the following two criteria; must have been used for irrigated agricultural production at some time during the 4 years prior to the important farmland map date; The soil must meet the physical and chemical criteria for Prime Farmland or Farmland of Statewide Importance as determined by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service. The project site is not currently used for farmland; however, the project site was used as agricultural/fallow land from at least 1938 to 1953 according to the Phase I Environmental Site Assessment (ESA) prepared for the project.

The Williamson Act allows county governments to enter into contracts with private landowners who agree to restrict parcels of land to agricultural uses or uses compatible with agriculture for at least 10 years. The City's 2035 General Plan EIR explains that there are no active Williamson Act contracts within the city limits.

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 site is currently developed with existing commercial uses and an L-shaped parking lot. Additionally, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance (Department of Conservation 2015). Thus, no impacts would occur.

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

No impact. The project site is zoned C1—Local Business District. The project site and surrounding lands are not zoned for agricultural use or part of a Williamson Act contract. As described above, there are no Williamson Act contracts within the City of Costa Mesa. Therefore, no impacts would occur.

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 site is zoned C1—Local Business District. There are no lands zoned for forest land, timberland, or timberland production within the vicinity of the project site. Therefore, no impacts would occur.

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

No impact. The project site is developed with existing commercial uses and an L-shaped parking lot and does not contain forest land. Thus, no impacts 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. The project site is developed with existing commercial uses with an L-shaped parking lot, and the surrounding area is designated for residential and commercial uses. There are no agricultural or forest uses in the vicinity. Therefore, no impacts related to farmland or forest land would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.3 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

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. The City of Costa Mesa identifies a list of Standard Conditions that the proposed project is required to comply with. These mandatory requirements have been incorporated into the analysis as part of the project. Standard Conditions relevant to the project are provided at the end of this section for reference.

Would the project:

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

Less than significant impact. The project consists of an 11 unit detached residential development, replacing two commercial office buildings totaling 24,267 square feet. The project site is located in Orange County, which is located in the South Coast Air Basin (Air Basin). The regional agency responsible for air quality within the Air Basin is the South Coast Air Quality Management District (SCAQMD). The area is designated nonattainment for the state 1-hour and 8-hour ozone, 24-hour and annual respirable particulate matter (PM_{10}), and annual fine particulate matter ($PM_{2.5}$) standards. The area is also designated nonattainment for federal standards for 8-hour ozone, and 24-hour $PM_{2.5}$. The area is designated as maintenance for the federal PM_{10} standard.

The applicable Air Quality Plan (AQP) is the 2012 Air Quality Management Plan for the South Coast Air Basin (AQMP 2012). According to the SCAQMD CEQA Air Quality Handbook, the project is consistent with the AQP if the project addresses two main criteria (and associated questions):

Criterion 1

Questions 1 and 2. Would the project result in an increase in the frequency or severity of existing air quality violations? Would the project cause or contribute to new air quality violations?

Answers 1 and 2: Given the size and current developed conditions of the project site, and the fact that the project will generate fewer vehicle trips than the existing commercial uses on site, the project would result in less than significant operational carbon monoxide (CO) and other emissions. In addition, due to the limited grading and the fact that the future proposed residential development would not involve subsurface grading for underground structures, project construction emissions would not exceed SCAQMD's LST criteria with incorporation of the Standard Conditions listed below. Therefore, the project would not increase the frequency or severity of existing air quality violations in the project's vicinity. The project would be consistent with the first and second questions of Criterion 1.

Question 3. Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQP?

Answer 3. Given the size and current developed conditions of the project site, and the fact that the project will generate fewer vehicle trips than the existing commercial uses on site, the project would result in less than significant impacts with regard to localized pollutant concentrations and regional pollutant contributions with incorporation of the Standard Conditions listed below. The project would not delay the timely attainment of air quality standards or 2012 AQMP emissions reductions. The project is consistent with the third question of Criterion 1.

Criterion 2

Question 1. Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?

Answer 1: In order to be consistent with the growth assumptions in the AQMP, the project must be consistent with the City of Costa Mesa 2035 General Plan (General Plan), the SCAG's Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG), and SCAG's 2016 Regional Transportation Plan (RTP). The General Plan map indicates that the project is currently located within the City's General Commercial designation, but a General Plan Amendment will be proposed as part of the project to change the designation to Low Density Residential. The Low Density Residential designation is a less intense designation than General Commercial, and allows for 8 du/acre. The proposed project will consist of only 5.5 du/acre, and will

therefore be consistent with the proposed General Plan designation and the dwelling unit projections that were analyzed within the General Plan EIR. Therefore, the project is consistent with the City-wide plan for population growth. The project is also consistent with the RCPG's types, intensity, and patterns of land use designated for the area in and around the project site. The population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on the local plans and policies applicable to the City and are used by SCAG in all phases of implementation and review. Additionally, as the SCAQMD has incorporated these same projections into the 2012 AQMP, it can be concluded that the project would be consistent with the projections. Therefore, the project is consistent with the first question of Criterion 2.

Question 2. Would the project implement all feasible air quality mitigation measures?

Answer 2: The project would result in less than significant impact with all feasible air quality standard conditions incorporated and would therefore be consistent with the second question of Criterion 2.

Question 3. Would the project be consistent with the land use planning strategies set forth in the AQMP?

Answer 3: The project is located within a developed portion of the City with proximity to transit and a mix of other uses, therefore the project would not conflict with the City's or SCAG's policies. The project is consistent with the third question of Criterion 2.

In summary, the project would not result in a significant localized or regional impact on the region's ability to meet state and federal air quality standards. In addition, the project would be consistent with the growth forecasts in the AQMP, and is consistent with the land use strategies set forth in the AQMP. Therefore, this impact is less than significant.

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

Less than significant impact. Given the size and current developed conditions of the project site, and the fact that future proposed residential development would not involve subsurface grading for underground structures, short-term construction air quality impacts are expected to be less than significant. The long-term, operational air quality impacts are also expected to be less than significant because proposed residential development would involve a reduction of average daily vehicle trips compared to the existing office use (Kunzman 2016). Less than significant impacts related to this environmental topic will occur as a result of the zone change and development. In addition, the City of Costa Mesa requires that projects meet certain Standard Conditions. They are requirements, and are therefore incorporated into the analysis rather than included as mitigation. Standard Conditions relevant to the project are provided below. In summary, because of the limited size of the project and nature of construction and considering that construction and operation of the

proposed project will follow all Standard Conditions, both construction and operational air quality impacts are expected 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. The SCAQMD does not recommend quantified analysis of cumulative construction or operational emissions, nor does it provide separate methodologies or thresholds of significance to be used to assess cumulative construction or operational impacts. However, if an individual development project generates operational emissions that exceed the SCAQMD recommended daily thresholds, project-specific impacts would also cause a cumulative considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment.

The project would generate up to 105 daily trips, including up to 8 trips in the AM peak hour and up to 11 trips in the PM peak hour. Under existing conditions, the project site generates approximately 268 daily trips, including 38 trips in the AM peak hour and 36 trips in the PM peak hour. Overall, the project would generate a reduction of 163 daily trips, including 30 fewer AM peak hour trips and 25 fewer PM peak hour trips than occur under existing conditions.

Given the size and current developed conditions of the project site, the reduction of daily trips and the fact that future proposed residential development would not involve subsurface grading for underground structures, the project would not exceed SCAQMD thresholds during construction or operation. Therefore, the project's impacts would be considered less than significant.

The project would be required to adhere to SCAQMD regulations, such as implementing SCAQMD Rule 445, which would prohibit permanently installed wood burning devices into any new development. Standard Condition-3 requires compliance with Title 24 of the California Code of Regulations.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less than significant impact. Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers a sensitive receptor a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities (SCAQMD 2008a). Commercial and industrial facilities are not included in the definition because employees do not typically remain on-site for 24 hours. However, when assessing the impact of pollutants with 1-hour or 8-hour standards (such as nitrogen dioxide and carbon monoxide), commercial and/or industrial facilities would be considered sensitive receptors for those purposes.

The closest sensitive receptors are residences located approximately 100 feet east of the project site.

Naturally Occurring Asbestos (NOA)

Asbestos is a fibrous mineral which is both naturally occurring in ultramafic rock (a rock type commonly found in California), and used as a processed component of building materials. Because

asbestos has been proven to cause a number of disabling and fatal diseases, such as asbestosis and lung cancer, it is strictly regulated because of its natural widespread occurrence and as a building material. In addition, the ARB approved an Air Toxic Control Measure for construction, grading, quarrying and surface mining operations to minimize emissions of NOA. The regulation requires application of best management practices to control fugitive dust in areas known to have NOA and requires notification to the local air district prior to commencement of ground-disturbing activities.

The California Department of Conservation, Division of Mines and Geology (DMG) has a published guide for generally identifying areas that are likely to contain NOA (DMG 2011). The DMG map indicates NOA is not known to occur within the project area. Therefore, disturbance of NOA during project construction is not a concern for the project. The project would result in no impact from exposure of sensitive receptors to NOA.

Asbestos-containing Materials (ACMs)

In the initial Asbestos National Emission Standards for Hazardous Air Pollutants rule promulgated in 1973, a distinction was made between building materials that would readily release asbestos fibers when damaged or disturbed (friable) and those materials that were unlikely to result in significant fiber release (non-friable). The United States Environmental Protection Agency (EPA) has since determined that severely damaged, otherwise non-friable materials can release significant amounts of asbestos fibers. Asbestos has been banned from many building materials under the Toxic Substances Control Act, the Clean Air Act, and the Consumer Product Safety Act. Therefore, the potential source of asbestos exposure for the project is the demolition activity of the existing structures, which were constructed in the 1960s and 1980s.

SCAQMD's Rule 1403 specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, includes the removal and associated disturbance of ACMs. The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials. The rule further states that the District shall be notified of the intent to conduct any demolition or renovation activity (SCAQMD 2012).

Compliance with SCAQMD, federal, and state regulations reduces the potential of ACM exposure to a less than significant impact.

Construction: Localized Construction Impacts

As shown above, the project would not exceed the localized significance thresholds for construction generated criteria pollutants with implementation of Standard Conditions. Therefore, the project would not expose receptors to substantial criteria pollutant concentrations from construction activities. Impacts would be less than significant.

Construction: Diesel Particulate Matter

The project would generate diesel exhaust, a source of diesel particulate matter, during project construction. Diesel particulates are typically 2.5 microns ($PM_{2.5}$). On-site emissions of both diesel

particulate matter occur during construction from the operation of heavy-duty construction equipment and from vendor trucks that operate on project sites.

Project activities that would generate diesel particulate matter emissions are short-term in nature. Moreover, the current methodological protocols required by SCAQMD and ARB when studying the health risk posed by diesel particulate matter assume the following: (1) 24-hour constant exposure; (2) 350 days a year; (3) for a continuous period lasting 70 years. Therefore, considering the dispersion of the emissions and the short time frame of project construction, exposure to diesel particulate matter is anticipated to be less than significant.

Construction: Toxic Air Pollutants—On-site Workers

There are a variety of state and national programs that protect workers from safety hazards, including high air pollutant concentrations (California OSHA and CDC 2012).

On-site workers are not required to be addressed through this health risk assessment process. A document published by the California Air Pollution Control Officers Association (CAPCOA 2009), Health Risk Assessments for Proposed Land Use Projects, indicates that on-site receptors are included in risk assessments if they are persons not employed by the project. Persons not employed by the project would not remain on-site for any significant period. Therefore, a health risk assessment for on-site workers is not required or recommended. Impacts would be less than significant.

Operation: Toxic Air Pollutants

The ARB Air Quality and Land Use Handbook (2005) contains recommendations that will "help keep California's children and other vulnerable populations out of harm's way with respect to nearby sources of air pollution," including recommendations for distances between sensitive receptors and certain land uses. These recommendations are assessed as follows.

- Heavily traveled roads. ARB recommends avoiding new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. Epidemiological studies indicate that the distance from the roadway and truck traffic densities were key factors in the correlation of health effects, particularly in children. The project is adjacent to Mesa Verde Drive, which currently has an average daily traffic volume of 6,000 under Existing traffic conditions according to the City of Costa Mesa General Plan EIR. Therefore, the project would not expose onsite sensitive receptors to significant health risk from heavily traveled roads.
- Distribution centers. ARB also recommends avoiding siting new sensitive land uses within 1,000 feet of a distribution center. The closest existing or proposed distribution center to the project is located more than 1,000 feet from the project. Therefore, the project would not expose onsite sensitive receptors to significant health risk from distribution centers.
- Fueling stations. ARB recommends avoiding new sensitive land uses within 300 feet of a large fueling station (a facility with a throughput of 3.6 million gallons per year or greater). A 50-foot separation is recommended for typical gas dispensing facilities. The nearest fueling

station is 0.6 miles from the project site. Therefore, the project would not expose onsite sensitive receptors to significant health risk from fueling stations.

- Dry cleaning operations. ARB recommends avoiding siting new sensitive land uses within 300 feet of any dry cleaning operation that uses perchloroethylene. For operations with two or more machines, ARB recommends a buffer of 500 feet. For operations with three or more machines, ARB recommends consultation with the local air district. The nearest dry cleaning operations from the project site are 1.2 miles to the east of the project site. Therefore, the project would not expose onsite sensitive receptors to significant health risk from dry cleaning operations.

Operation: CO Hotspot

The project would consist of residential uses and would not create a localized CO hotspot. Therefore, the project would not expose receptors to substantial CO concentrations from operational activities.

Conclusion

The project would not expose receptors to substantial quantities or significant concentrations of asbestos from demolition or soils disturbance, construction-generated localized criteria pollutant concentrations, construction-generated diesel particulate matter, operational toxic air contaminants, or CO hotspots. Therefore, the project would result in a less than significant impact.

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

Less than significant impact. Odors can cause a variety of responses. The impact of an odor results from interacting factors such as frequency (how often), intensity (strength), duration (in time), offensiveness (unpleasantness), location, and sensory perception.

Odor is typically a warning system that prevents animals and humans from consuming spoiled food or toxic materials. Odor-related symptoms reported in a number of studies include nervousness, headache, sleeplessness, fatigue, dizziness, nausea, loss of appetite, stomach ache, sinus congestion, eye irritation, nose irritation, runny nose, sore throat, cough, and asthma exacerbation (SCAQMD 2007b).

The SCAQMD's role is to protect the public's health from air pollution by overseeing and enforcing regulations (SCAQMD 2007b). The SCAQMD's resolution activity for odor compliance is mandated under California Health & Safety Code Section 41700, and falls under SCAQMD Rule 402. This rule on Public Nuisance Regulation states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

The SCAQMD indicates that the number of overall complaints has declined over the last 5 years. Over the last 4 years, odor complaints make up 50 to 55 percent of the total nuisance complaints.

Over the past decade, odors from paint and coating operations have decreased from 27 to 7 percent and odors from refuse collection stations have increased from 9 to 34 percent (SCAQMD 2007).

Project Analysis

The proposed project will include construction of 11 single-family dwelling units. During construction, the various diesel-powered vehicles and equipment in use on-site would create localized odors. These odors would be temporary and would not likely be noticeable for extended periods of time beyond the project's site boundaries. The potential for diesel odor impacts is therefore less than significant. Land uses typically associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations; these types of land uses are not located in the project's vicinity. The project does not contain land uses typically associated with emitting objectionable odors. During operation of the project, odors would primarily consist of vehicles traveling to the residential community and from the use of equipment during landscaping and facility maintenance. These occurrences would not produce a significant amount of odors, and the project would comply with Standard Condition 4.3-5, which would require appropriate design of trash receptacles to avoid odor impacts; therefore, operational impacts are less than significant.

Standard Condition

SC-4.3-1 All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:

- Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
- Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
- Water excavated soil piles hourly or covered with temporary coverings.
- Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
- Wash mud-covered tired and under-carriages of trucks leaving construction sites.
- Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.
- Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
- Cease grading during period when winds exceed 25 miles per hour.

SC-4.3-2 SCAQMD Rule 445 prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or an similarly enclosed, aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SC-4.3-3 The project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards. The project Applicant shall incorporate the following in building plans:

- Double paned glass or window treatment for energy conservation shall be used in all exterior windows;
- Buildings shall be oriented north/south where feasible.

SC 4.3-4 The Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by the AQMD.

SC 4.3-5 Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.4 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, and 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 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 Setting

The project site is currently developed with a commercial building and an "L-shaped" parking lot. The project site is surrounded by urban development consisting of commercial and residential uses. Average temperatures range from January low of 46.9°F to August highs of 73.4°F. Average annual precipitation is approximately 11 inches; precipitation falls primarily as rain with most precipitation occurring between the months of November and April. The project site is generally flat. The following analysis primarily relies upon analysis contained within the City's existing General Plan EIR.

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 contains limited ornamental landscaping at the following locations: turf and trees within the central courtyard; turf along the Harbor Boulevard frontage; and a limited number of trees within the parking areas. The project site is fully developed/disturbed with commercial buildings and an "L-shaped" parking lot. According to the General Plan, (Figure CON-1), the property does not contain any sensitive biological habitat to support any special-status plant or wildlife species.

One species that has been reported to be both a threat and a nuisance to agriculture and wildlife are red imported fire ants. In the event they are present on the site, they could spread to other areas and become a concern. Any potential threat from these species would be addressed through Standard Condition 4.4-1. Therefore, no impacts would occur.

Standard Condition

SC 4.4-1 The Applicant shall comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

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

No impact. There are no riparian habitats or other sensitive natural communities located within the project area identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, no impacts would occur.

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. There are no wetlands, marshes, and vernal pools on the project site or within its vicinity. Therefore, there would be no impact to any federally protected wetlands under the Clean Water Act.

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

No impact. As stated above, the project site is fully developed with commercial buildings and an "L-Shaped" parking lot in an urban setting. The site and surrounding areas do not provide a suitable habitat for the movement of any native resident or migratory fish or wildlife species. Therefore, no impacts would occur.

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

No impact. The project site contains ornamental landscaping located within the middle of the commercial buildings, but does not contain any protected biological resources or tree species that are considered sensitive, as stated above. Thus, no impacts would occur.

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 City of Costa Mesa has not adopted a Habitat Conservation Plan or Natural Community Conservation Plan. The project site does not fall within any land of an adopted Habitat Conservation Plan or Natural Community Plan. Therefore, no impacts would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.5 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

The history of Costa Mesa is the story of three communities of the past; an old boomtown called Fairview, a farming colony named Paularino, and the Village of Harper. During the year 1887, the town of Fairview was introduced. It only lasted until 1889 because of the land boom of Southern California's fall. The farming community of Paularino did not amount to more than a name with a few scattered farmhouses, one public school building, and a railroad siding. Finally, Harper came after the decline of Paularino. Harper would be renamed Costa Mesa in 1920.

The City of Costa Mesa has gathered a Historical Resources Inventory that can be found within the City's General Plan EIR on page 4.5-4, Table CUL-1. The table outlines 31 historical resources that are either eligible for the National, State, or Local Register Listings. The project site is not located on or within the vicinity of any site listed on that table. However, any phase of this project will be conducted in compliance with Assembly Bill (AB) 52 and Senate Bill (SB) 18, which require lead agency consultation with California Native American tribes for projects that involve an amendment to a general plan or specific plan, for the purpose of preserving or mitigating impacts to tribal cultural resources.

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's historic and cultural resources are illustrated on General Plan EIR Table CUL-1, Historic Resources Inventory, as described above. The project site is not identified as a historically/culturally significant resource. Furthermore, City records indicate that the existing

buildings were built as functional buildings for a church and have not made a significant contribution to the broad patterns of history. Additionally, the church is not recognized locally and is not associated with a person(s) significant in the past. Therefore, no impacts would occur with respects to §15064.5.

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

Less than significant impact. During the construction phase of the project, ground-disturbing activities such as grading or excavation could disturb previously unidentified subsurface archaeological resources. However, as described in previous sections, the project site consists of developed land that has been permanently disturbed by the construction of belowground and aboveground improvements (buildings, driveways, streets, hardscapes, and utilities). Given the highly disturbed condition of the site, the potential to impact an unidentified archeological resource is considered low. The project would be subject to compliance with Standard Condition SC 4.5-1, which provides direction in the event archeological resources are unearthed during project subsurface activities. Therefore, compliance with Standard Condition 4.5-1 would reduce impacts to a less than significant level.

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.

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

Less than significant impact. As noted above, the project site has already been subject to extensive disruption. Additionally, there is no evidence of unique geologic features or unique paleontological resources on the project site (rocks, buildings, statues, etc.). Given the highly disturbed condition of the site, the potential to impact an unidentified paleontological resource is considered low. The project would be subject to compliance with Standard Condition SC 4.5-2, which provides direction in the event paleontological resources are unearthed during project subsurface activities. Therefore, compliance with Standard Condition 4.5-2 would reduce impacts to a less than significant level.

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.

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

Less than significant impact. As noted above, the project site has been significantly disturbed and developed. Therefore, the potential for the disturbance of any human remains is considered low. However, in the event that human remains are encountered during earth removal or disturbance activities, the California Health and Safety Code Section 7050.5 requires that all activities cease immediately and a qualified archaeologist and Native American monitor be contacted immediately. The Coroner would also be contacted pursuant to Sections 5097.98 and 5097.99 of the Public Resources Code relative to Native American remains. If the Coroner determines the human remains are of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC would then be required to contact the most likely descendant of the deceased Native American, who would then serve as consultant on how to proceed with the remains. Compliance with the established regulatory framework (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 reduce impacts involving the disturbance of human remains to less than significant levels.

Standard Condition

SC 4.5-3 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.6 Geology and Soils *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?	☐	☐	☐	☒

The project site is located within a seismically active region that contains active earthquake faults, including the San Andreas, Newport-Inglewood, and the Yorktown faults. The site is not located within an Alquist-Priolo Fault-Rupture Hazard Zone established by the State geologist. According to Figure 4.6-6, Geologic Hazards Map, in the General Plan EIR, the project is adjacent to the approximate location of the Newport-Inglewood Fault Zone: Bolsa-Fairview fault. The site is not located in a State Seismic Hazard Zone for liquefaction identified on the City's General Plan EIR Liquefaction Map, Figure 4.6-8.

A geologic study was not conducted for the project. However, a Phase I ESA was prepared for the project by Partner Engineering and Science, Inc. The project site is located within the Orange County Coastal Plain, which consists of a relatively flat physiogeographic expression of alluvial fans and floor plains. It was concluded that soils of Mesozoic and older igneous and metamorphic rocks were overlain by Tertiary semi-consolidated sediments, Pleistocene and Recent alluvium. According to the USDA Natural Resources Conservation Service, the project site is mapped as Cropley clay. These soils consist of deep, well drained, moderately low to moderately high permeable soils that formed in alluvium derived from shale. Slopes range from 2 to 9 percent. Subsurface groundwater is present beneath the project site but is not utilized for domestic purposes.

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.

Less than significant impact. As described above, the site is not located within an Alquist-Priolo Fault-Rupture Hazard Zone established by the State Geologist. As such, the project would not expose substantial numbers of people or structures to significant risk of loss, injury, or death due to rupture of a known fault. Thus, impacts would be less than significant.

ii) Strong seismic ground shaking?

Less than significant impact. As with all areas of Southern California, the project would be subject to strong ground shaking associated with seismic activity, especially since it is near faults with the potential to cause moderate to large earthquakes. As previously addressed in Impact 6a)i, the project site is not located within an earthquake fault zone. In addition, the project would involve all new structures and would be required to conform to the seismic design parameters of the California Building Code (CBC). Compliance with the seismic design parameters as outlined in the most recent CBC would ensure that impacts are reduced to less than significant levels.

Standard Condition

SC 4.6-1 The Applicant shall comply with the requirements of the 2013 California Building Code, 2013 California Residential 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

iii) Seismic-related ground failure, including liquefaction?

Less than significant impact. Liquefaction describes the behavior whereby a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress, usually strong ground shaking during an earthquake. A low relative density and loose consistency of the granular materials, shallow groundwater table, long duration and high acceleration of seismic shaking are some of the factors that can cause liquefaction. Presence of predominately cohesive or fine-grained materials and/or absence of saturated conditions can preclude liquefaction. According to the California Geologic Survey, the site is located within an area with low liquefaction potential. According to the Phase I ESA conducted for the project, subsurface groundwater exists beneath the project site but is not used for domestic purposes.

The project must be compliant with Standard Condition 4.6-1, which requires compliance with the California Building Code. The project must also be compliant with Standard Condition 4.6-2, which requires that the applicant, prior to project implementation, must prepare a geotechnical report for the proposed buildings that fully identifies any site-specific risk for liquefaction. The geotechnical report would also outline certain building recommendations in accordance with the CBC. Providing a geotechnical report for the project would identify the liquefaction potential and thus reduce the impacts to a less than significant level.

Standard Condition

SC 4.6-2 Prior to the issuance of Grading Permits, the project Applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of on-site soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Department of Building Safety.

iv) Landslides?

No impact. As stated above, the project is located within a relatively flat area with slopes ranging from 2 to 9 percent. Therefore, landslides are not anticipated to occur on the project site. The California Geologic Survey illustrates the earthquake-induced landslide zones, which are areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation would be required. According to the map—Newport Beach Quadrangle (California

Department of Conservation Released April 15, 1998)—the project site is not located in an earthquake-induced landslide zone of required investigation. Therefore, no impacts would occur with respects to landslides.

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

Less than significant impact. The project site is currently developed with commercial buildings and an L-shaped parking lot. During the construction phase of the project, the area may be exposed to soil erosion or the loss of topsoil. However, the project would comply with CBC requirements and use cover whenever possible during storms to reduce that potential. The project would have a greater amount of pervious areas, which would take the form of trees and shrubs in private yards, as well as community gathering spaces, and vegetative groundcover. The increase of pervious areas does not pose a risk for erosion because they would be either vegetated and/or contained. All stormwater flows would be directed to the existing municipal storm drain system towards the north and northwest, vegetated pervious areas, and the storm drain systems located along the new private roadway within the community. In addition, a drip irrigation system would be implemented and designed to minimize the potential for soil erosion or loss of topsoil.

The project would be subject to compliance with the National Pollutant Discharge Elimination System (NPDES) permitting process, since one or more acres of soil would be disturbed; also refer to Standard Condition 4.6-4. Following development of increased pervious landscaping and compliance with NPDES regulatory requirements, project implementation would reduce the impact involving soil erosion or the loss of topsoil to less than significant levels.

Standard Conditions

SC 4.6-3 The Applicant shall submit a soils report for this project. Soils Report recommendations shall be blueprinted on both the architectural and grading plans. For existing slopes or when new slopes are proposed, the Soils Report shall address how existing slopes or the new slopes will be maintained to avoid erosion or future failure.

SC 4.6-4 The project shall comply with the NPDES requirements, as follows:

- Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project Applicant shall provide the City Engineer with evidence that an NOI has been filed with the Storm Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.
- Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the Applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:

  - Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in non-storm water discharges;
  - Describe post-construction BMPs for the project;
- Explain the maintenance program for the project's BMPs
- List the parties responsible for the SWPPP implementation and the BMP maintenance during and after grading. The project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

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. As described above, the site is relatively flat, with no potential for landslides or slope instabilities. Additionally, as the project site has a low potential for liquefaction, the potential for lateral spreading is also low. Following compliance with the City's Building Regulations pursuant to Standard Condition 4.6-1, project implementation would not expose people or structures to potential substantial adverse effects involving unstable geologic units or soils. Thus, impacts would be less than significant.

Standard Condition

Refer to Standard Condition SC 4.6-1 above.

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 contain significant amount of clay particles that swell and shrink periodically when exposed to liquid and then dried. Some of the geologic units in the City, including both surficial soils and bedrock, have fine-grained components that are moderate to highly expansive. The soils located on-site could have the potential to be expansive, according to the California Geologic Survey. As required for all new buildings, an evaluation of on-site soils will be required as a part of the building permit review. As discussed above, prior to the implementation of the project, the Applicant will be required to prepare a geotechnical report. The project-specific geotechnical report will identify on-site soils and evaluate such soils for expansiveness. The final design of the project buildings would be based on the results of the geotechnical report, thereby ensuring that impacts would be reduced to less than significant levels.

Standard Condition

Refer to Standard Conditions SC 4.6-2 and SC 4.6-3 above.

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 project does not propose the use of septic tanks. The project would connect to the existing City sanitary sewer system for wastewater disposal. Therefore, no impacts would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.7 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 any applicable plan, policy or regulation of an agency 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. Project-related greenhouse gas (GHG) emissions would include emissions from direct and indirect sources. The project would result in direct and indirect emissions of CO_2, N_2O, and CH_4. Direct project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation. Operational GHG emissions are based on energy emissions from natural gas usage and automobile emissions. Most project emissions are generated by motor vehicle travel. The long-term, operational GHG impacts are also expected to be less than significant because proposed residential development would involve a reduction of average daily vehicle trips compared to the existing commercial office use (Kunzman 2016) and a net decrease in GHG emissions from existing conditions.

Less than significant impact. The SCAQMD has prepared recommended significance thresholds for GHGs for local lead agency consideration ("SCAQMD draft local agency threshold"). The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:

- All land use types: 3,000 Million Metric Tons of Carbon Dioxide Equivalent ($MTCO_2e$) per year
- Based on land use type: residential: 3,500 $MTCO_2e$ per year; commercial: 1,400 $MTCO_2e$ per year; or mixed use: 3,000 $MTCO_2e$ per year

- Tier 4 has the following options:
  - Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
  - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 $MTCO_2e$/SP/year for projects and 6.6 $MTCO_2e$/SP/year for plans;
  - Option 3, 2035 target: 3.0 $MTCO_2e$/SP/year for projects and 4.1 $MTCO_2e$/SP/year for plans
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD discusses its draft thresholds in the following excerpt (SCAQMD 2008b):

> The overarching policy objective with regard to establishing a GHG [greenhouse gas] significance threshold for the purposes of analyzing GHG impacts pursuant to CEQA is to establish a performance standard or target GHG reduction objective that will ultimately contribute to reducing GHG emissions to stabilize climate change. Full implementation of the Governor's Executive Order S-3-05 would reduce GHG emissions 80 percent below 1990 levels or 90 percent below current levels by 2050. It is anticipated that achieving the Executive Order's objective would contribute to worldwide efforts to cap GHG concentrations at 450 ppm, thus, stabilizing global climate.
>
> As described below, staff's recommended interim GHG significance threshold proposal uses a tiered approach to determining significance. Tier 3, which is expected to be the primary tier by which the AQMD will determine significance for projects where it is the lead agency, uses the Executive Order S-3-05 goal as the basis for deriving the screening level. Specifically, the Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90 percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to some type of CEQA analysis, including a negative declaration, a mitigated negative declaration, or an environmental impact.
>
> Therefore, the policy objective of staff's recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate

contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that staff estimates that these GHG emissions would account for less than one percent of future 2050 statewide GHG emissions target (85 $MMTCO_2e/yr$). In addition, these small projects would be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory.

In summary, the SCAQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus, stabilizing global climate.

For this project, the 3,000 $MTCO_2e$ per year threshold for residential development is used as the appropriate threshold of significance. Thus, impacts would be less than significant.

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

Less than significant impact. There are currently no adopted local or regional GHG reduction plans applicable to the proposed project. However as discussed in Section 4.7a) above, the Air District is in the process of preparing recommended significance thresholds for GHGs for local lead agency consideration which the proposed project does not exceed.

The Scoping Plan states, "The 2020 goal was established to be an aggressive, but achievable, mid-term target, and the 2050 GHG emissions reduction goal represents the level scientists believe is necessary to reach levels that would stabilize climate" (ARB 2008). The year 2020 GHG emission reduction goal of AB 32 corresponds with the mid-term target established by Executive Order S-3-05, which aims to reduce California's fair-share contribution of GHGs in 2050 to levels that would stabilize the climate.

Project Construction

Construction of the proposed project is estimated to generate GHGs. Construction emissions were quantified for demolition, grading, trenching, building construction, paving, and the application of architectural coatings. GHG emissions produced during the construction phase of the project are from construction vehicle exhaust. SCAQMD assessment methodology allocates the GHG emissions generated over the construction period and amortizes them over the life of the project {30 years). The combination of construction and operations phase emissions are then evaluated against the SCAQMD GHG significance threshold. Therefore, construction emissions would not conflict with the AB 32 Scoping Plan.

Because the project is limited to the development of a single-family residence development, it is not a project subject to the Scoping Plan's recommended measures. As such, the Scoping Plan's recommended measures do not directly apply to the project. In other words, there are no specific actions or measures to incorporate into the project in order to comply with the Scoping Plan. Therefore, the project would not conflict with the Scoping Plan's recommended measures and, as such, would not impede implementation of the Scoping Plan.

In conclusion, the project would not conflict with any applicable plan, policy, or regulation of an agency adopted for reducing the emissions of GHGs because the project would generate low levels of GHGs, and would not impede implementation of the Scoping Plan, or conflict with the policies of the Scoping Plan. Therefore, the impacts would be less than significant. Standard Conditions that reduce GHG emissions are provided below.

Standard Conditions

SC 4.3-2 Prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SC 4.3-3 The project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards. The project Applicant shall incorporate the following in building plans:

- Double paned glass or window treatment for energy conservation shall be sued in all exterior windows;
- Buildings shall be oriented north/south where feasible.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.8 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 wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	☐	☐	☐	☒

A Phase I ESA was prepared for the project site by Partner Engineering and Science, Inc. (2016), and included in Appendix A. Phase I ESAs are intended to identify potential environmental liabilities associated with the presence of hazardous materials, their use, storage, and disposal on and in the vicinity of a property, as well as any previous regulatory noncompliance that may have occurred on a

property. The goal of a Phase I ESA is to identify the presence or likely presence of any hazardous substances or petroleum products on a property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property. The ESA was prepared in accordance with the American Society of Testing and Materials (ASTM) standard practice ASTM 1527-13 standard.

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. During demolition and construction activities associated with the proposed project, potentially hazardous building materials (lead-based paint, asbestos, mercury, etc.), and small quantities of hazardous materials stored or used at Building A may be encountered. Removal of these materials, if present, by contractors licensed to remove and handle these materials in accordance with existing federal, state, and local regulations would ensure that risks associated with the transport, storage, use, and disposal of such materials would be reduced to less than significant.

In addition, the proposed project would result in the on-site use of common types of hazardous materials, such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of residential developments. Thus, the project would result in an increase in the use of household cleaning products and other materials routinely used in building maintenance and landscaping. The future residential uses would be required to comply with existing hazardous materials regulations, and verification of compliance would monitored by state agencies (such as the Occupational Safety and Health Administration in the workplace or Department of Toxic Substances Control for hazardous waste) and local agencies (such as the Costa Mesa Fire Department). According to CMMC Title 7 Chapter II, the City adopted the California Fire Code, 2013 Edition, for the purpose of prescribing regulations governing conditions hazardous to life and property from hazardous materials or explosions (as well as fire). Compliance with existing safety standards related to the handling, use, and storage of hazardous materials, and compliance with the safety procedures mandated by applicable federal, state, and local laws and regulations (e.g., CMMC Title 7 Chapter II, the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, and principles prescribed by the California Department of Health Services, Centers for Disease Control and Prevention, and National Institute of Health) would be required.

These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to the public and safety or the environment, and would be limited to residential use. These products are labeled to inform users of potential risks and to instruct them in appropriate handling procedures. For these reasons, hazardous materials used during project operation would not pose any substantial public health or safety hazards related to hazardous materials. Therefore, project implementation would result in less than significant impacts.

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

Less than significant impact. Construction activities would involve the demolition of the existing commercial office buildings, and the construction of 11 single-family detached residential units. Based on the nature of the hazardous materials that would be used and stored during construction (e.g., diesel-fueled equipment, asphalt), and operation (e.g., household cleaners) of the project, it is unlikely that upset and accident conditions involving the release of hazardous materials into the environment would occur. As indicated in Impact 8a) above, all hazardous materials would be handled in accordance with applicable laws.

Buildings that were constructed prior to 1978 are likely to contain ACMs and lead-based paint. Because of the age of Building A, there is a potential that ACMs are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. If ACMs are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect ACMs can also be managed under the auspices of an Operations and Maintenance (O&M) plan. Compliance with applicable rules and regulations would ensure impacts related to accidental release of hazardous materials into the environment during project construction would be less than significant.

According to available historical sources, the subject property was formerly undeveloped as early as 1932; agricultural/fallow land from at least 1938 to at least 1953; vacant land and developed with Building A in 1963; and developed with Building B in 1985. Tenants on the subject property have included such commercial tenants as medical and dental offices, real estate offices, insurance agencies, consulting firms, and a printing facility since 1963. Partner Engineering and Science, Inc. preformed a Phase I Assessment, which revealed no evidence of a Recognized Environmental Condition in connection with the subject property.

Compliance with the recommendations of the Phase I ESA, established regulations, and Standard Conditions SC 4.8-1 through SC 4.8-5 would ensure that the project would not 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. Therefore, the project would have a less than significant related impact.

Standard Condition

SC 4.8-1 Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials associated with the existing building materials, an investigation shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement plan shall be developed by the qualified

environmental professional, in order to clearly define the scope and objective of the abatement activities.

SC 4.8-2 During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

SC 4.8-3 During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

SC 4.8-4 Prior to investigations, demolition, or renovation, all activities shall be coordinated with Dig Alert (811).

SC 4.8-5 Visual inspections for areas of impact to soil shall be conducted during site grading. If unknown or suspect materials are discovered during construction by the contractor that are believed to involve hazardous wastes or materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area; ·
- Notify the City Engineer and Costa Mesa Fire Department;
- Secure the area(s) in question;

Implement required corrective actions, including remediation if applicable.

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

Less than significant impact. Adams Elementary School is located 0.4 mile west of the project site, Kline Private School is located 0.1 mile southeast of the project site, Renascence School International Orange County Private School is located 0.4 mile northwest of the project site, and Early College High School is located 0.5 mile north of the project site. As explained in discussions in Impacts 8a) and 8b), the project is a residential development and would not involve the use of significant quantities of hazardous materials, and therefore would not have the potential to expose nearby schools to hazardous materials, substances, or wastes. Impacts would be less than significant. Because of the nature of the allowable uses, it is not anticipated that the future residential building would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in reportable quantities. Therefore, project implementation would result in less than significant impacts involving hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.11 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. The City's General Plan does not identify the project site as a mineral resource zone. As described in previous sections, the site is fully developed/disturbed by commercial buildings and an L-shaped parking lot. Thus, the site does not support mineral extraction operations, thereby precluding the possibility of related impacts. 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. As stated above, the City's General Plan does not identify the project site as a mineral resource zone. In addition, the project site is fully developed/disturbed with commercial buildings and an L-shaped parking lot. Therefore, the site does not support mineral extraction operations. Thus, no impacts would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.12 Noise *Would the project result in:*				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) 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 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Environmental Evaluation

Characteristics of Noise. Noise is defined as unwanted sound. Sound levels are usually measured and expressed in decibels (dB) with 0 dB corresponding roughly to the threshold of hearing. Most of the sounds that we hear in the environment do not consist of a single frequency, but rather a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. Noise is typically generated by transportation, specific land uses, and ongoing human activity.

The standard unit of measurement of the loudness of sound is the decibel (dB). The 0 point on the dB scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Changes of 3 dB or less are only perceptible in laboratory environments. A change of 3 dB is the lowest change that can be perceptible to the human ear in outdoor environments, while a change of 5 dBA is considered to be the minimum readily perceptible change to the human ear in outdoor environments.

Since the human ear is not equally sensitive to sound at all frequencies, the A-weighted decibel scale (dBA) was derived to relate noise to the sensitivity of humans. The scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Furthermore, the A-weighted sound level is the basis for a number of various sound level metrics, including the day/night sound level (L_{dn}) and the Community Noise Equivalent Level (CNEL), both of which represent how humans are more sensitive to sound at night.[1] In addition, the equivalent continuous sound level (L_{eq})[2] is the average sound energy of time-varying noise over a sample period and the L_{max} is the maximum instantaneous noise level occurring over a sample period.

Would the project result in:

a) **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) **Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**

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

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. Various noise guidelines and standards have been promulgated at the federal, state, and local levels. The City of Costa Mesa maintains a comprehensive Noise Ordinance, which sets standards for noise levels citywide and provides the means to enforce the reduction of obnoxious or offensive noises. The basic noise standards contained in Table 2, City Noise Ordinance Standards-Residential (Table 1), below, are for the daytime period (7:00 a.m. to 11:00 p.m.) and apply to both outdoor and indoor residential areas. Between the hours of 11:00 p.m. and 7:00 a.m., the noise standards are 5 dBA more stringent for exterior areas and 10 dBA more stringent for indoor areas. The ordinance is designed to control unnecessary, excessive and annoying sounds generated on one piece of property from impacting an adjacent property, and to protect residential areas from noise sources other than transportation sources.

Table 1: Residential Noise Standards

Exterior Noise Standards	Time
55 dba	7:00 a.m.–11:00 p.m.
50 dba	11:00 p.m.–7:00 a.m.
55 dba	7:00 a.m.–11:00 p.m.
45 dba	11:00 p.m.–7:00 a.m.

[1] L_{dn} is the 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 10 decibels to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m. CNEL is the 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 decibels to sound levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 decibels to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m. Source: Harris, Cyril M. 1998. Handbook of Acoustical Measurement and Noise Control.

[2] The City of Costa Mesa Municipal Code is not technically explicit. Therefore, in order to utilize the most conservative approach, and realistic interpretation of the code standards, the analysis s assumes that the noise metric refers to L_{eq}.

The Municipal Code specifies outdoor and indoor noise limits for various land uses impacted by transportation noise sources. The noise limits specified in the City's Municipal Code are in terms of the Community Noise Equivalent Level (CNEL). The Municipal Code identifies the following noise criteria for transportation noise sources: For residential land uses, the exterior noise exposure level shall not exceed 65 CNEL and the interior noise exposure level shall not exceed 45 CNEL.

Short-term Construction Impacts

Construction noise represents a short-term impact on ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators, can reach high levels. Grading and construction activities present the highest potential for noise impacts. For short periods of time, grading equipment noise could impact the residential uses located to the north, west, and east of the project site. These grading activities would generate noise levels in excess of the City's Municipal Code noise limits. However, noise generated by construction activities during daytime hours is exempt from the Noise Ordinance standards. Therefore, if construction is limited to those hours specified by the Noise Ordinance, construction-related noise impacts are considered less than significant. The following standard condition will minimize any short-term construction related noise impacts to below a level of significance:

Standard Condition

SC 4.11-1 Grading materials delivery, equipment operation, and other construction-related activity shall be limited to be-tween the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

Long-term Impacts

According to the 2035 General Plan, existing (Year 2015) and expected (Year 2035) noise contours, the proposed residential units are located outside the 60 CNEL traffic noise contours of adjacent roadways. These noise contours were based on the average daily traffic volume (ADT) noise levels as measured at 100 feet from the roadway centerline. This noise data does not take into account noise barriers or topography that may affect ambient noise levels. In addition, a 7-foot-high wall is proposed along Mesa Verde Drive. This wall will provide additional noise protection for proposed units adjacent to Mesa Verde Drive. Since the project site is outside the 60 to 70 CNEL noise contours from major roadways and the project would include a seven-foot high soundwall along Mesa Verde Drive, no significant noise impacts to the proposed project are anticipated. The primary source of noise is from motor vehicle noise on Mesa Verde Drive. No additional noise impacts are anticipated from existing commercial land uses located to the south of the property nor from the residential uses to the east, west and north.

On-site residential uses would be required to comply with the City's daytime 55 dBA L_{eq} exterior and 50 dBA L_{eq} exterior operational noise standards for residential land uses, as shown in Table 1

above. New stationary noise sources associated with implementation of the project would include new mechanical equipment, such as air conditioning (HVAC) systems. At the time of preparation of this analysis, details of mechanical ventilation systems were not available; therefore, a reference noise level for typical HVAC systems was used. Noise levels from typical residential mechanical ventilation systems range up to approximately 60 dBA L_{max} at a distance of 25 feet. Noise generated by proposed mechanical ventilation systems would be expected to attenuate to less than 50 dBA L_{max} as measured at the nearest off-site sensitive receptor. Typical residential ventilation systems operate only periodically within an hour. Therefore, when averaged over hourly periods (L_{eq}), these noise levels would be below the City's stationary noise source performance standards for receiving residential land uses including the nighttime standard of 50 dBA L_{eq}.

Because the City's Noise Ordinance regulates both exterior and interior noise levels, and the fact that short-term construction of the project is limited to those hours specified by the Noise Ordinance, exposure of persons to long-term noise levels and short-term noise levels, including ground borne vibration or ground borne noise levels, will be considered 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 impact. The project site is located approximately 4.1 miles southwest of John Wayne Airport (nearest airport). While aircraft noise is occasionally audible on the project site, due to the distance from area airports and the orientation of runways and flight patterns, the project site does not lie within the 55-dBA CNEL noise contours of any airport. Therefore, the impact of noise levels from aviation sources would be 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 in the vicinity of a private airstrip. Therefore, no impacts would occur.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.13 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, 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)?

Less than significant impact. A project could induce population growth in an area, either directly (for example, by proposing new homes and/or business) or indirectly (for example, through extension of roads and/or other infrastructure). The project involves construction of an 11-unit, single-family residential homes in place of two existing commercial office buildings. As discussed in Impact 4.10.a, the existing project site does not provide any permanent housing or contribute directly to the City's population.

According to the 2010–2014 American Communities Survey (U.S. Census), the persons-per-household ratio for a residential dwelling is 2.63 persons per unit. Thus, at full occupancy, the proposed 11-unit, single-family residential home development would create a population of approximately 29 persons.

The project would induce population growth through the establishment of additional housing. However, the potential population growth would be nominal, representing less than a 0.003 percent increase over the City's existing 2015 population of approximately 113,455 persons (U.S. Census 2015). Therefore, project implementation would not induce substantial population growth within the City.

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

No impact. The project site currently contains commercial office buildings and a parking lot, and does not contain any existing housing units. The project is an 11-unit residential development and has a General Plan designation of General Commercial. The proposed project will not displace existing housing, but will increase the number of residential units in the area. Therefore, the project would not displace any housing units.

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

No impact. As discussed, the project implementation would include the demolition of existing commercial office buildings, as well as the construction of a new residential development. Therefore, the project will not displace any people or require the construction of replacement housing.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.14 Public Services *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:*				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Environmental Evaluation

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:

a) Fire protection?

Less than significant impact. The Costa Mesa Fire Department (CMFD) provides fire protection and emergency medical services to the City, which include fire prevention and suppression, paramedic, emergency medical, and hazardous materials management/environmental safety. The CMFD is comprised of three divisions: Administration; Suppression/Mobile Intensive Care (Emergency Medical Services); and Fire Prevention. There is one paramedic engine company with four personnel, a 100-foot aerial ladder truck company,[3] an urban search and rescue squad,[4] and three Battalion Chiefs[5], with at least one chief on duty 24-hours a day, 7 days a week. These fire personnel respond from six fire stations strategically located within the City.[6] The closest station to the project is the Costa Mesa Fire Station #1, located at 2803 Royal Palm Drive, approximately 0.3 mile southeast of the project site. Depending on the nature, size, and location of the alarm, units from multiple stations will respond.

[3] City of Costa Mesa Fire Department 2015 100-Foot Aerial Ladder Truck Website: http://costamesaca.gov/index.aspx?page=1452. Accessed August 18, 2015.
[4] City of Costa Mesa Fire Department 2015 Urban Search and Rescue Website: http://costamesaca.gov/index.aspx?page=1453. Accessed August 18, 2015.
[5] City of Costa Mesa Fire Department 2015 Organization Chart Website: http://costamesaca.gov/modules/showdocument.aspx?documentid=6377. Accessed August 18, 2015.
[6] City of Costa Mesa Fire Department 2015 Station Locations Website: http://costamesaca.gov/index.aspx?page=230. Accessed August 18,2015.

The project does not propose new or physically altered fire protection facilities. The project involves construction of an 11-unit residential development in place of two commercial office buildings. However, project implementation is not anticipated to increase CMFD response times to the project site or surrounding vicinity, or require construction of new or physically altered fire protection facilities. The project's design would be subject to compliance with the requirements set forth in the 2013 California Fire Code (and all amendments), including the provision of fire sprinkler systems throughout development site, as noted in CMMC Title 7, Fire Protection and Prevention. The development would also be subject to compliance with the fire provisions specified in the 2013 California Building Code and all incorporated amendments, and the 2013 International Fire Code. Additionally, the project would be subject to compliance with the Standard Conditions specified below, in order to enhance fire protection measures. The project plans would be reviewed and approved by the Costa Mesa Building and Fire Departments, which would ensure adequate emergency access, fire hydrant availability, and compliance with all applicable codes and standards.

Compliance with the City's discretionary review process and CMMC requirements would ensure that project implementation would result in a less than significant impact to fire protection services.

Standard Conditions

SC 4.14-1 Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the developer's project design features to assess compliance with the California Building Code and California Fire Code.

SC 4.14-2 Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 ft setback area from the property line. They may project a maximum of 12 inches beyond the 3 ft setback. CRC Tables R302.1(1) and R302.1(2).

SC 4.14-3 The final master plan for development of the project shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.

SC 4.14-4 Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.

SC 4.14-5 The project shall provide approved smoke detectors to be installed in accordance with the 2013 Edition of the Uniform Fire Code.

SC 4.14-6 The project shall provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.

SC 4.14-7 The project shall provide a fire alarm system.

SC 4.14-8 The project shall provide individual numeric signage for proposed residences with minimum 6 inches height.

b) Police protection?

Less than significant impact. The Costa Mesa Police Department (CMPD) provides police protection services to the City from their headquarters located at 99 Fair Drive. The CMPD is composed of three divisions: Administration; Field Operations; and Support Services.[7] The CMPD is comprised of 196 full-time positions, of which 130 are sworn officers and 66 are civilians, with various part-time positions to aid throughout the organization[8].

The project does not propose new or physically altered police protection facilities. The project involves construction of an 11-unit, single-family home development in place of two commercial office buildings that exist on the property. As discussed in Response 4.13.a, project implementation would result in a net increase of 11 single-family residential dwelling units, with a resultant increase in the demand for police protection services. However, project implementation is not anticipated to increase CMPD response times to the project site or surrounding vicinity, or require construction of new or physically altered police protection facilities. The project would be subject to compliance with Standard Condition SC 4.14-9, in order to enhance police protection services. In addition, the project plans would be reviewed and approved by the Costa Mesa Building and Police Departments, which would ensure that adequate safety and crime prevention measures are provided. Compliance with the City's discretionary review process would ensure that project implementation would result in a less than significant impact to police protection services.

Standard Condition

SC 4.14-9 As final building plans are submitted to the City of Costa Mesa for review and approval, the Costa Mesa Police Department shall review all plans for the purpose of ensuring that design requirements are incorporated into the building design to increase safety and avoid unsafe conditions. These measures focus on security measures are recommended by the Police Department, including but not limited to, the following:

- Lighting shall be provided in open areas and parking lots.
- Required building address numbers shall be readily apparent from the street and rooftop building identification shall be readily apparent from police helicopters for emergency response agencies.
- Landscaping requirements (e.g., minimize use of hedges, use of low height shrubs for greater visibility).
- Emergency vehicle parking areas shall be designated within proximity to buildings.
- Prior to the issuance of a Building Permit, the City of Costa Mesa Police Department shall review and approve the developer's project design features to satisfy local requirements. The applicant shall then pay the appropriate fee in

[7] City of Costa Mesa Police Department 2015 Department Division Website: http://38.106.5.76/index.aspx?page=971. Accessed August 18, 2015.
[8] City of Costa Mesa Police Department 2015 Department Division Website: http://38.106.5.76/index.aspx?page=971. Accessed August 18, 2015.

effect to mitigate the project's proportionate impact to additional demands on police protection services, if any.

c) Schools?

Less than significant impact. The project site is situated within the Newport-Mesa Unified School District (NMUSD) (grades K thru 12). The project site is located in the Adams Elementary School (grades K-6), Tewinkle Middle School (grades 7 and 8), and Estancia High School (grades 9-12) service areas, with school enrollments of approximately 449 students, 707 students, and 1,279 students, respectively.

The project does not propose new or physically altered school facilities. The project involves construction of 11 single-family homes in place of the existing commercial office buildings and associated features on-site. Project implementation would result in a net increase of 11 dwelling units, with a corresponding increase in the demand for school facilities. Based on a student generation factor of 0.26 student per dwelling unit, project implementation could generate a total of 2.86 students. It is anticipated that the NMUSD schools would have the capacity to accommodate this negligible increase in enrollment, and construction of new or physically altered school facilities would not be required. Thus, less than significant impacts to school facilities would occur.

AB 2926, passed in 1986, allows school districts to collect impact fees from developers of new residential and commercial/industrial building space. SB 50 and Proposition 1A, both of which passed in 1998, provide a comprehensive school facilities financing and reform program. The provisions of SB 50 prohibit local agencies from denying either legislative or adjudicative land use approvals on the basis that school facilities are inadequate, and reinstates the school facility fee cap for legislative actions (e.g., General Plan amendments, specific plan adoption, zoning plan amendments). According to Government Code Section 65996, the development fees authorized by SB 50 are deemed "full and complete school facilities mitigation."

The NMUSD collects $1.84 per square foot of residential uses from developers (City of Costa Mesa 2015).[9] The project Applicant would be subject to payment of this development fee pursuant to Standard Condition SC 4.14-10, which would fully mitigate any potential impact to NMUSD school facilities. Therefore, project implementation would result in a less than significant impact.

Standard Condition

SC 4.14-10 Prior to issuance of building permits, the Developer shall pay applicable school impact fees for residential development.

d) Parks?

Less than significant impact. There are approximately 1,707 acres of open space and parkland in the City, including Neighborhood and Community Parks, Community Centers, Regional Nature

[9] Development Fees Information. Updated June 2015. City of Costa Mesa. Website: http://www.costamesaca.gov/modules/showdocument.aspx?documentid=218. Accessed August 2015.

Preserve areas, Institutional Uses, Open Space Easements, and Golf Courses. The City's standard for permanent public open space is 4.26 acres per 1,000 residents.

The project does not propose new or physically altered park facilities. The project involves construction of an 11-unit, single-family residential development in place of general commercial office uses that exist on the property.

Project implementation would result in a net increase of 11 dwelling units, with a resultant population increase of approximately 29 persons. Based on a parkland demand factor of 4.26 acres per 1,000 residents, project implementation would generate a nominal demand for approximately 0.1234 acres of parkland. The project will be subject to development impact fees (e.g., parkland fees) to provide for the cost of maintenance of and additional recreational facilities, as discussed under Impact 4.15.b. Therefore, the proposed residential project will have less than a significant impact to parks.

e) Other public facilities?

Less than significant impact. There are three public libraries within the City of Costa Mesa. The nearest public library to the project site is the Mesa Verde Branch Library located less than a mile north, at 2263 Fairview Avenue, Costa Mesa.

The project does not propose new or physically altered library facilities. Project implementation would result in a net increase of 11 dwelling units, with a resultant population increase of approximately 29 persons. Given the project's nominal growth in population (less than 0.003 percent over existing conditions), construction of new or physically altered library facilities would not be required. For these reasons, project impacts on library services are considered less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.15 Recreation				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Environmental Evaluation

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

Less than significant impact. Project implementation would not increase the use of existing recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Any increased demands for recreational facilities would be mitigated through compliance with CMMC requirements and the provision of on-site landscaping; refer to Response 4.14.a.

The project does not propose new or physically altered park facilities. The project involves construction of an 11-unit, single-family residential development. Project implementation would result in a net increase of 11 dwelling units, with a resultant population increase of approximately 29 persons. Based on a parkland demand factor of 4.26 acres per 1,000 residents, project implementation would generate a demand for approximately 0.1234 acre of parkland. Compliance with the City's Standard Condition, below, would ensure that the project's impacts would be less than significant.

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

Less than significant impact. The nature of the project site and surrounding properties is developed, and the proposed 11-unit residential development is not expected to significantly increase demand for recreation facilities. New development will be subject to development impact fees (e.g., parkland fees) to provide for the cost of maintenance of and additional recreational facilities. The project does not include or require construction or expansion of recreational facilities; refer to Response 4.14.a. Impacts would be less than significant.

Standard Condition

SC 4.14-1 Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development. The current park impact fee is calculated at $13,572 per new single-family dwelling unit.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.16 Transportation/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?	☐	☐	☒	☐

Existing Conditions

A Trip Generation Analysis was prepared for the project site by Kunzman and Associates, Inc. (Kunzman 2016), included as Appendix B. The project site is currently developed as commercial office buildings totaling approximately 24,267 square feet and includes an associated parking lot.

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 2, Land Use and Trip Generation Summary, summarizes the trip generation for the existing site and the project. The trip generation potential of the project was estimated using the average rates for ITE Land Use 210: Single Family Detached Residential published in the Trip Generation Manual, 9th Edition, Institute of Transportation Engineers. For the existing commercial office buildings, trip generation was estimated using the average rate for ITE Land Use 710: General Office Building for daily, AM, and PM peak-hour trip rates. The average rate rather than the regression rate was utilized, since it is more conservative in estimating trip generation for the existing commercial office buildings.

Table 2 depicts the trip generation rates used to forecast existing and proposed trips, summarizes the project's daily, AM peak-hour, and PM peak-hour trip generation potential, and compares these estimates with the existing trip generation "budget" assuming full occupancy of the site.

The project would generate up to 105 daily trips, including up to 8 trips produced in the AM peak hour and up to 11 trips in the PM peak hour. The existing commercial office building, assuming full occupancy, is forecast to generate approximately 268 daily trips, including 38 trips in the AM peak hour and 36 trips in the PM peak hour. Overall, the project would result in 163 fewer daily trips, including a reduction of 30 AM peak-hour trips and a reduction of 25 PM peak-hour trips, compared with existing conditions. As such, the project is anticipated to generate less traffic than its existing land use at full occupancy.

Table 2: Land Use and Trip Generation Summary

Trip Generation Rates									
			AM Peak Hour			PM Peak Hour			
Land Use	ITE Code	Units	In	Out	Total	In	Out	Total	Daily
Trip Generation Rates									
Single Family Detached	210	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52
General Office Building	710	TSF	1.37	0.19	1.56	0.25	1.24	1.49	11.03
Project									
Single Family Detached	11	DU	2	6	8	7	4	11	105
Existing Use									
Existing Fully Occupied General Office Building	24.267	TSF	33	5	38	6	30	36	268

Table 2 (cont.): Land Use and Trip Generation Summary

Project Trip Generation Summary									
Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Total "Net" Project Trip Generation: Project Less Existing Use			**-31**	**1**	**-30**	**1**	**-26**	**-25**	**-163**

Notes:
DU = Dwelling Unit; TSF = Thousand Square Feet
Source: Kunzman 2016

The project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project would result in less than significant impacts on traffic/circulation and the surrounding roadway network. The project would be subject to compliance with Standard Condition SC 4.16-1 and SC 4.16-2, which requires payment of traffic impact fees and approval of a Construction Access and Circulation Plan. No mitigation is required. Please refer to Response 4.16.f for a discussion of pedestrian and bicycle paths and mass transit.

Standard Condition

SC 4.16-1 The project Applicant shall be responsible for the payment of fees in accordance with Costa Mesa's traffic impact fee program to mitigate project-generated traffic impacts (including regional traffic).

SC 4.16-2 Prior to the start of construction, a Construction Access and Circulation Plan shall be prepared and approved by the City Traffic Engineer to ensure that construction traffic will not impact Harbor Boulevard and other public roadways in the site vicinity.

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 impact. The purpose of the Congestion Management Program (CMP) is to develop a coordinated approach to managing and decreasing traffic congestion by linking the various transportation, land use, and air quality planning programs throughout the County, consistent with that of the Southern California Association of Governments (SCAG). The CMP requires review of substantial individual projects, which might on their own impact the CMP transportation system. Specifically, the CMP Traffic Impact Analysis measures impacts of a project on the CMP Highway System (CMPHS). Development projects that generate more than 2,400 daily trips are subject to a Traffic Impact Analysis for CMP evaluation. For projects that will directly access or be close to a CMP Highway System link, a reduced threshold of 1,600 trips per day is used.

As discussed above in Response 4.16.a, the project would generate a reduction of 163 daily trips, including a reduction of 30 AM peak-hour trips and a reduction of 25 PM peak-hour trips compared with existing conditions. The project would generate a total of 105 daily trips and thus would not meet the criteria for a CMP Traffic Impact Analysis. Project-related impacts on applicable CMPs and other established standards are considered 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 project involves an 11-unit residential development and is not located within an Airport Safety Zone or Airport Impact Zone. Because of the nature and scope of the proposed development, project implementation would not result in a change in air traffic patterns.

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

Less than significant impact. Access to the project site will be provided via a full access driveway on the western project boundary at Mesa Verde Drive East. Mesa Verde Drive East is currently constructed to its ultimate full-section width as a primary arterial with 80-feet right-of-way, two lanes of travel in each direction, and a two-way-left-turn lane at the project driveway. The project does not propose to alter Mesa Verde Drive East and does not propose any improvements or design features that would create hazards.

Upon review of the project site plan, the City would ensure that the project would not substantially increase hazards due to incompatible uses or design features. Impacts would be less than significant.

e) Result in inadequate emergency access?

Less than significant impact. Refer to Responses 4.8.g. and 4.16.a.

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?

Less than significant impact. The project site is served by the Orange County Transportation Authority (OCTA), a multi-modal transportation agency serving Orange County. OCTA provides countywide bus and paratransit service and Metrolink rail service, among other services. The nearest bus lines to the project site are located along Adams Avenue, near the intersection of Mesa Verde Drive East and Adams Avenue, just south of the project site.

Based on CMP guidelines, person transit trips are typically estimated using a 1.4 percent factor to convert total vehicle trips to person trips, and a 3.5 percent factor to convert person trips to total transit trips. As discussed above, under Response 4.15.a, the project would generate up to 105 daily trips. Based on the CMP guidelines and given the proximity of the various land uses in relation to available transit routes in the project vicinity, the project would generate up to 6 transit trips (Orange County CMP 2013). Since these project-related transit trips can be accommodated by the

existing transit services in the project vicinity, project-related CMP transit impacts would be less than significant. Project implementation would not conflict with adopted policies, plans, or programs regarding public transit.

The project site has access to bicycle facilities within the immediate area. In addition, sidewalks are located along Mesa Verde Drive East, as well as the majority of other streets in the area. The project would not alter the conditions of, or access to, these existing transportation facilities. Impacts would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.17 Utilities and Service Systems *Would the project:*				
a) Exceed 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 storm water 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, 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?	☐	☐	☒	☐
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 Santa Ana RWQCB issued an NPDES permit, which includes the City as a Permittee. That NPDES permit implements federal and state law governing point source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the United States. Implementation of the project would only nominally increase wastewater generation, thus nominally

increasing the demand for wastewater treatment; refer to Response 4.16.b. Therefore, the project would comply with all requirements of the District, and ultimately project implementation would not cause an exceedance of wastewater treatment requirements of the applicable RWQCB.

Standard Conditions

SC 4.17-1 Applicant will be required to construct sewers to serve the project, at his/her own expense, meeting the approval of the Costa Mesa Sanitary District.

SC 4.17-2 County Sanitation District fees, fixtures fees, inspection fees, and sewer permit are required prior to installation of sewer.

SC 4.17-3 The Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.

SC 4.17-4 The Applicant is required to contact the Costa Mesa Sanitary District to arrange final sign-off prior to Certificate of Occupancy being released.

SC 4.17-5 Applicant will be required to coordinate with the Costa Mesa Sanitary District to comply with all recommended studies and improvements, prior to issuance of a building permit.

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

The project site is located within the Mesa Consolidated Water District (Mesa Water) service area and specifically within its Division Area 2. Mesa Water provides water service to more than 108,000 residents in an 18-square-mile area including the City of Costa Mesa, parts of Newport Beach, and parts of unincorporated Orange County. The project site would be served by existing public utilities (pipes).

In compliance with legislative requirements, Mesa Water has prepared its 2010 UWMP. The UWMP provides information on the present and future water resources and demands, and assesses Mesa Water's water resource needs.

Water Supplies and Demand

According to the UWMP, Mesa Water's main sources of water supply are groundwater pumped from seven active wells within the Orange County Basin and imported water from Metropolitan Water District of Southern California (MWDOC) through Municipal Water District of Orange County.

The project involves demolition of two existing commercial office buildings in order to develop an 11-unit residential development. Project implementation would result in a net increase of 11 dwelling units located on 2.05 acres and result in a population increase of approximately 29 persons. The project would replace the existing commercial/office use with 11 residential units (29 people) and would require a water demand of approximately 5,191 gallons per day.[10]

Project implementation would generate a demand for approximately 5,191 gallons of water per day,[11] and would therefore increase the demand for water supplies and treatment facilities. However, the Mesa Water District facility has sufficient capacity available to accommodate the project. Mesa Water has concluded it is capable of meeting the water demands of its customers in normal, single dry, and multiple dry years between 2015 and 2035. Additionally, the Applicant will be required to obtain a Will-Serve Letter from the Mesa Water District to confirm its ability to accommodate the additional water demand associated with the proposed project.

Additionally, the project would utilize water efficient toilets, fixtures, and irrigation as well as drought-tolerant landscaping, thereby reducing the overall project water demand.

Water Treatment

The Mesa Water District has the capacity to treat 64.8 million gallons per day (mgd) of water. According to the UWMP, Mesa Water's main sources of water supply are groundwater pumped from seven active wells within the Orange County Basin and imported water from MWDOC through Municipal Water District of Orange County. Six wells pump "clear" groundwater directly into the distribution system, following disinfection with chloramines. The two wells that pump colored groundwater are treated first at the Mesa Water Reliability Facility (MWRF) and then pumped into the distribution system. Prior to 2011, the colored water was treated at the Colored Water Treatment Facility (CWTF), which has since been replaced by the MWRF. As of January 2013 when the MWRF came online, Mesa Water has not needed to import water in order to meet demand. Therefore, project implementation would not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Water Conveyance

As concluded above, the project would result in an increase in water demand. However, the Mesa Water District has the capacity to meet these demands, and the project would be served by existing infrastructure. Therefore, the proposed project would result in a negligible impact on the existing water conveyance facilities. The project would connect to existing water conveyance facilities. Therefore, the project would not require the construction of new water conveyance facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; therefore, a less than significant impact would occur.

[10] (179 X 29=5,191) Mesa Consolidated Water District. 2010 Urban Water Management Plan (page 2-10).

[11] Based on water use factors of 178.9 gallons per capita per day for residential uses and 0.22 gallons per day per square foot of commercial uses.

Wastewater

The project site is located within the Costa Mesa Sanitary District (Sanitary District) service area. The Sanitary District boundaries include all of the City of Costa Mesa and portions of the City of Newport Beach and unincorporated County of Orange and currently provides sanitary sewer service to the project site. The Sanitary District provides collection and transmission while the Orange County Sanitation District (OCSD) provides treatment, recycling, and disposal.

Wastewater Generation

The increase in wastewater generation would result in an incremental increase in the demand for wastewater conveyance and treatment facilities. The project will be consistent with the City of Costa Mesa General Plan, which forms the basis for issuance of the County Sanitation's NPDES wastewater discharge permits.

Wastewater Conveyance

The Sanitary District's facilities include 216 miles of mainline, 114 miles of private property sewer lateral pipelines, and 20 pumping stations. As concluded above, the project would increase the demand for wastewater generation. The applicant would be responsible for construction of all wastewater conveyance facilities pursuant to current Uniform Codes, City Ordinances, and Public Services standards, pursuant to Standard Condition SC 4.17-1. The Sanitary District would issue a Sewer Service Confirmation Letter indicating that they will provide sanitary sewer service 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 (if necessary), and payment of all applicable fees, pursuant to Standard Conditions SC 4.17-2 through 4.17-4. Therefore, the project would not require the construction of new wastewater conveyance facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and a less than significant impact would occur.

Wastewater Treatment

Wastewater collected by the Sanitary District is sent to the County Sanitation Districts of Orange County (County Sanitation) plants for treatment and disposal. County Sanitation is responsible for collecting, treating, and disposing of the wastewater generated within their 572-square-mile service area. These facilities also include two treatment/reclamation plants and 15 off-site pump stations in order to serve more than 2.5 million residents within the service area. Wastewater is treated at County Sanitation's treatment plants in Fountain Valley and Huntington Beach. According to County Sanitation's treatment plant operational data, the combined effluent treated at both plants (2004–2005) totaled approximately 210 million gallons of wastewater daily (average). County Sanitation operates under an NPDES ocean discharge permit issued by the California Regional Water Quality Control Board. Implementation of standard conditions (refer to Response 4.17.a) would ensure that the project's increase in wastewater generation would be less than significant.

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

Less than significant impact. The project would include the development of on-site drainage facilities and would not include the construction of off-site drainage facilities. The proposed project is located in a presently urbanized area where existing water drainage facilities exist. The project would result in a negligible increase in wastewater generation, thus resulting in a negligible impact on the existing wastewater conveyance facilities. Therefore, the proposed project will have a less than significant impact to 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

SB 610 requires a detailed report regarding water availability and planning for additional water supplies to be included with the environmental document for specified projects. Under SB 610, water supply assessments are required to be included in environmental documentation for certain projects, as defined in Water Code 10912[a], subject to CEQA. All projects that meet any of the following criteria require the water availability assessment:

- 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 square feet of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet 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 square feet of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; or
- 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 proposed project does not meet any of the above thresholds; therefore, no further evaluation is required pursuant to SB 610.

Senate Bill 221

While SB 610 primarily affects the Water Code, SB 221 principally applies to the Subdivision Map Act. The primary effect of SB 221 is to condition every tentative map for an applicable subdivision on the applicant by verifying that the public water supplier (PWS) has sufficient water supply available to

serve it. Under SB 221, approval by a city or county of certain residential subdivisions requires a written verification of sufficient water supply. SB 221 applies to any subdivision, defined as:

- A proposed residential development of more than 500 dwelling units (if the PWS has more than 5,000 service connections); or
- Any proposed development that increases connections by 10 percent or more (if the PWS has fewer than 5,000 connections).

The project does not satisfy the criteria outlined above, thus, preparation of a Water Supply Assessment, to verify that sufficient water supplies are available to serve the project from existing entitlements/resources, is not warranted, and a less than significant impact would occur.

As discussed, the project represents an increase in water demand, compared with the existing commercial office buildings. However, the project would utilize water efficient fixtures, toilets, and irrigation as well as drought-tolerant landscaping, thereby reducing impacts.

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. Refer to Response 4.17.b.

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

Less than significant impact. The project site would continue to be served by the solid waste facilities and landfills that currently serve the City:

- Frank R. Bowerman Sanitary Landfill
- Olinda Alpha Sanitary Landfill
- Prima Deschecha Sanitary Landfill

In total, 110,886.46 tons of solid waste was generated by the City of Costa Mesa in 2012.

Project implementation would result in the development of 11 dwelling units with a resultant population increase of approximately 29 persons. Demolition and construction activities associated with the project would generate construction debris. The residential development's operational activities would also increase the volume of solid waste generated over existing conditions. Based on generation rates of 12.23 pounds per dwelling unit per day, it is estimated that the project would generate approximately 25 tons of solid waste per year. The increased solid waste generation would contribute to incrementally shortening the lifespan of the landfills identified above. However, given the project's scale, and since the City would continue to comply with the existing regulatory framework for reducing solid waste disposal volumes, it is anticipated that the specified landfills would have the capacity to accommodate the project's waste disposal needs. Additionally, the project would be subject to compliance with Standard Condition SC 4.16-5, and SC 4.16-6, which would ensure that impacts are less than significant.

Standard Conditions

SC 4.17-5 Unless an offsite trash hauler is being used. The applicant shall contact the Costa Mesa Sanitary District to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from the requirement.

SC 4.17-6 The applicant shall contact Costa Mesa Sanitary District for any additional district requirements.

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

Less than significant impact. In 1989, the Legislature adopted the California Integrated Waste Management Act of 1989 (AB 939), in order to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible." AB 939 established a waste management hierarchy: Source Reduction; Recycling; Composting; Transformation; and Disposal. The law also required that each county prepare a new Integrated Waste Management Plan and each city prepare a Source Reduction and Recycling Element (SRRE) by July 1, 1991. The SRRE is required to identify how each jurisdiction will meet the mandatory state waste diversion goal of 50 percent by the year 2000. The Act mandated that California's 450 jurisdictions (cities, counties, and regional waste management compacts), implement waste management programs aimed at a 25 percent diversion rate by 1995 and a 50 percent diversion rate by 2000. If the 50 percent goal was not met by the end of 2000, the jurisdiction was required to submit a petition for a goal extension to Cal Recycle.

SB 2202 made a number of changes to the municipal solid waste diversion requirements under the Integrated Waste Management Act. These changes included a revision to the statutory requirement for 50 percent diversion of solid waste to clarify that local governments shall continue to divert 50 percent of all solid waste on and after January 1, 2000.

SB 1016 introduced a per capita disposal measurement system that measures the 50 percent diversion requirement using a disposal measurement equivalent.

The per capita disposal rate is a jurisdiction-specific index, which is used as one of several "factors" in determining a jurisdiction's compliance with the intent of AB 939, and allows CalRecycle and jurisdictions to set their primary focus on successful implementation of diversion programs. Meeting the disposal rate targets is not necessarily an indication of compliance. CalRecycle reports that Costa Mesa's Disposal Rate Targets for Reporting Year 2012 were 8.5 pounds per day per resident and 11.3 pounds per day per employee.

Participation in the City's recycling programs during project construction and operation including CalRecycle's requirements, would ensure that the project would not conflict with federal, state, and local statutes and regulations related to solid waste. Furthermore, the project would meet or exceed standards set forth in CALGreen as well as Title 24, and a less than significant impact would occur. Also refer to Response 4.17.f.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.18 Mandatory Findings of Significance				
a) Does the project 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) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Environmental Evaluation

a) Does the project 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. As concluded in Section 4.4, Biological Resources, the project proposes a residential development. The project site and its surroundings are fully developed, and there are no biological resources present in the area. Therefore, the project does not 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.

As concluded in Response 4.5.a, the project site does not contain any historically/culturally significant structures. Therefore, project implementation would not eliminate important examples of the major periods of California history.

As concluded in Response 4.5.b, the project site has already been subject to extensive disruption. Given the highly disturbed condition of the site, the potential for project implementation to impact a yet unidentified archeological resource is considered remote. Therefore, project implementation would not eliminate any important examples of the major periods of California prehistory.

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

Less than significant impact. The project's impacts are all less than significant without the need for mitigation. Standard conditions will also be imposed upon the project, including the payment of fair-share development impact fees, implementation of design standards, etc. Other new development projects within the City would also be subject to these requirements.

The design of any future residential use is required to conform with the City's design guidelines and residential development standards (two-story maximum building height, maximum density allowed in R1 zone, etc.), unless a request for any discretionary approvals (variance, minor modification, etc.) is approved and appropriate findings are made in conjunction with the development proposal.

Proposed standard conditions will minimize the proposed project's impacts related to noise and air quality to below a level of significance. As an existing commercial office site with nonnative vegetation, the proposed project would not have the potential to degrade the quality of environment, sensitive biological resources, or cultural/paleontological resources. Because of the projected reduction in average daily trips from the proposed change from commercial office to residential use, the proposed project would not result in any cumulatively considerable impacts related to traffic/circulation. No significant adverse environmental effects on human beings will result, either directly or indirectly, from the proposed project.

All other impacts of the project were determined either to have no impact, or to be less than significant without the need for mitigation. Cumulatively, the project would not result in any significant impacts that would substantially combine with impacts of other current or probable future impacts. Therefore, the project, in conjunction with other future development projects, would not result in any cumulatively considerable impacts.

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

Less than significant impact. Previous sections of this Initial Study/Negative Declaration reviewed the project's potential impacts related to air quality, geology/soils, hazards/hazardous materials, and noise, among other environmental issue areas. As concluded in these previous discussions, the project would result in less than significant environmental impacts with implementation of the standard conditions. Therefore, with implementation of the specified conditions, the project would cause less than significant adverse effects on human beings.

Standard Conditions

Refer to Sections 4.1 through 4.17 above.

SECTION 5: INVENTORY OF STANDARD CONDITIONS

5.1 - Standard Conditions

5.1.1 - Aesthetics

SC 4.1.-1 Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:

- The mounting height of lights on light standards shall not exceed 18 feet in any location on the project site unless approved by the Development Services Director.
- The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
- All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
- Lighting design and layout shall limit spill light to no more than 0.5-foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.
- Glare shields may be required for select light standards.

5.1.2 - Air Quality

SC-4.3-1 All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:

- Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
- Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
- Water excavated soil piles hourly or covered with temporary coverings.
- Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
- Wash mud-covered tired and under-carriages of trucks leaving construction sites.

- Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.
- Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.

Cease grading during period when winds exceed 25 miles per hour.

SC-4.3-2 SCAQMD Rule 445 prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or a similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SC-4.3-3 The project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards. The project Applicant shall incorporate the following in building plans:

- Double paned glass or window treatment for energy conservation shall be used in all exterior windows;
- Buildings shall be oriented north/south where feasible.

SC 4.3-4 The Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by the AQMD.

SC 4.3-5 Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.

5.1.3 - Biological Resources

SC 4.4-1 The Applicant shall comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

5.1.4 - Cultural Resources

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.

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.

SC 4.5-3 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

5.1.5 - Geology and Soils

SC 4.6-1 The Applicant shall comply with the requirements of the 2013 California Building Code, 2013 California Residential 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.

SC 4.6-2 Prior to the issuance of Grading Permits, the project Applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of onsite soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Department of Building Safety.

SC 4.6-3 The Applicant shall submit a Soils Report for this project. Soils Report recommendations shall be blueprinted on both the architectural and grading plans. For existing slopes or when new slopes are proposed, the Soils Report shall address

how existing slopes or the new slopes will be maintained to avoid erosion or future failure.

SC 4.6-4 The project shall comply with the NPDES requirements, as follows:

- Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project applicant shall provide the City Engineer with evidence that an NOI has been filed with the Storm Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.
- Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:
  - Discuss in detail the BMPs planned for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-storm water discharges;
  - Describe post-construction BMPs for the project;
- Explain the maintenance program for the project's BMPs
- List the parties responsible for the SWPPP implementation and the BMP maintenance during and after grading. The project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

5.1.6 - Hazards and Hazardous Materials

SC 4.8-1 Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials associated with the existing building materials shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement specification shall be developed by the qualified environmental professional, in order to clearly define the scope and objective of the abatement activities

SC 4.8-2 During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

SC 4.8-3 During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other

wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

SC 4.8-4 Prior to investigations, demolition, or renovation, all activities shall be coordinated with Dig Alert (811).

SC 4.8-5 Visual inspections for areas of impact to soil shall be conducted during site grading. If unknown or suspect materials are discovered during construction by the contractor that are believed to involve hazardous wastes or materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the City Engineer and Costa Mesa Fire Department;
- Secure the area(s) in question;

Implement required corrective actions, including remediation if applicable.

5.1.7 - Hydrology and Water Quality

Refer to Standard Condition 4.6-4 above.

SC 4.9-1 In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Services for review and approval.

- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development.
- The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.
- A WQMP shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
- Location of the BMPs shall not be within the public right-of-way.

SC 4.9-2 Prior to the issuance of any Grading Permit, the Applicant shall:

- Prepared a detailed Hydrology Study, approved by the City Engineer.
- Design all storm drain facilities, approved by the City Engineer, for 25-year storm event protection.

- Design all storm drains in the public right-of-way to be a minimum of 24 inches by City of Costa Mesa requirements and in accordance with the Orange County Local Drainage Manual including a minimum spacing between manholes of 300 feet.

SC 4.9-3 Prior to approval of Plans, the project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.

SC 4.9-4 The project Applicant shall submit grading plans, an erosion control plan, and a hydrology study.

5.1.8 - Noise

SC 4.12-1 Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm on Mondays through Fridays; to between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays; and shall not be permitted at any time on Sundays or federal holidays.

5.1.9 - Public Services

SC 4.14-1 Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the developer's project design features to assess compliance with the California Building Code and California Fire Code.

SC 4.14-2 Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 ft setback area from the property line. They may project a maximum of 12 inches beyond the 3 ft setback. CRC Tables R302.1(1) and R302.1(2).

SC 4.14-3 The final master plan for development of the project shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.

SC 4.14-4 Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.

SC 4.14-5 The project shall provide approved smoke detectors to be installed in accordance with the 2013 Edition of the Uniform Fire Code.

SC 4.14-6 The project shall provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.

SC 4.14-7 The project shall provide a fire alarm system.

SC 4.14-8 The project shall provide individual numeric signage for proposed residences with minimum 6 inches height.

SC 4.14-9 As final building plans are submitted to the City of Costa Mesa for review and approval, the Costa Mesa Police Department shall review all plans for the purpose of ensuring that design requirements are incorporated into the building design to increase safety and avoid unsafe conditions. These measures focus on security measures that are recommended by the Police Department, including but not limited to the following:

- Lighting shall be provided in open areas and parking lots.
- Required building address numbers shall be readily apparent from the street and rooftop building identification shall be readily apparent from police helicopters for emergency response agencies.
- Landscaping requirements.
- Emergency vehicle parking areas shall be designated within proximity to buildings.
- Prior to the issuance of a Building Permit, the City of Costa Mesa Police Department shall review and approve the developer's project design features to satisfy local requirements. The applicant shall then pay the appropriate fee in effect to mitigate the project's proportionate impact to additional demands on police protection services, if any.

SC 4.14-10 Prior to issuance of building permits, the Developer shall pay applicable school impact fees for residential development.

5.1.10 - Transportation/Traffic

SC 4.16-1 The project Applicant shall be responsible for the payment of fees in accordance with Costa Mesa's traffic impact fee program to mitigate project-generated traffic impacts (including regional traffic).

SC 4.16-2 Prior to the start of construction, a Construction Access and Circulation Plan shall be prepared and approved by the City Traffic Engineer to ensure that construction traffic will not impact Harbor Boulevard and other public roadways in the site vicinity.

5.1.11 - Utilities and Service Systems

SC 4.17-1 Applicant will be required to construct sewers to serve the project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

SC 4.17-2 County Sanitation District fees, fixtures fees, inspection fees, and sewer permit are required prior to installation of sewer.

SC 4.17-3 The Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.

SC 4.17-4 The Applicant is required to contact the Costa Mesa Sanitary District to arrange final sign-off prior to Certificate of Occupancy being released.

SC 4.17-5 Applicant will be required to coordinate with the Costa Mesa Sanitary District to comply with all recommended studies and improvements, prior to issuance of a building permit.

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SECTION 7: REPORT PREPARATION PERSONNEL

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Quality Control (QC) ..... Tracy Inscore
Environmental Analyst ..... Philip Vuong
Reprographics ..... Octavio Perez
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Technical Editor ..... Ed Livingston
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FIRSTCARBON
SOLUTIONS

SEP26 16 4:52PM

Memo

Date: September 26, 2016

To: Mel Lee, AICP

From: Kim Burnell, Project Manager

Subject: Response to Comments—ISND 2850 Mesa Verde Dr. E.

Dear Mr. Lee:

FirstCarbon Solutions is pleased to submit this Response to Comments memo for the proposed 2850 Mesa Verde Drive East development ("Project") in the City of Costa Mesa.

To date, four correspondences have been received with regard to the proposed project. The Gabrieleno Band of Mission Indians – Kizh Nation letter was dated and received on September 13, 2016 via email (Letter #1). On September 26, 2016, a letter was received from the City of Irvine (Letter #2), another from the Airport Land Use Commission (Letter #3), and lastly from OCTA (Letter #4). The comment letters are included in Attachment A of this memo and are summarized below.

Letter #1

Letter #1 requests one of their certified Native American Monitor to be on site during any and all ground disturbances (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching) to protect any cultural resources which may be effected during construction or development due to the project location and the high sensitivity of the area location.

Response #1

The request for a Gabrieleno Band of Mission Indians – Kizh Nation certified Native American Monitor to be present for all ground disturbance activities shall be included as a condition of approval.

Letter #2

Letter #2 indicates that the City of Irvine has no comments at this time.

Response #2

Noted.

Letter #3

Letter #3 indicates that a referral by the City to the ALUC may be required for this project due to the location of the proposal within a JWA AELUP Planning Area and due to the nature of the required City approvals (i.e. General Plan Amendment and Zone Change) under PUC Section 21676 (b). In this regard, please note that the Commission suggests such referrals be submitted to the ALUC for a determination, between the Local Agency's expected Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendizing.

Response #3

Only projects within the designated JWA impact zones are subject to approval by the ALUC. The proposed 2850 Mesa Verde Drive East project is outside the JWA impact zone. As such, approval will not be required by the ALUC.

Letter #4

OCTA recommends employing measures to reduce potential disruptions to the Class II bicycle facility on Mesa Verde Drive. Throughout the development of this proposed project, OCTA encourages communication with OCTA.

Response #4

Noted. Will coordinate with OCTA throughout the development of this project.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Kim Burnell, Project Manager
FirstCarbon Solutions
250 Commerce, Ste. 250
Irvine, CA 92618

Enc: Attachment A: Comment Letters

Attachment A:
2850 Mesa Verde Dr. E. Comment Letters

AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

September 26, 2016

Mel Lee, Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

Subject: 2850 Mesa Verde Drive East MND Comments

Dear Mr. Lee:

Thank you for the opportunity to review the Initial Study for the proposed residential development project located at 2850 Mesa Verde Drive East, Costa Mesa, in the context of the Airport Land Use Commission's *Airport Environs Land Use Plan for John Wayne Airport (JWA AELUP)*. The proposed project involves the development of an 11-unit, two story, single family residential development on a 2-acre site and requires a General Plan amendment to change the existing land use designation from General Commercial to Low Density Residential.

As discussed in the initial study, the proposed project is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JWA. The initial study states that the City is requiring notice to the Federal Aviation Administration (FAA) by the project applicant. In addition, the proposed site is located outside the FAR Part 77 Obstruction Imaginary Surfaces, the Airport Impact Zones and Airport Safety Zones for JWA.

A referral by the City to the ALUC may be required for this project due to the location of the proposal within a JWA AELUP Planning Area and due to the nature of the required City approvals (i.e., General Plan Amendment and Zone Change) under PUC Section 21676(b). In this regard, please note that the Commission suggests such referrals be submitted to the ALUC for a determination, between the Local Agency's expected Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendizing.

Thank you for the opportunity to comment on this initial study. Please contact Lea Choum at (949) 252-5123 or via email at lchoum@ocair.com if you need any additional details or information regarding the future referral of your project.

Sincerely,

Kari A. Rigoni
Executive Officer

OCTA

September 26, 2016

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Mr. Mel Lee, AICP, Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

SUBJECT: General Plan Amendment GP-16-05 and Rezone R-16-05

Dear Mr. Lee:

Thank you for providing Orange County Transportation Authority (OCTA) with the opportunity to review the Initial Study/Negative Declaration for General Plan Amendment GP-16-05 and Rezone R-16-05 located at 2850 Mesa Verde Drive East Project.

On page 91-92 from section '4.16 Transportation/Traffic' under subsection f), mentions the proposed project site has access to bicycle facilities within the immediate area. OCTA recommends employing measures to reduce potential disruptions to the Class II bicycle facility on Mesa Verde Drive.

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

Sincerely,

Dan Phu
Manager, Environmental Programs

Appendix A:
Phase I Environmental Site Assessment

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PARTNER
Engineering and Science, Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

2850 Mesa Verde Drive East
Costa Mesa, California 92626

Report Date: June 27, 2016
Partner Project No. 16-164330.1

Prepared for:

Pinnacle Residential
2 Venture, Suite 350
Irvine, California 92618

PARTNER
Engineering and Science, Inc.

June 27, 2016

Mr. David Graves
Pinnacle Residential
2 Venture, Suite 350
Irvine, California 92618

Subject: Phase I Environmental Site Assessment
2850 Mesa Verde Drive East
Costa Mesa, California 92626
Partner Project No. 16-164330.1

Dear Mr. Graves:

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

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

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

Sincerely,

Robert Vaughn
National Client Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Pinnacle Residential for the property located at 2850 Mesa Verde Drive East in the City of Costa Mesa, Orange County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Pinnacle Residential with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the northeast side of Mesa Verde Drive East and the southwest side of Andros Street within a mixed commercial and residential area of Orange County. Please refer to the table below for further description of the subject property:

Subject Property Data	
Address:	2850 Mesa Verde Drive East, Costa Mesa, California
Property Use:	Commercial
Land Acreage (Ac):	2.05 Ac
Number of Buildings:	Two
Number of Floors:	One
Gross Building Area (SF):	25,054 SF (Total)
Net Rentable Area (SF):	24,267 SF (Total)
Date of Construction:	1963 (Building A) and 1985 (Building B)
Assessor's Parcel Number (APN):	139-313-09
Type of Construction:	Wood-framed with stucco exterior
Current Tenants:	Building A Millar (Suite A), Sohani Acupuncture and Herbal Medicine (Suites B and C), Independent Options (Suite D), Hair Solutions Salon (Suite E), Richard Ardis, DDS (Suite F), Farmer's Insurance Group (Suite G), Psychological Services (Suite H), New Song Worship Center (Suites I, J, L and M), Back in Motion Chiropractic and Wellness (Suite K), The T&M Group Inc. and TAS Insurance Services (Suite N), New Theory Media (Suite O), Gatehouse Properties (Suite P) and David B. Campbell, Tax Consultant (Suite R) Building B Harrison Accounting Corp (Suite 101), HB Reiki (Suite 103), OC Doula Collective (Suite 105), Bruce Brown and Associates (Suite 107), OC Fine Motors (Suite 109), Sierra Pacific Mortgage (Suite 111), Track One Events (Suite 113), Mesa Verde Consulting, Inc. (Suite 114), Dannis and Associates Income Tax and Financial Services (Suite 115), South Coast Air Quality Management District (Suite 116), VLS Inc. (Suite 117), CWS Marketing (Suite 118) and Center for Spiritual Living (Suites 119 and 120)

Subject Property Data

Site Assessment Performed By: Brittney Eugenio of Partner
Site Assessment Conducted On: June 16, 2016

The subject property is currently occupied by various commercial tenants including medical and dental offices, a hair salon, a church, tax and financial consultants, insurance agencies and an air quality monitoring center. Onsite operations consist of typical office and administrative activities, medical and dental activities including patient exams and treatment, religious worship activities and air quality monitoring. In addition to the current structures, the subject property is also improved with asphalt-paved parking areas and limited landscaping.

According to available historical sources, the subject property was formerly undeveloped as early as 1932; agricultural/fallow land from at least 1938 to at least 1953; vacant land and developed with Building A in 1963; and developed with Building B in 1985. Tenants on the subject property have included various commercial tenants including medical and dental offices, real estate offices, insurance agencies, consulting firms, and a printing facility since 1963.

The immediately surrounding properties consist of residential development to the north and northeast across Andros Street; an area under construction with residences to the northwest; a parking lot to the southeast; and commercial development to the southwest across Mesa Verde Drive East.

According to topographic map interpretation and groundwater monitoring data available from the Regional Water Quality Control Board's (RWQCB's) GeoTracker website for a nearby site (Costa Mesa Fire Station #1 at 2803 Royal Palm Drive Case #02UT026) located approximately 0.14-miles east of the subject property, groundwater in the vicinity of the subject property is inferred to be approximately 65 to 81 feet below ground surface (bgs) and flow toward the north-northeast.

Findings

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

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

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

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

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

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

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

- Due to the age of Building A, there is a potential that asbestos-containing materials (ACMs) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. If ACMs are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect ACM can also be managed under the auspices of an Operations and Maintenance (O&M) plan.
- The dental office at Building A- Suite F, is equipped with an x-ray film developer. No evidence of leakage from the equipment was observed during the site reconnaissance. The waste chemicals are stored in a plastic container and removed by a licensed hauler. The materials were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. Secondary containment is not provided. Based on the nature of use and the small quantities observed, these materials are not expected to represent a significant environmental concern. However, as a best management practice, secondary containment should be provided for the x-ray chemicals, to reduce the potential for future spills.
- Partner observed water staining on several ceiling tiles in Building B- Suite 116. No signs of mold growth were observed. The source of the water intrusion was not apparent. The source of water intrusion should be eliminated and water damaged building materials (e.g., ceiling tiles, and possibly other building components that could not be observed during the course of this assessment) should be removed and replaced as needed.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 2850 Mesa Verde Drive East in the City of Costa Mesa, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. Based on the conclusions of this assessment, no further assessment is required.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 2850 Mesa Verde Drive East in the City of Costa Mesa, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

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

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

1.2 Scope of Work

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

substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

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

1.3 Limitations

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

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

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

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

1.4 User Reliance

Pinnacle Residential engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Pinnacle Residential. Either verbally

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

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

1.5 Limiting Conditions

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

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

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment. Because the Report User (Client) has not previously owned or occupied the subject property, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.
- Partner was unable to document the property use at 5-year intervals or less for all time periods, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews. This data failure is not considered critical and does not change the conclusions of this report, as no significant changes in property use were identified during coverage gaps of greater than five years.
- Partner submitted a Freedom of Information Act (FOIA) request to the Orange County Health Care Agency (OCHCA) for information pertaining to hazardous substances, underground storage tanks (USTs), releases, inspection records, etc. for the subject property. As of this writing, this agency has

not responded to Partner's request. Based on information obtained from other sources, this limitation is not expected to alter the overall findings of this assessment.

- Partner observed approximately 70% of all interior units and all common areas. Based on the size and nature of use of the unobserved units (office), this limited method of survey is not expected to alter the overall findings of this assessment.

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

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 2850 Mesa Verde Drive East in Costa Mesa, California is located on the northeast side of Mesa Verde Drive East and the southwest side of Andros Street. According to Chicago Title online and building records, the subject property is legally described as *LOT: 51 SUBD: FAIRVIEW TRACT TR#: 3487 FAIRVIEW TR LOT 51 IN LOT -INC POR ABAN ST ADJ-(AND TR 3487 POR OF LOT L OT AS PER DD -6412/51 OR-LOT 173 (AND ALLEN TR LOT IN*, and ownership is currently vested in Donald S Ellis Trust.

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

2.2 Current Property Use

The subject property is currently occupied by various commercial tenants including medical and dental offices, a hair salon, a church, tax and financial consultants, insurance agencies and an air quality monitoring center. Onsite operations consist of typical office and administrative activities, medical and dental activities including patient exams and treatment, religious worship activities and air quality monitoring. The subject property consists of two single-story commercial buildings. In addition to the current structures, the subject property is also improved with asphalt-paved parking areas and limited landscaping.

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

The subject property was identified as a Facility and Manifest Data (HazNet), Facility Index System (FINDS) and Enforcement and Compliance History Information (ECHO) site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

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

Immediately Surrounding Properties	
North:	Andros Street beyond which are single-family residences to the north and northeast (2832, 2840 and 2850 Andros Street and 1620 Elm Avenue)
Northwest:	Residences under construction (2880 Mesa Verde Drive East)
Southeast:	A parking lot (2800 Mesa Verde Drive East)
Southwest:	Mesa Verde Drive East beyond which are Orange Coast Unitarian Universalist Church (2845 Mesa Verde Drive East) and a commercial office building (1700 Adams Avenue)

No adjacent properties were identified in the regulatory database report discussed in Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Newport Beach, California* Quadrangle 7.5-minute series topographic map, dated 2015, was reviewed for this ESA. According to the contour lines on the topographic

map, the subject property is located at approximately 59 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the north-northeast. Improvements with the exception of roadways are not depicted on the 2015 map.

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

2.4.2 Hydrology

According to topographic map interpretation, groundwater in the vicinity of the subject property is inferred to flow toward the north-northeast. The nearest surface water in the vicinity of the subject property is the Santa Ana River located approximately 1.05-miles west of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

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

According to groundwater monitoring data available from the Regional Water Quality Control Board's (RWQCB's) GeoTracker website for a nearby site (Costa Mesa Fire Station #1 at 2803 Royal Palm Drive Case #02UT026) located approximately 0.14-miles east of the subject property, the depth of groundwater in the vicinity of the subject property is inferred to be approximately 65 to 81 feet below ground surface (bgs).

2.4.3 Geology/Soils

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

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Cropley clay. The Cropley series consists of deep, well drained, moderately low to moderately highly permeable soils that formed in alluvium derived from shale. Slopes range from 2 to 9 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06059C0266J, dated December 3, 2009, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

3.0 HISTORICAL INFORMATION

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

Historical Use Information		
Period/Date	**Source**	**Description/Use**
At least 1932-at least 1935	Topographic Maps	Undeveloped
At least 1938-at least 1953	Aerial Photographs, Topographic Maps	Agricultural/fallow land
At least 1963	Aerial Photograph	Vacant land
1963-Present	Aerial Photographs, Topographic Maps, City Directories, Building Records, Interviews, Onsite Observations	Commercial (Building A)
1985-Present	Aerial Photographs, Topographic Maps, City Directories, Building Records, Interviews, Onsite Observations	Commercial (current configuration)

Tenants on the subject property have included various commercial tenants including medical and dental offices, real estate offices, insurance agencies, consulting firms, and a printing facility since 1963.

The subject property was historically used for agricultural purposes. There is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used and stored onsite. The subject property is either paved over or covered by building structures that minimize direct contact to any potential remaining concentrations in the soil. Additionally, during previous site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) were generally mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of the development activities. Furthermore, it is likely that residual agricultural chemicals (if any) would have likely degraded since the site was last utilized for agricultural purposes. These additional variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Partner concludes that the possible former use of agricultural chemicals is not expected to represent a significant environmental concern at this time

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

3.1 Aerial Photograph Review

Partner reviewed available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on June 17, 2016. The following features were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date:	***1938, 1947, 1953***	***Scale:***	***1"=500'***
Subject Property:	Appears to be agricultural/fallow land		
North:	Appears to be agricultural/fallow land to the north and northeast		

Date: 1938, 1947, 1953	***Scale: 1"=500'***
Northwest:	Appears to be agricultural/fallow land
Southeast:	Appears to be agricultural/fallow land
Southwest:	Appears to be agricultural/fallow land

Date: 1963	***Scale: 1"=500'***
Subject Property:	Appears to be vacant land
North:	Appears to be developed with the current residential structures to the north and northeast across Andros Street
Northwest:	Appears to be vacant land
Southeast:	Appears to be vacant land
Southwest:	Appears to be vacant land across Mesa Verde Drive East

Date: 1972	***Scale: 1"=500'***
Subject Property:	Appears to be developed with a commercial structure and paved parking areas
North:	No significant changes are noted.
Northwest:	Appears to be developed with a commercial structure and paved parking areas
Southeast:	Appears to be developed as a parking lot and vacant land
Southwest:	No significant changes are noted.

Date: 1977	***Scale: 1"=500'***
Subject Property:	No significant changes are noted.
North:	No significant changes are noted.
Northwest:	Appears to be developed with an additional commercial structure with no other significant changes noted
Southeast:	Appears to be developed as a paved parking lot
Southwest:	No significant changes are noted.

Date: 1987, 1990, 1995, 2005, 2009, 2010, 2012	***Scale: 1"=500'***
Subject Property:	No significant changes are noted.
North:	No significant changes are noted.
Northwest:	No significant changes are noted.
Southeast:	No significant changes are noted.
Southwest:	Appears to be developed with the two current commercial structures and paved parking areas across Mesa Verde Drive East

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

3.2 Fire Insurance Maps

Partner requested Sanborn Fire insurance maps from EDR. EDR responded on June 8, 2016 that Sanborn map coverage was not available for the subject property. A copy of the Sanborn Fire insurance map no coverage documentation is included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from Haines and Company, Inc. and Sherman Public Library on June 17, 2016 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 2850 Mesa Verde Drive East (Subject Property)	
Year(s)	**Occupant Listed**
1951, 1958, 1964	No Listings
1970	Slotkin Larry Advertising, Christian Science Churches & Reading, Kenney John F, Coddington J W, Davies Thomas R Dr, Leiton Chas D MA
1976	Affiliated Cnslng, Delsur Growth Propt, Diehm Wm J PhD, Fashion Academy, Kurtz Richard C DDS, Lindora Medicl Clnc, Markar Agency, Parker B Dental Lab, Pearson Chas R CPA, Downs Clifford DDS, Davies Thomas R Dr, Bakanishi Mike DDS, King Donald Dr DDS, Developers Ins Agcy, Christn Scnc Rdg Rm, Church Richard A, Sketch Clarence DDS
1983	Abundant Lv Psy Sv, Anthony Patricia L, Ardis Richard L, Bearbower Buddy, Boyd William H, Broussard Louis PhD, Burton James W, Christian Life Ctr, Collection Bureau, Court Documt Serv, Diehm Wm J PhD, External Srvc Prgrm, Fashion Academy, Giffith Alan R, Griffith & Anthony Ay, High Hps Nrlgcl Rcv, Juggert Norman G, Juggert & Wayman, Kurtz Richard DDS, Leboff Susan, Lindora Medicl Clnc, Miller Lou, Pinckney Gerri, Rohde Harry Mngmnt, Sketch Clarnc J DDS, State Frm Agent, Swenson Marge, Transcend Bus Syst, Wayman Kenneth L, Woo Robt L, Yee Kenneth S, Downs Clifford DDS, Affiliated Cnslng
1988	Abundant Life Srvs, Abundant Lv Psy Sv, Ardis Richard L, Bearbower Buddy, Becker Susan Ea, Becker Sylvia Ea, Becker & Becker, Berger Dean W PhD, Braun & Associates, Bridges Chas L & Asc, Broussard Louis PhD, Broussard Louis Jos, Campbell David B, Collection Bureau, Costa Mesa Ch Religs, Diehm Wm J PhD, Golden West Tele Co, Lindora, Med Clinic, Newport Msa Kumon, Progrsv Marketing, Select Better Homes, Single Source Mrktg, Sketch Clarnc J DDS, State Farm Ins Agnt, Stone William E, Supply Center, Swope Karl DC, Transcend Bus Syst, Downs Clifford DDS
1993	A P S Payroll Serv, Ardis Richard L, Bearbower Buddy, Becker Slyvia Ea, Becker & Hicks, Bender Nila PhD, Bender & McClelland, The Billing Office, Braun & Associates, Campbell David B, Chester Michael A, Costa Mesa Ch Scn, Costa Mesa Church, Daily Brigide L DC, Downs Clifford DDS, Downs Michael O DDS, Exemplar Fncl Servs, Hicks Ernest, Kumon Ed Institute, Lindora Med Clinic, McClelland S PhD, Mesa Verde Dntl Asc, Newprt Msa Jumon, Open Mind Book Str, Simon Bonnie L MA, Single Source Mrktg, Sketch Clarnc J DDS, State Farm Isn Agnt, A, Stone William E, Success Fncl Group
1999	A&B Loan Company, Alpert Renee PhD, Adris Richard L, Automtd Payroll Sv, Bearbower Buddy, Becker & Hicks, Bender Nila PhD, Braun & Associates, Bruce Brown & Assocts, CA Pacific Funding, Campbell David B, Champion Richard D, Chester Michael A, Church of Rlgs Scn Costa Mesa, Comnty Chem Dry, Daily Brigide L DC, Downs Clifford DDS, Farrs Stationers Inc., Hicks Braun & Assocts, Hicks Ernest, Kapko Richard, Open Mind Book Str, Single Source Mrktg, Sketch Clarence J DDS, Soft Expressions, State Farm Ins Agnt, Stone Wm E, Summit Ins Genl Agents & Brokers
2003	A Fuller Life Counseling, A Mesa Verde Dentist, Alpert Renee PhD, Ardis Richard L, Automated Payroll Serivce, Bearbower Buddy, Bruce Brown & Assocts, Campbell David B, Cheryl F Mitchell

City Directory Search for 2850 Mesa Verde Drive East (Subject Property)	
Year(s)	**Occupant Listed**
	Lcsw, Chruch of Rlgs Scn Costa Msa, Commworld Coastal, Concept Spelling, Daily Brigide L DC, Downs Clifford D DDS, Downs Michael O DDS, Farrs Stationers Inc., Fuller Sharon Mft, Global Valuations, Hicks Hicks & Braun, Hospitality Insurance, Mesa Verde Consulting Inc., Neuromuscular Center Inc., Open Mind Book Str, Sketch Clarence J DDS, State Farm Ins Agnt, Stone Wm E, Summit Ins Genl Agents & Brokers, Sun Coast Services, Trojan Commercial Painting, Trojan Pacific Commercial
2009	A Mesa Verde Dentist, Alpert Renee PhD, Ardis Richard DDS, Bearbower Buddy, Bruce Brown & Assocts, Center for Sprtl Dscvry The, Comforcare Senior Services, CRA, Daily Brigide L DC, Downs Clifford D DDS, Downs Michael O DDS, Fuller Life Counseling, Fuller Sharon Mft, Harrison Accountancy, Indep Options, Kevin Bowes, Mesa Verde Consulting Inc., Shusolutions, South Cst Property Mangmnt, Wave Crest Mrtg and Real Est, Yin Yang Balance & Wellness

According to the city directory review, the subject property has been occupied by various commercial tenants including medical and dental offices, real estate offices, insurance agencies, consulting firms, and a printing facility. Based on the city directory review, no environmentally sensitive listings were identified for the subject property address.

City Directory Search for Adjacent Properties	
Year(s)	**Occupant Listed**
1951, 1958, 1964	No Listings
1970	Several residential listings (2832, 2840 Andros Street), First Church of Christ Scientist (2880 Mesa Verde Drive East)
1976	Several residential listings (2832, 2840 Andros Street, 1620 Elm Avenue), Christian Scnc Ch, 1st Ch Chrst Scntst (2880 Mesa Verde Drive East)
1983	Daley Marketing, Heritage Bnk Mkg, Ingersoll Johnson, Orange Cst Savings, Residential Escrw, Transamerica Financ (1700 Adams Avenue), Several residential listings (2832 Andros Street, 1620 Elm Avenue), Brown John, Calif Systms Asoc, Chen Minoru, Coosol Inc., Dunger James E, Dunger & Assoc Reltrs, EMF Associates, Fansteel Metals, M S P Financial, Manufactures Lf Ins, Nelson Johns S CPA, Newport Homes, Orange Cst Fincl, Patty & Johnson Rlty, RMC Development, Sparks Thomas E, Sparks & Co, Weatherhold Diane J, Welles Jeffrey CPA (2845 Mesa Verde Drive East), Christian Sc Ch Cm, Christian Sci Ch & Rd, First Ch of Christ (2880 Mesa Verde Drive East)
1988	Malibu Savings Bank, Martin & Saunders Inc., Sandpiper Financial, Scripta Commnctn, Vulcraft Stl Joist (1700 Adams Avenue), Several residential listings (2840 Andros Street, 1620 Elm Avenue), Cloonan John J DC, Heritage Investment, Jackson Richard CPA, Jacobson C I CPA, Johnson A S Realtor, Juggert Norman Atty, Juggert & Wayman Atty, Lardas Foods Inc., Laserfast Inc., Nelson John S CPA, Newport Homes, Sauers Bros Constr, Sparks Thomas E CPA, Sparks & Co, Swanson Randy Atty, Wayman Kenneth Atty, Yellow Cab CM (2845 Mesa Verde Drive East), Christian Scn Ch, First Ch of Christ (2880 Mesa Verde Drive East)
1993	Ana Grove Ins Agncy, Meyers Nelson Inc., Mitchell Wm H & Ascts, Project Independence, Saunders W & Asc Inc., Scripta Commnctn, Westrn Investors (1700 Adams Avenue), Allshouse Bruce CPA, Hands on Hands Ctr, Heritage Investment, Johnson Andrew Rltr, Juggert Norman Atty, Juggert & Wayman Atty, Lardas Foods Inc., Mesa Acupressure, Renet Financial, Torelli

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
	Realty, Wayman Kenneth Atty (2845 Mesa Verde Drive East), Christian Scn Ch, First Ch of Christ (2880 Mesa Verde Drive East)
1999	Bank of Yorba Linda, Center for Creative Altrntvs, Creative Alternatv, D R R Properties, Elderwatch Insurance Services, Newport Msa Mortgage, Omnific Advertising, Stanbridge Stanley R Dr, Tarvin Burt Insurance Services (1700 Adams Avenue), Several residential listings (2832, 2840, 2850 Andros Street), Davis Joseph R Atty, Hands on Hands Ctr, Heritage Investment, Lewis Richard O Attorney, Org Co Hlth Mtrnl Birth Control, Org Co Hlth Mtrnl Child Clnc, Org Co Hlth Mtrnl Child Exams, Org Co Hlth Mtrnl Chld Immnztn, Org Co Hlth Mtnrl Chld Wic, Org Co Hlth Mtrnl Prgncy Tstng, Org Co Hlth Mtrnl Teen Clnc & Ed, PDI Western Region, Port Mortgage, Port Realty, Torelli Realty, Worlitz Richard (2845 Mesa Verde Drive East), Christian Scn Ch, First Ch of Christ (2880 Mesa Verde Drive East)
2003	Ann Steinfield Physical Thrpy, B Y L Bank Group, Business Technical Service, C O M USA, Capitol City Mortgage, Carr Graphic Services, Costa Mesa Chamber of Commerce, Cote George J Atty, D R R Properties, Darrick Tarvin Insurance Serv, Elderwatch Insurance Services, Emerald Pacific Financial, F A X USA, Freepoint Technology, Grimley John CPA, Grimley Tremp & Lartigue Inc., Hands on Hands Rehab Center, Incledon Kirk Engineers, Lartigue Rosemary CPA, Markar Assocaites, Outdoor Logistics, Pigott David R Atty, Rasch Albert J & Associates, Schlueter Rena L, Tremp Charles CPA, West Tech Materials (1700 Adams Avenue), Several residential listings (2832, 2840, 2850 Andros Street, 1620 Elm Avenue), Alliance International. David Joseph R Atty, Huntgtn Chase Geoservice, Just the Right Stuff, Lace Memories, Lewis Richard O Atty, Nasrin Skin Care & Waxing, Org Co Hlth Pblc Mtrnl Wic, Port Mortgage, Port Realty, Power Distribution Wstrn Rgn, Torelli Realty, William Burke MFCC, Worlitz Richard (2845 Mesa Verde Drive East), Christian Scn Ch First, Christian Scn Ch Reading Room, First Church Chrst Scntst (2880 Mesa Verde Drive East)
2009	Allergy & Asth Inst Med Ct of, Ann Steinfield Physical Therapy, Bank Daniel DPM Facfas, Calwest Properties, Costa Mesa Chamber of Commerce, Cote George J Atty, D R R Properties, Darrick Tarvin Insurance Serv, Elderwatch Insurance Services, Farmers Ins Grossman Agency, Grimley & Tremp Inc., Grossman Insurance Agency, Hands on Hands Rehab Center, Huang Lisa Inc., DDS, Johnston J Michael CPA, Law Ofc of Carlton E Rusell, Melkonian Leon DC, Pac Coast Credit Union, Sue Tarvin Insurance Services, West-Tech Materials, Yoshii J Denis (1700 Adams Avenue), Several residential listings (2832, 2840, 2850 Andros Street, 1620 Elm Avenue), Ancient Ways Herbs, Bieler Ronald, CA Hme Bldr and Rstrtn, CPN Electronics, Heumann Partnership, K&D Marketing, Loosen Up, Natl Financial Exchange Corp, Orange Co Cstl E Mortgage Mkr, Orange Co Hlth Pblc Mtrnl Wic, Peterson Susan Lmt & Nctmb, Piecemakers Country Store, Port Financial Services, Port Realty, Primerica, Torelli Realty, Young Nancy D PhD (2845 Mesa Verde Drive East), 1st Church of Christ Scientist, Christian Scn Chrchs & Rdng Rms (2880 Mesa Verde Drive East)

According to the city directory review, the adjacent properties have been occupied by various residential and commercial office tenants. Based on the city directory review, no environmentally sensitive listings were identified for the adjacent property addresses.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from USGS online on June 17, 2016. The following features were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date: 1932, 1935, 1949, 1951	
Subject Property:	Depicted as undeveloped
North:	Depicted as undeveloped to the north and northeast
Northwest:	Depicted as undeveloped
Southeast:	Depicted as undeveloped
Southwest:	Depicted as undeveloped

Date: 1965	
Subject Property:	Depicted as developed with a commercial structure
North:	Depicted as shaded red indicating urban development to the north and northeast across Andros Street
Northwest:	No significant changes are noted.
Southeast:	No significant changes are noted.
Southwest:	Depicted as undeveloped across Mesa Verde Drive East

Date: 1972, 1981	
Subject Property:	No significant changes are noted.
North:	No significant changes are noted.
Northwest:	Depicted as developed with a commercial structure
Southeast:	No significant changes are noted.
Southwest:	No significant changes are noted.

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

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data	
Name of Agency:	Orange County Health Care Agency (OCHCA)
Point of Contact:	Luis Ramirez
Agency Address:	1241 East Dyer Road Suite 120, Santa Ana, California 92702
Agency Phone Number:	(714) 433-6000
Date of Contact:	June 9, 2016
Method of Communication:	Faxed Request
Summary of Communication:	As of the date of this report, Partner has not received a response from the OCHCA for inclusion in this report.

4.1.2 Fire Department

Regulatory Agency Data	
Name of Agency:	Costa Mesa Fire Department (CMFD)
Point of Contact:	Michael Dunn
Agency Address:	77 Fair Drive, Costa Mesa, California 92628
Agency Phone Number:	(714) 754-5327
Date of Contact:	June 9 and 17, 2016
Method of Communication:	Online/Email
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the CMFD.

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

4.1.3 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	South Coast Air Quality Management District (AQMD)
Source:	http://www3.aqmd.gov/webappl/fim/prog/search.aspx
Agency Phone Number:	(909) 396-2000
Date of Contact:	June 9, 2016
Method of Communication:	Online
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the AQMD.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	Regional Water Quality Control Board (RWQCB)
Source:	http://geotracker.waterboards.ca.gov/default.asp
Agency Phone Number:	(916) 341-5791
Date of Contact:	June 9, 2016

Regulatory Agency Data	
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Source:	http://www.envirostor.dtsc.ca.gov/public/ http://hwts.dtsc.ca.gov/report_list.cfm
Agency Phone Number:	(800) 728-3618
Date of Contact:	June 9, 2016
Method of Communication:	Online
Summary of Communication:	

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

- Clarence J Sketch DDS is listed under EPA ID No. CAL000100775. This facility generated 0.0013 tons of other inorganic solid waste in 1996, 1988, 2000 and 2002. This facility was listed as inactive as of June 30, 2004.
- Dr. Brigide L Daily, DC at Suite C is listed under EPA ID No. CAL920925219. No hazardous waste manifests were reported. This facility was listed as inactive as of June 30, 2010.
- Richard L Ardis DDIS at Suite F is listed under EPA ID No. CAL000088760. No hazardous waste manifests were reported. This facility was listed as inactive as of June 30, 2015.
- Trojan Commercial Printing at Suite 120 is listed under EPA ID No. CAC002117704. This facility generated 0.3630 tons of off-specification, aged, or surplus organics in 1999. This facility was listed as inactive as of October 25, 2000.

Based on the overall small quantities of waste generated, the offsite disposal and the lack of a documented release or violation, these listings are not expected to represent a significant environmental concern.

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

4.1.6 Building Department

Regulatory Agency Data	
Name of Agency:	Costa Mesa Building Department (CMBD)
Agency Address:	77 Fair Drive, Costa Mesa, California 92628
Agency Phone Number:	(714) 754-5676
Date of Contact:	June 9 and 20, 2016
Method of Communication:	Email
Summary of Communication:	Records were available for review, as further discussed in the following table.

Building Records Reviewed for 2850 Mesa Verde Drive East (Subject Property)		
Year(s)	**Owner/Applicant**	**Description**
1963	Walter R. Gayner	Building permit for new medical, dental- offices and stores
1966	Walter R. Gaynor	Certificate of Occupancy for medical-dental offices and a store
1966	Mesa Verde Investment	Building permit for additional storage
1973	Dr. Michael Nakaniski	Building permit to add nitrous oxide line
1985	Ellis Ezra	Building permit for a new 8,740 SF shell building
1985	Ezra Ellis	Plumbing permit for a sewer connection
1986	Ezra Ellis	Certificate of Occupancy for an office Suites 117-118
1986	Ezra Ellis	Certificate of Occupancy for an office Suites 119-120
1987	Select Better Homes & Gardens Realty	Certificate of Occupancy for an office
1987	Ezra Ellis	Building permit for tenant improvement to an office
1988	E. Ellis	Building permit for tenant improvement
1992	David Ellis	Building permit to relocate gas service
2007	Ellis, Donald S Tr	Plumbing permit to replace gas line to the meter and furnace due to a leak for "State Farm" in Unit J

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

4.1.7 Planning Department

Regulatory Agency Data	
Name of Agency:	Costa Mesa Planning Department (CMPD)
Agency Address:	77 Fair Drive, Costa Mesa, California 92628
Agency Phone Number:	(714) 754-5245
Date of Contact:	June 9, 2016
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is zoned C-1 for commercial development by the City of Costa Mesa.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Source:	http://maps.conservation.ca.gov/doggr/#close
Agency Phone Number:	(916) 322-1080
Date of Contact:	June 9, 2016
Method of Communication:	Online
Summary of Communication:	According to DOGGR, no oil or gas wells are located on the subject property. However, one well identified as "NC-104" was formerly located on the southeast adjacent property, approximately 60 feet from the subject property. This geophysical hole was drilled in 1947; no oil or gas was encountered; and the well was cemented and abandoned. Abandoned oil wells have the potential to pose environmental concerns if 1) the drill cuttings were stored on the subject property and 2) if the emission of methane and hydrogen

Regulatory Agency Data	
	sulfide gases is likely to impact the subject property. During oil well drilling of this type, it was common practice to deposit the drilling cuttings in a large excavation near the location of the well. The drilling cuttings could potentially contain elevated levels of crude oil, petroleum hydrocarbons and metals. An additional issue of concern with oil wells is the potential emission of methane and hydrogen sulfide gases. These gases can migrate through geologic materials and/or through pathways such as old oil wells, fissures, and fractures in underlying geologic formations. The emitted gases have the potential to accumulate within building interiors or basements and adversely affect human health. The former well was situated under the eastern adjacent building which has been developed as a light industrial warehouse. No evidence of drilling mud disposal pits or ponds was observed on or adjacent to the subject property during Partner's review of historical aerial photographs (including one dated 1938). Based on this information and the distance of the former well from the subject property, the abandoned oil well on the southeast adjacent property is not expected to represent a significant environmental concern.

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

4.1.9 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Orange County Assessor (OCA) and Chicago Title online
Agency Address:	11 Civic Center Plaza, Santa Ana, California 92701
Agency Phone Number:	(714) 834-2727
Date of Contact:	June 9, 2016
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor's Parcel Number (APN) 139-313-09 and is currently owned by Donald S Ellis Trust. The current buildings were constructed in 1963 (Building A) and 1985 (Building B) and total approximately 24,267 square feet on a 2.05 acre lot.

4.2 Mapped Database Records Search

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

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

4.2.1 Regulatory Database Summary

Radius Report Data				
Database	**Search Radius (mile)**	**Subject Property**	**Adjacent Properties**	**Sites of Concern**
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	N	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N/A	N/A
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
HazNet	Subject Property	**Y**	N/A	N/A
FINDS	Subject Property	**Y**	N/A	N/A
ECHO	Subject Property	**Y**	N/A	N/A
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	N	N	N
EDR US Hist Cleaners	Varies	N	N	N

4.2.2 Subject Property Listings

The subject property is identified as HazNet, FINDS and an ECHO site in the regulatory database report, as discussed below:

- Tenants at the subject property, identified as Trojan Commercial Printing and Clarence J Sketch DDS at 2850 Mesa Verde Drive East, are listed as hazardous waste generators, as previously discussed in Section 4.1.5.

Monitoring Station at 2850 Mesa Verde Drive East is listed in the FINDS and ECHO databases. No violations are reported. No other pertinent information is provided in the regulatory database report. Partner presumes this listing is associated with the tenant at Suite 116 identified as AQMD, which is occupied by an air quality monitoring office. Based on the lack of a documented release or violation and the lack of concerns identified onsite, these listings are not expected to represent a significant environmental concern.

4.2.3 Adjacent Property Listings

The adjacent properties are not identified in the regulatory database report.

4.2.4 Sites of Concern Listings

No sites of concern are identified in the regulatory database report.

4.2.5 Orphan Listings

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

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

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

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

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

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

Pursuant to ASTM E1527-13, Partner requested the following site information from Pinnacle Residential (User of this report).

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

5.1 Interviews

5.1.1 Interview with Owner

Mr. Don Ellis, subject property owner, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Ellis, the subject property was developed in 1963 (Building A) and 1985 (Building B) for commercial use. Mr. Ellis further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of his knowledge.

5.1.2 Interview with Report User

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

5.1.3 Interview with Key Site Manager

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

According to Mr. Gelber, the subject property was developed in the 1980s for commercial use. Mr. Gelber further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of his knowledge.

5.1.4 Interviews with Past Owners, Operators and Occupants

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

5.1.5 Interview with Others

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

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

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

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

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

5.2.5 Commonly Known or Reasonably Ascertainable Information

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

5.2.6 Previous Reports and Other Provided Documentation

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

6.0 SITE RECONNAISSANCE

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

Site Assessment Data	
Site Assessment Performed By:	Brittney Eugenio
Site Assessment Conducted On:	June 16, 2016

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

Site Visit Personnel for 2850 Mesa Verde Drive East (Subject Property)			
Name	**Title/Role**	**Contact Number**	**Site Walk* Yes/No**
Steve Gelber	Key Site Manager	(310) 722-6010	Yes

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

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

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

Biohazardous waste (including sharps) is generated by medical treatment activities at the subject property. According to onsite personnel, the waste is stored in plastic containers and is either picked up or shipped off to a licensed disposer. Based on the observed conditions and lack of identified concerns, the storage and handling of biohazardous waste is not expected to represent a significant environmental concern.

6.1.2 Sewage Discharge and Disposal

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

6.1.3 Surface Water Drainage

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

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by Southern California Edison and the Southern California Gas Company, respectively.

6.1.5 Wells and Cisterns

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

6.1.6 Wastewater

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

6.1.7 Septic Systems

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

6.1.8 Additional Site Observations

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

6.2 Potential Environmental Hazards

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

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

Hazardous Substances and/or Petroleum Products Noted Onsite

Substance	Container Size	Location	Nature of Use	Disposal Method
Spent X-ray Solution	1x 5-gallon container	Building A- Suite F	Dental Activities	Disposed off-site with a licensed contractor
X-ray Developer	Various	Building A- Suite F	Dental Activities	N/A
Cleaning Chemicals	Various	Various	Routine Maintenance	N/A

The dental office at Building A- Suite F, is equipped with an x-ray film developer. No evidence of leakage from the equipment was observed during the site reconnaissance. The waste chemicals are stored in a plastic container and removed by a licensed hauler. The materials were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. Secondary containment is not provided. Based on the nature of use and the small quantities observed, these materials are not expected to represent a significant environmental concern. However, as a best management practice, secondary containment should be provided for the x-ray chemicals, to reduce the potential for future spills.

Small quantities of general maintenance supplies and household cleaning chemicals were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

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

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

6.2.3 Evidence of Releases

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

6.2.4 Polychlorinated Biphenyls (PCBs)

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

6.2.5 Strong, Pungent or Noxious Odors

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

6.2.6 Pools of Liquid

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

6.2.7 Drains, Sumps and Clarifiers

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

6.2.8 Pits, Ponds and Lagoons

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

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

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

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building

constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed in 1963 (Building A) and 1985 (Building B). Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property (Building A). The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interiors	No	Good
Floor Tiles	Throughout Building Interiors	No	Good
Floor Tile Mastic	Throughout Building Interiors	No	Good
Ceiling Tiles	Throughout Building Interiors	Yes	Good
Stucco	Throughout Building Exteriors	Yes	Good
Roofing Materials	Roof	No	Not Assessed

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

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

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

6.3.2 Lead-Based Paint (LBP)

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

6.3.3 Radon

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

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

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

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

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Mesa Water District serves the subject property vicinity. According the 2016 Water Quality Report, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Costa Mesa are local groundwater from the Orange County groundwater basin and surface water imported from the Colorado River and Northern California. According to the City of Costa Mesa and the 2016 Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

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

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

Partner observed areas of water staining on several ceiling tiles in Building B- Suite 116. No signs of mold growth were observed. The source of the water intrusion was not apparent.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during

the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 FINDINGS AND CONCLUSIONS

Findings

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

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

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

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

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

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

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

- Due to the age of Building A, there is a potential that asbestos-containing materials (ACMs) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. If ACMs are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect ACM can also be managed under the auspices of an Operations and Maintenance (O&M) plan.
- The dental office at Building A- Suite F, is equipped with an x-ray film developer. No evidence of leakage from the equipment was observed during the site reconnaissance. The waste chemicals are stored in a plastic container and removed by a licensed hauler. The materials were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills.

Secondary containment is not provided. Based on the nature of use and the small quantities observed, these materials are not expected to represent a significant environmental concern. However, as a best management practice, secondary containment should be provided for the x-ray chemicals, to reduce the potential for future spills.

- Partner observed water staining on several ceiling tiles in Building B- Suite 116. No signs of mold growth were observed. The source of the water intrusion was not apparent. The source of water intrusion should be eliminated and water damaged building materials (e.g., ceiling tiles, and possibly other building components that could not be observed during the course of this assessment) should be removed and replaced as needed.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 2850 Mesa Verde Drive East in the City of Costa Mesa, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. Based on the conclusions of this assessment, no further assessment is required.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 2850 Mesa Verde Drive East in the City of Costa Mesa, Orange County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

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

Prepared By:

Brittney Eugenio
Environmental Scientist

Reviewed By:

Cynthia Brisbane
Project Manager

Robert Vaughn
National Client Manager

9.0 REFERENCES

Reference Documents

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

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

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

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

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

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

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

FIGURES

1 SITE LOCATION MAP

2 SITE PLAN

3 TOPOGRAPHIC MAP

PARTNER

FIGURE 1: SITE LOCATION MAP
Project No. 16-164330.1

Drawing Not To Scale

PARTNER

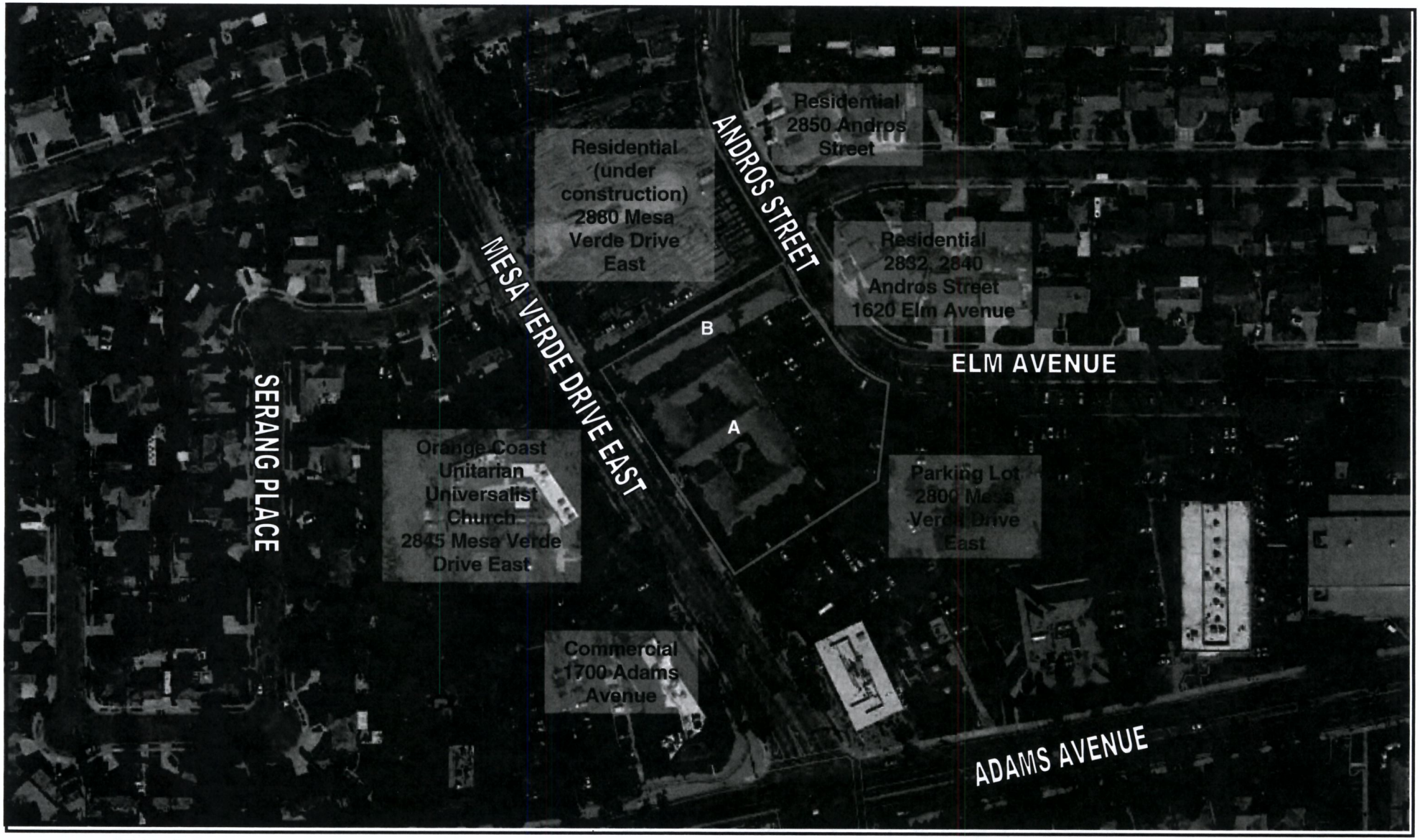
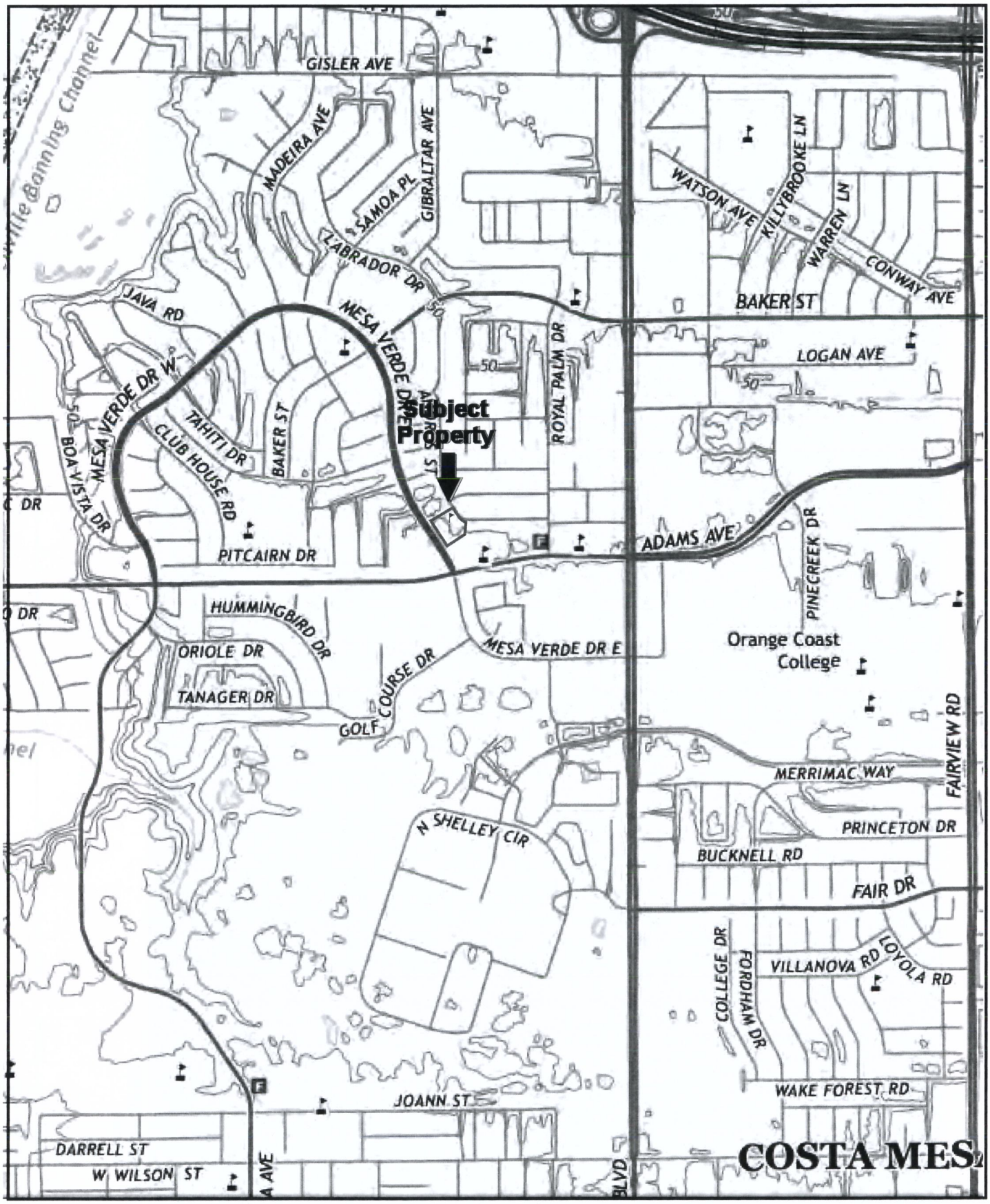


FIGURE 2: SITE PLAN
Project No. 16-164330.1

PARTNER



USGS 7.5 Minute *Newport Beach, California* Quadrangle Created: 2015

FIGURE 3: TOPOGRAPHIC MAP
Project No. 16-164330.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS

PARTNER

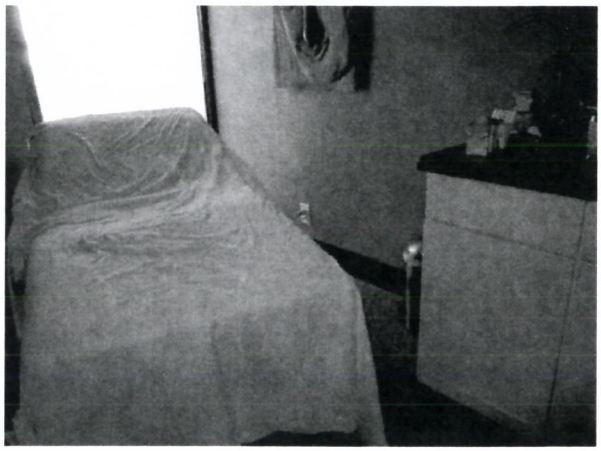
1. View of the southwestern portion of Building A of the subject property.

2. View of the northeastern and southeastern portions of Building A of the subject property.

3. View of the southwestern portion of Building B of the subject property.

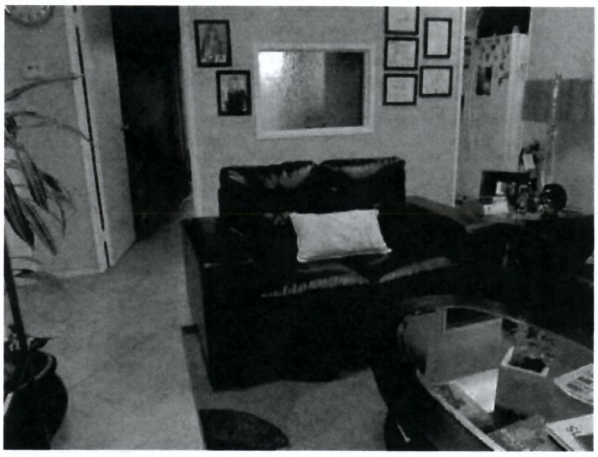
4. View of typical asphalt-paved parking areas located on the subject property.

5. View of a typical courtyard area located on the subject property.

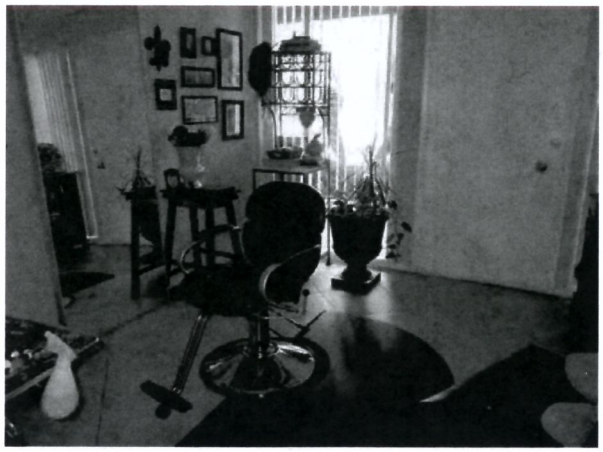


6. View of a typical patient exam/treatment room located in Suites B and C of the subject property.

7. View of a typical break area located in Suite D of the subject property.



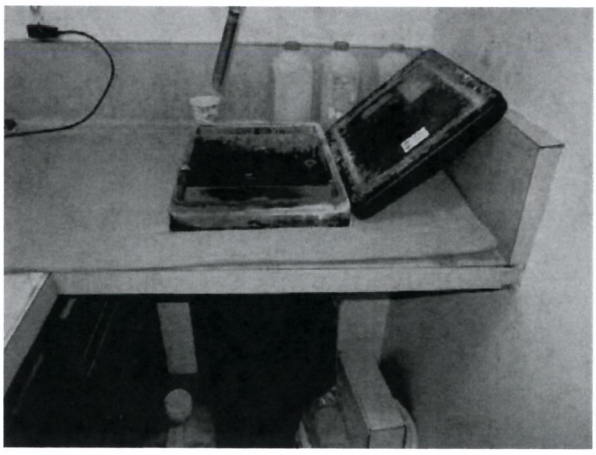
8. View of a typical waiting area located in Suite E of the subject property.



9. View of a typical hair cutting station located in Suite E of the subject property.

10. View of a typical dental patient exam room located in Suite F of the subject property.

11. View of a typical biohazardous waste bin located in Suite F of the subject property.

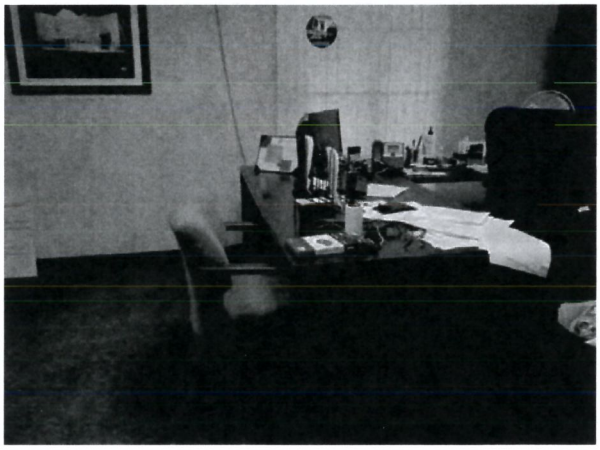


12. View of the x-ray developing equipment located in Suite F of the subject property.

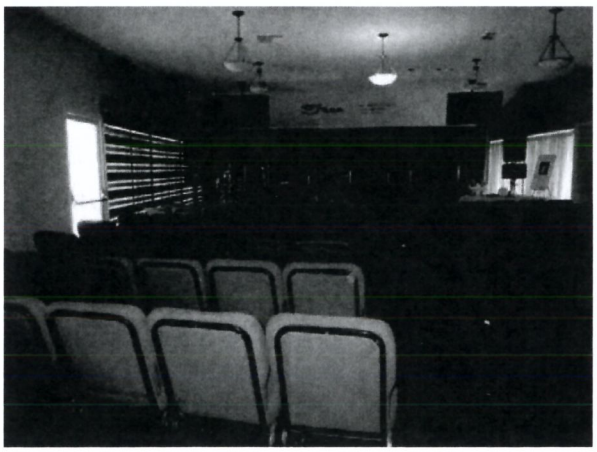
13. View of the spent x-ray solution located in Suite F of the subject property.

14. View of the x-ray developer solution located in Suite F of the subject property.

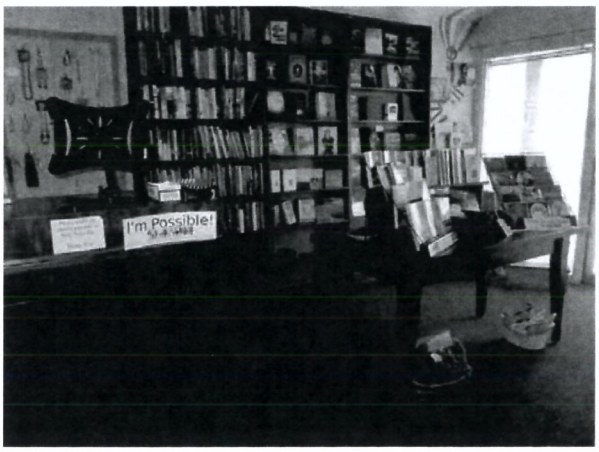
15. View of the universal waste bin located in Suite F of the subject property.



16. View of a typical office located in Suite G of the subject property.



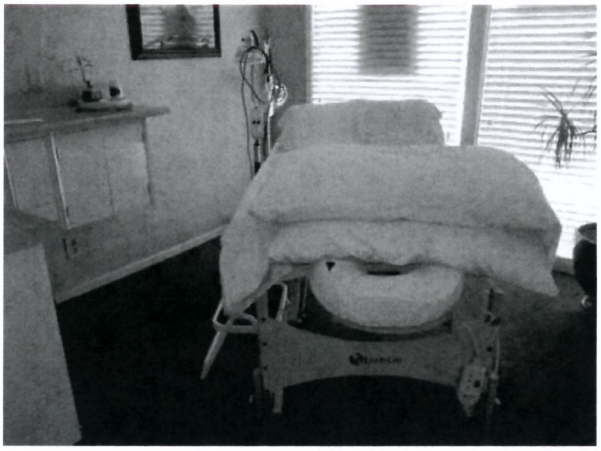
17. View of the church located in Suites L and M of the subject property.



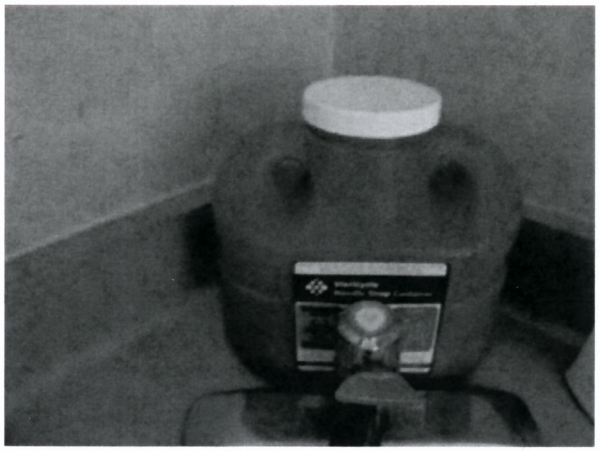
18. View of the book store located in Suites L and M of the subject property.

19. View of a typical child care room located in Suite J of the subject property.

20. View of the patient waiting room located in Suite K of the subject property.



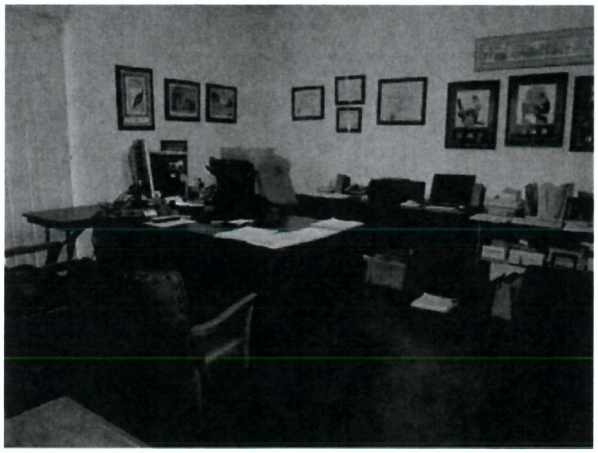
21. View of a typical patient exam/treatment room located in Suite K of the subject property.



22. View of a typical biohazardous waste container located in Suite K of the subject property.

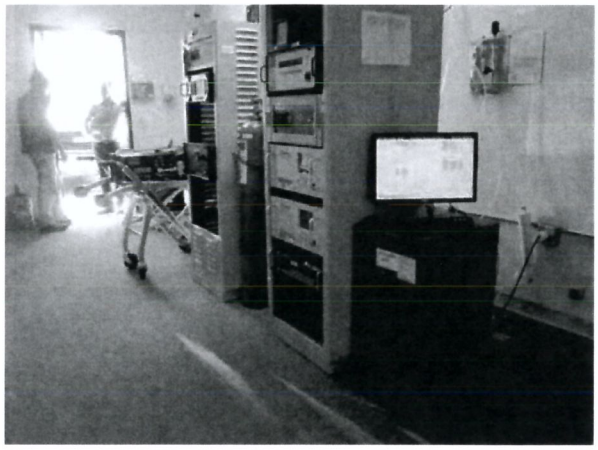
23. View of a typical conference room located in Suite N of the subject property.

24. View of a typical work station area located in Suite O of the subject property.

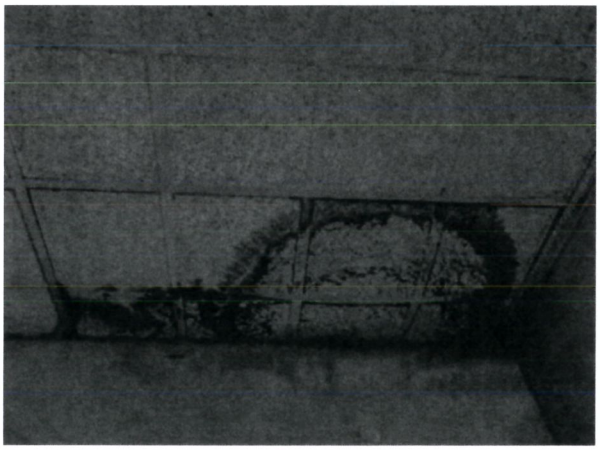


25. View of a typical office located in Suite 101 of the subject property.

26. View of the interior of Suite 107 of the subject property.

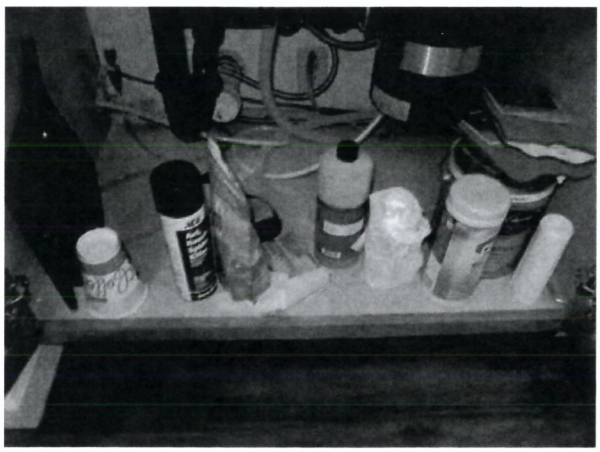


27. View of air quality monitoring equipment located in Suite 116 of the subject property.



28. View of water-stained ceiling tiles located in Suite 116 of the subject property.

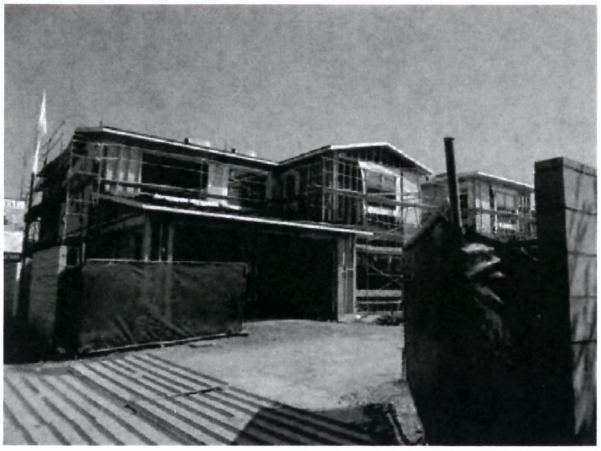
29. View of a typical restroom located in various suites of the subject property buildings.



30. View of typical cleaning chemicals located in various suites of the subject property buildings.

31. View of the northern adjacent property from across Andros Street.

32. View of the northeastern adjacent properties from across Andros Street.



33. View of the northern adjacent property.

34. View of the southeastern adjacent property.

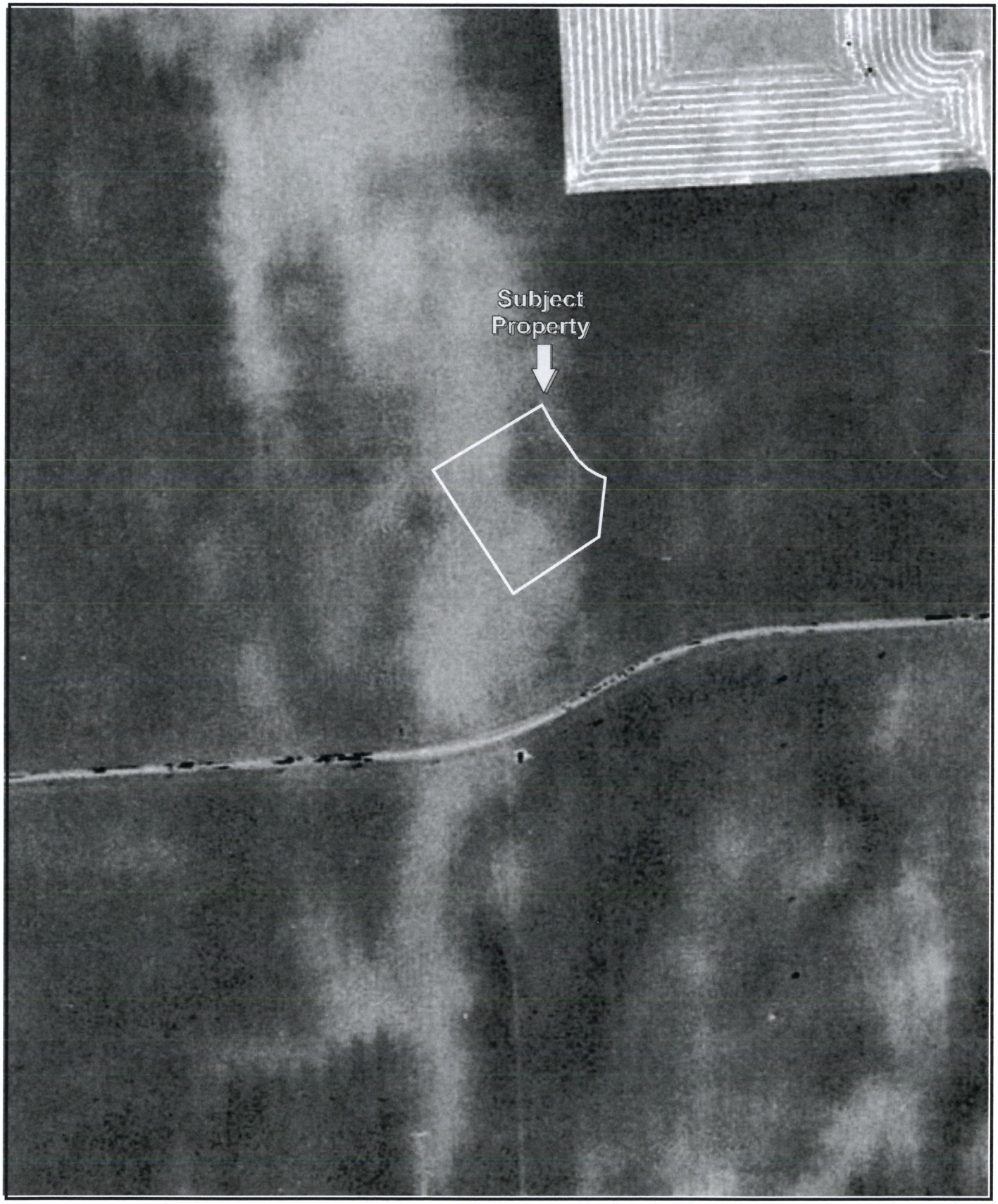
35. View of a southwestern adjacent property from across Mesa Verde Drive East.

36. View of an additional southwestern adjacent property from across Mesa Verde Drive East.

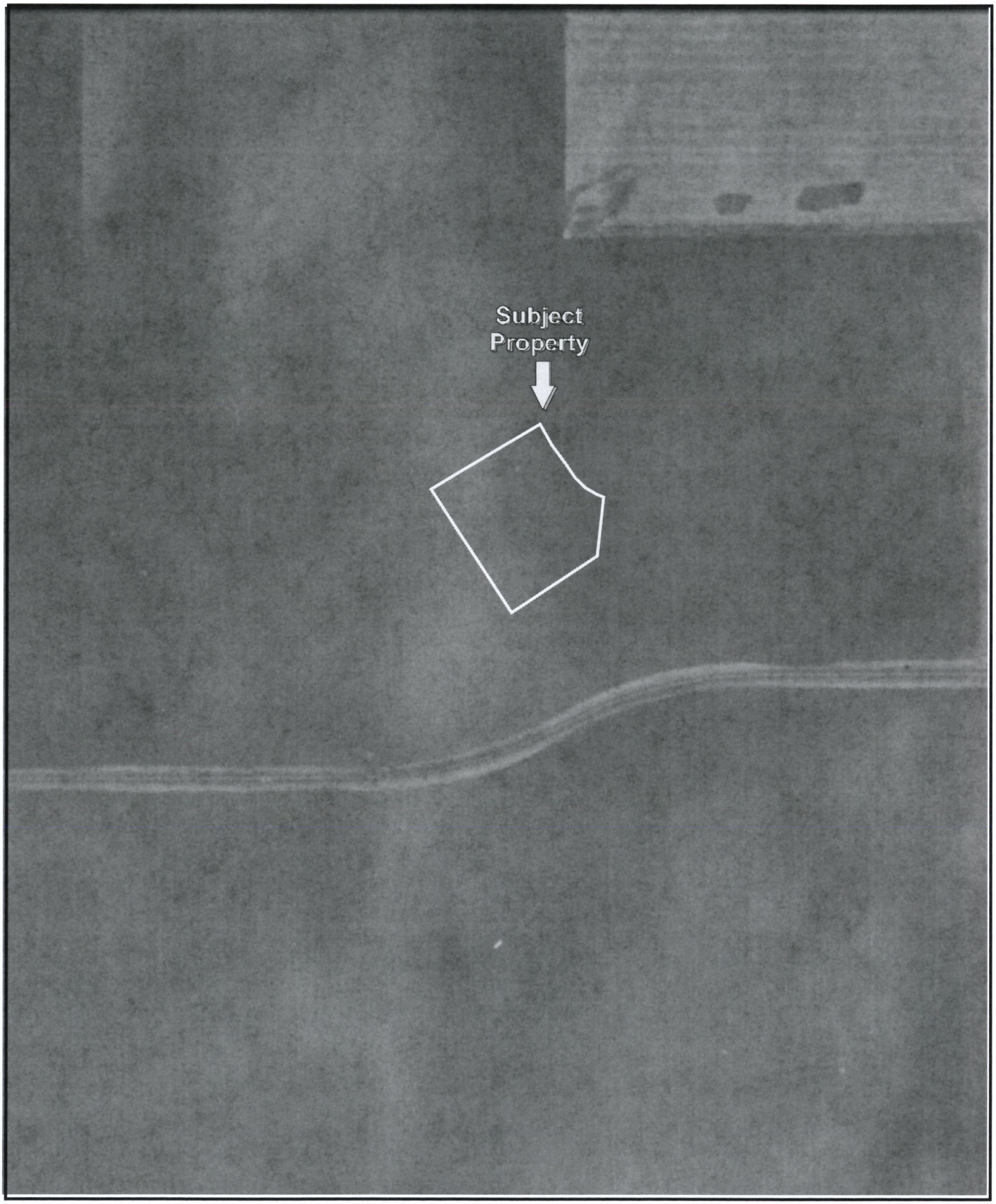
APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

PARTNER

Date of Photograph: 1938



Date of Photograph: 1947



Date of Photograph: 1953

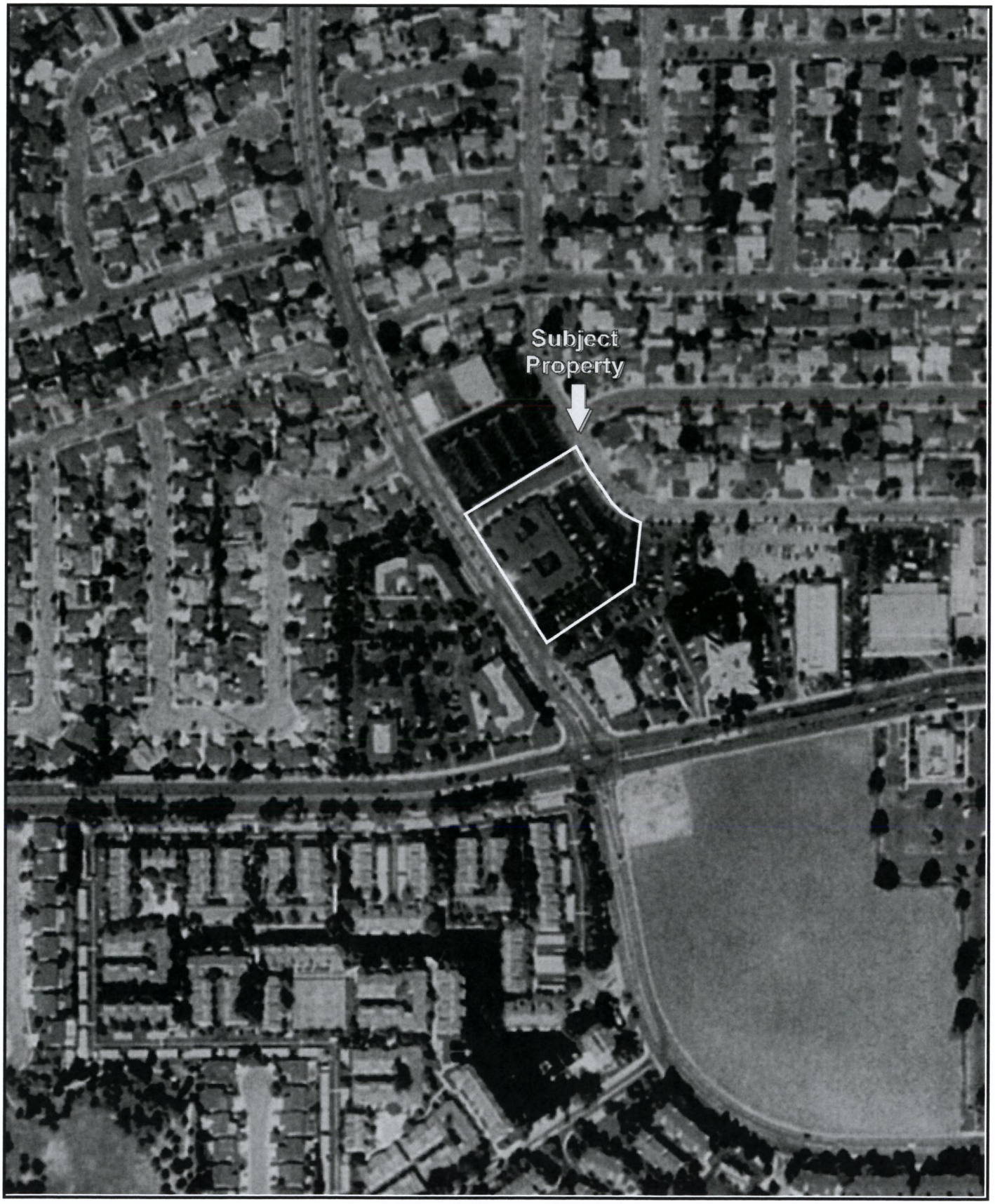
Date of Photograph: 1963

Date of Photograph: 1972

Date of Photograph: 1977

Date of Photograph: 1987

Date of Photograph: 1990



Date of Photograph: 1995

Date of Photograph: 2005

Date of Photograph: 2009

Date of Photograph: 2010

Date of Photograph: 2012

2850 Mesa Verde Drive East

2850 Mesa Verde Drive East

Costa Mesa, CA 92626

Inquiry Number: 4641613.2

June 08, 2016

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

06/08/16

Site Name:

2850 Mesa Verde Drive East
2850 Mesa Verde Drive East
Costa Mesa, CA 92626
EDR Inquiry # 4641613.2

Client Name:

Partner Engineering and Science, Inc.
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000
Contact: Cheyenne Ringlero

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Partner Engineering and Science, Inc. 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.

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Certification # 616E-42C0-84A0

PO # NA

Project 16-164330.1

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 #: 616E-42C0-84A0

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- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

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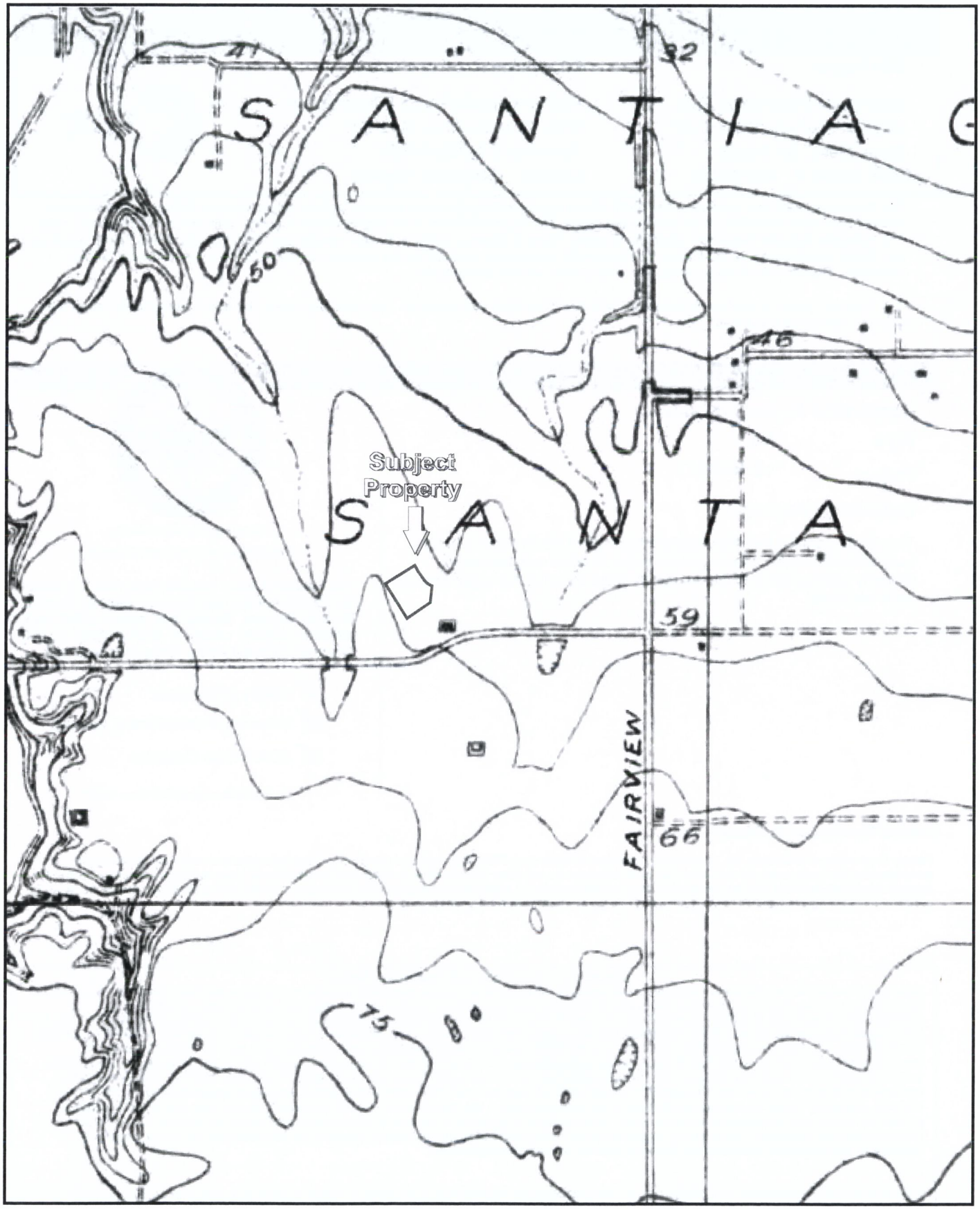
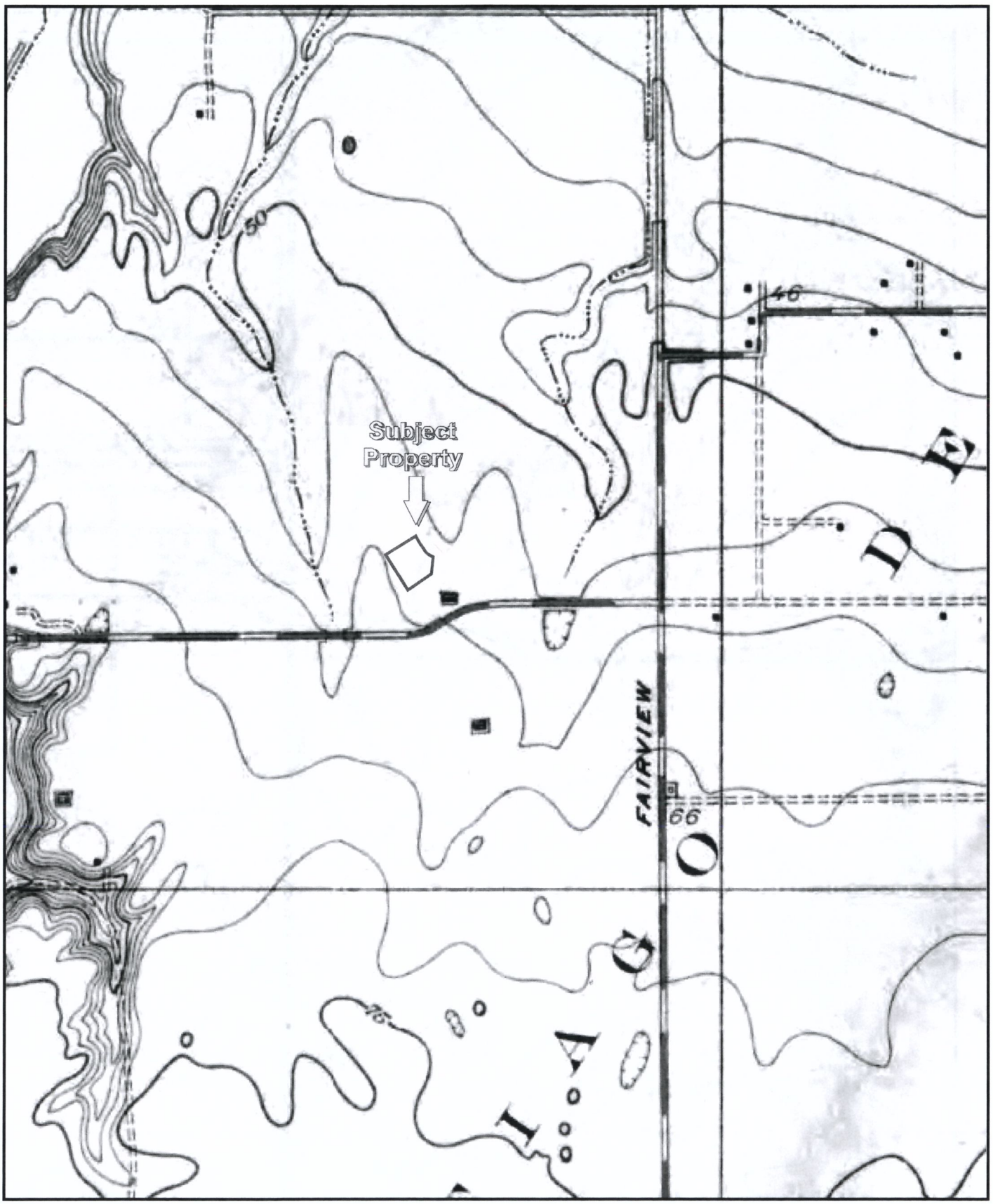


USGS 7.5 Minute *Newport Beach, California* Quadrangle Created: 1932



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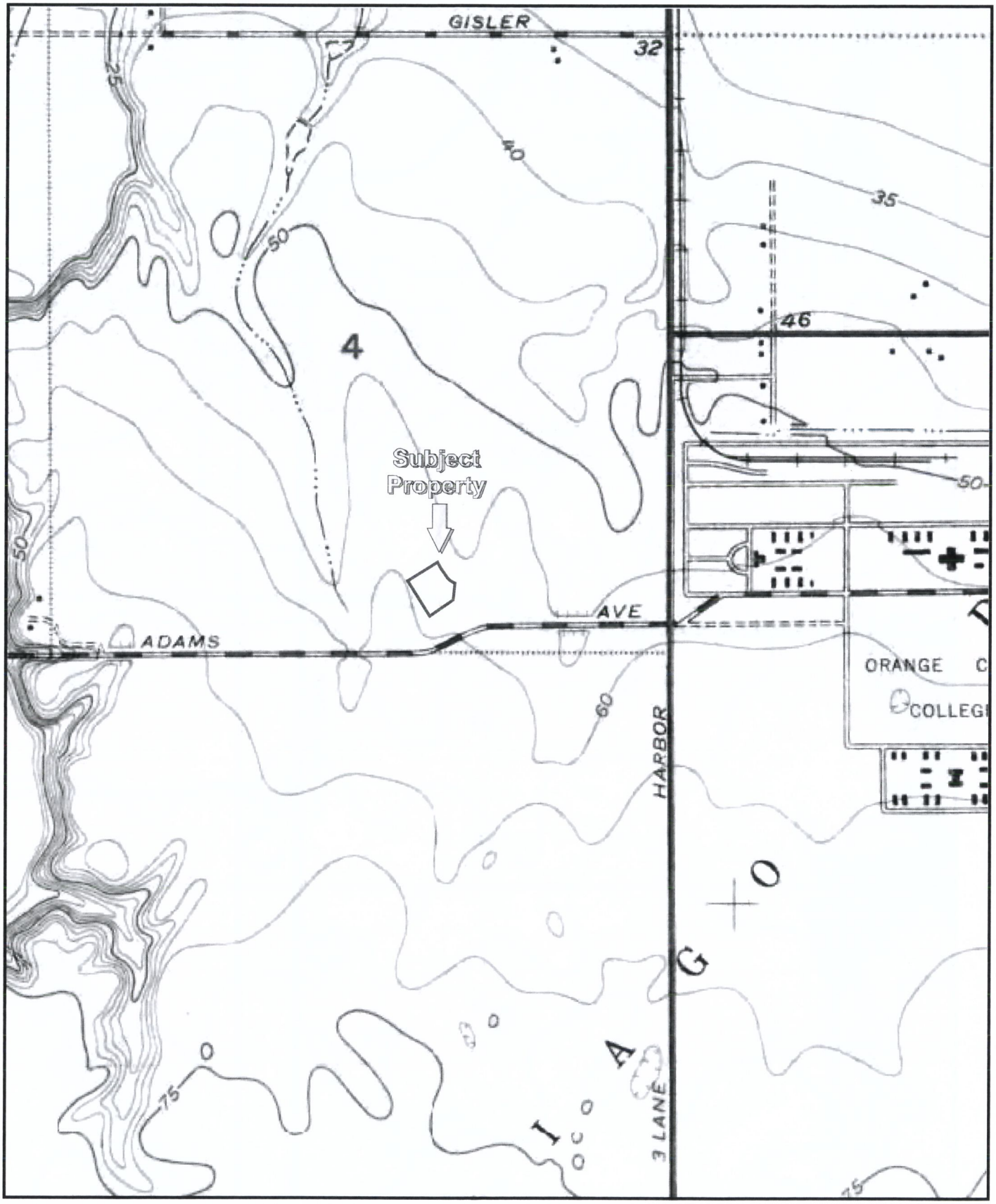
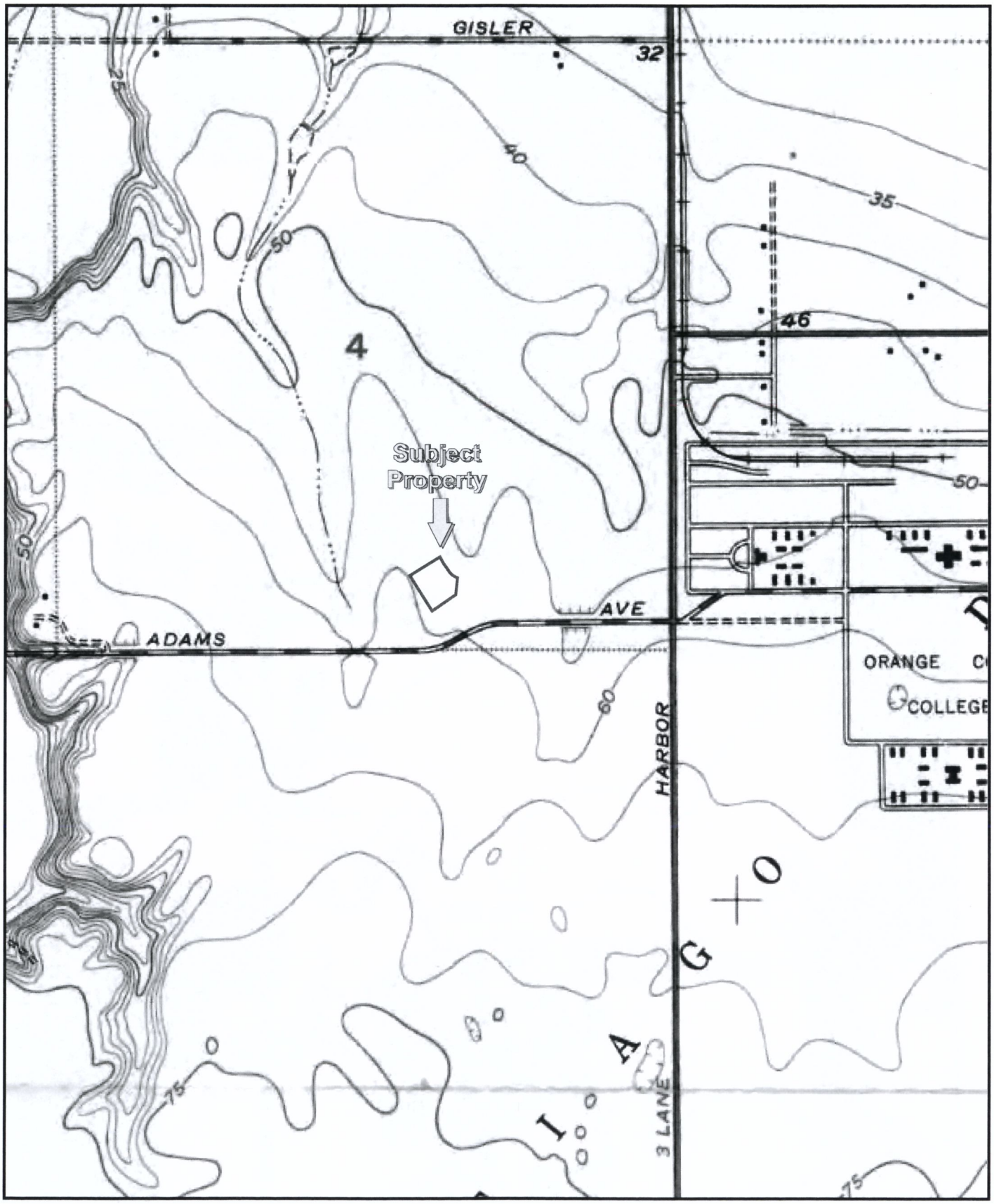
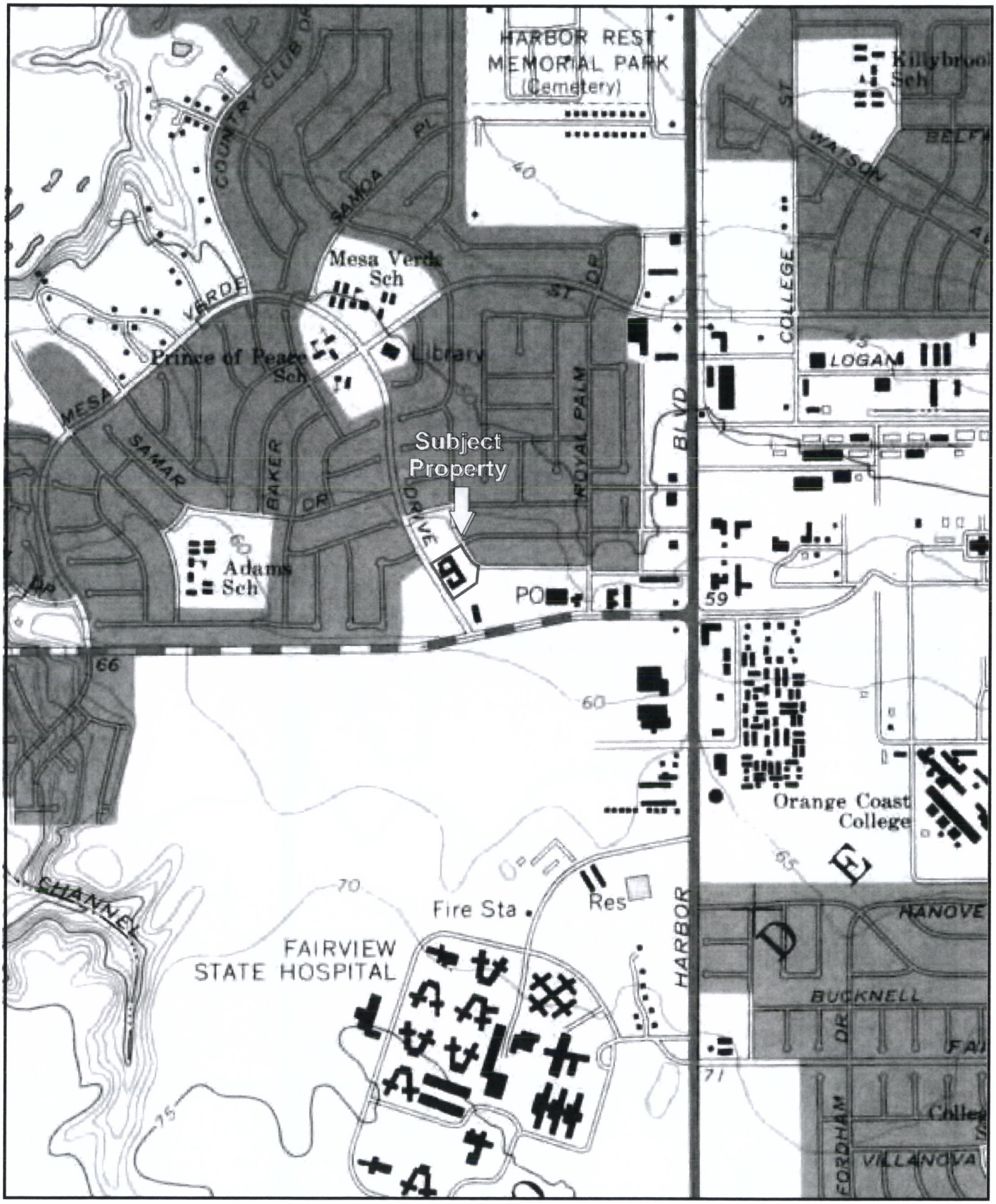


USGS 7.5 Minute *Newport Beach, California* Quadrangle Created: 1949

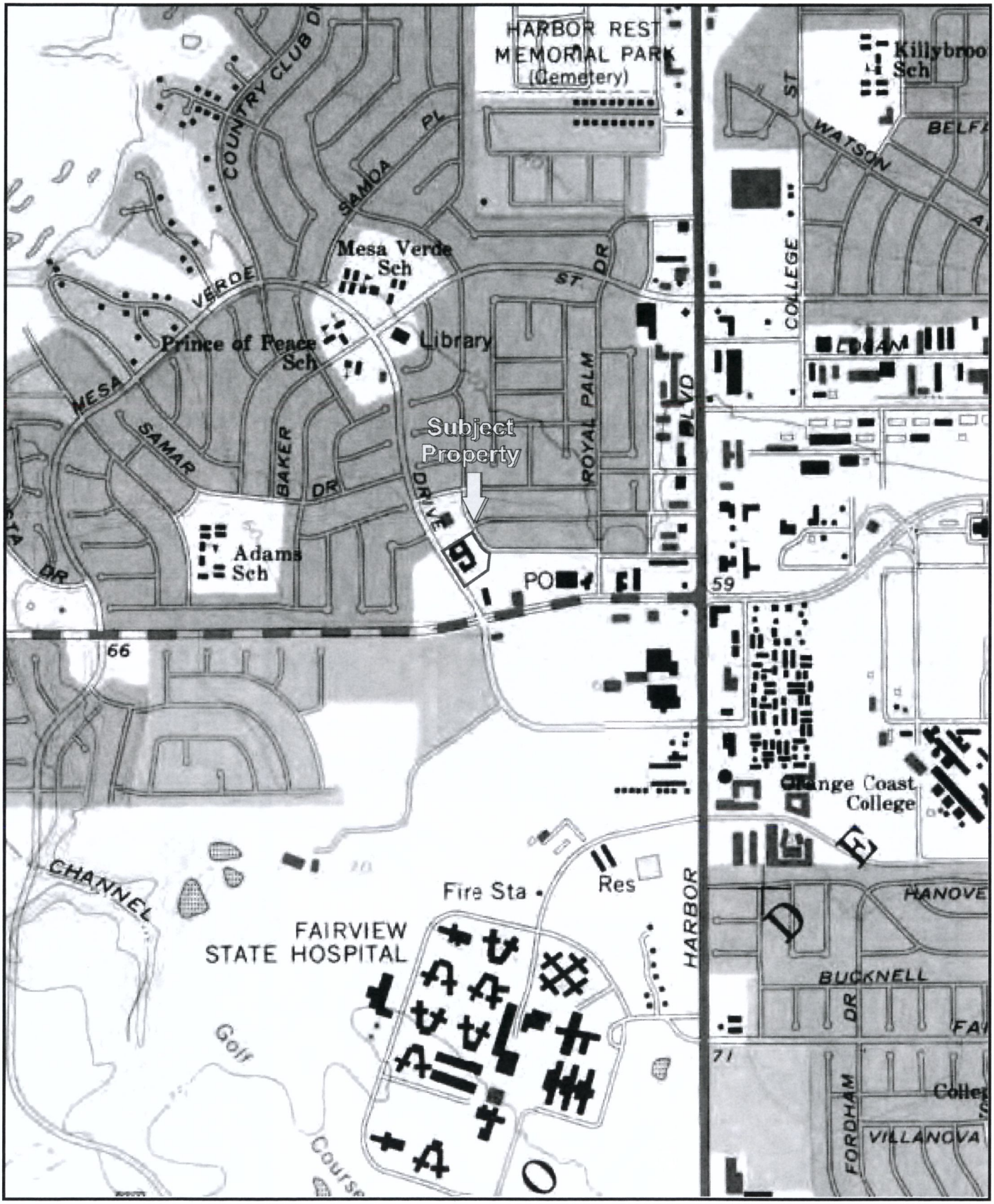


USGS 7.5 Minute *Newport Beach, California* Quadrangle Created: 1951

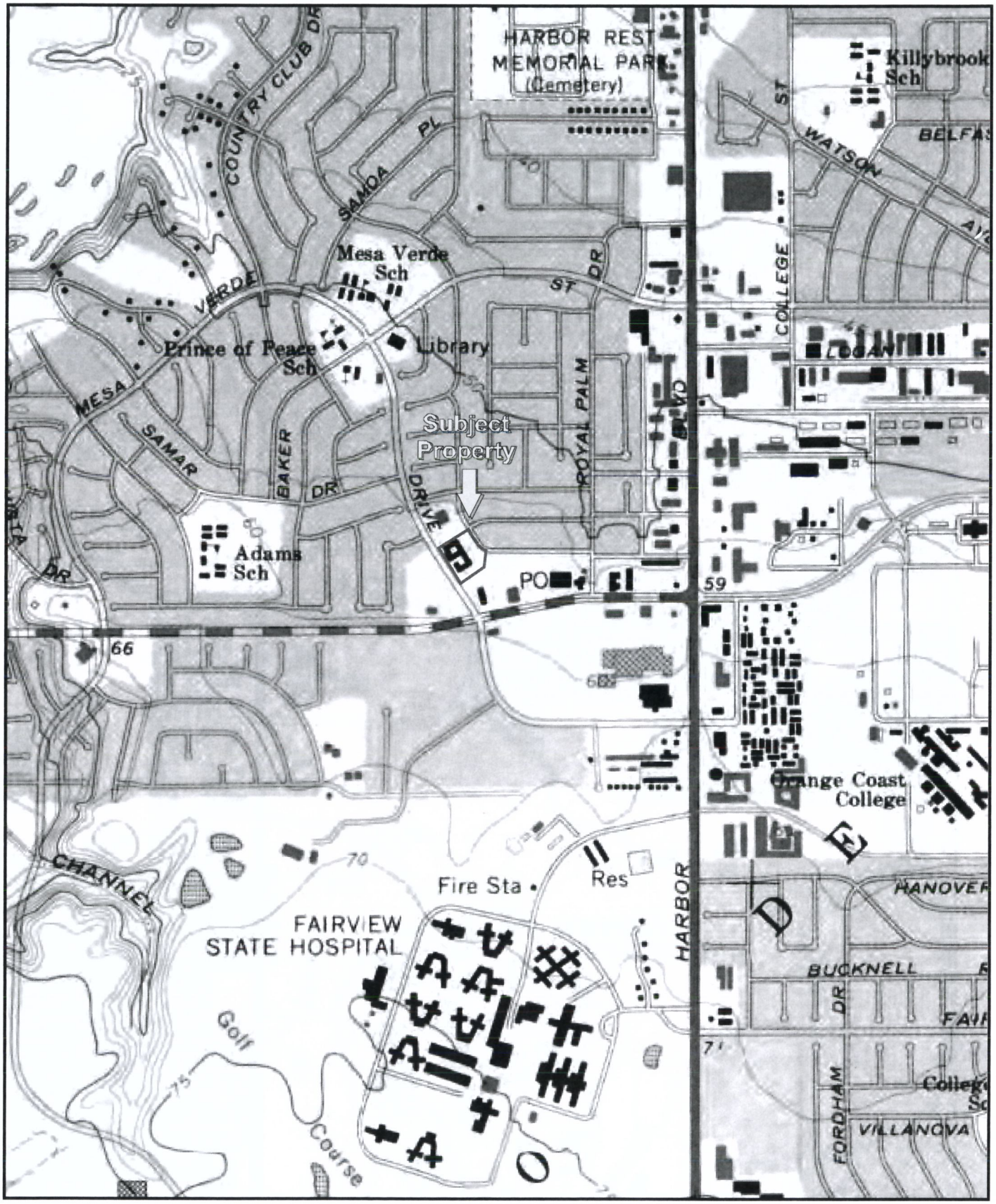


USGS 7.5 Minute *Newport Beach, California* Quadrangle

Created: 1965



USGS 7.5 Minute *Newport Beach, California* Quadrangle Created: 1965/Revised: 1972



USGS 7.5 Minute *Newport Beach, California* Quadrangle Created: 1965/Revised: 1981

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:	CAL920925219	**Status:**	INACTIVE
Name:	DR BRIGIDE L DAILY, DC	**Inactive Date:**	6/30/2010 12:00:00 AM
County:	ORANGE	**Record Entered:**	4/1/1992 12:00:00 AM
NAICS:	62131	**Last Updated:**	11/22/2010 5:59:50 PM

	Name	Address	City	State	Zip Code	Phone
Location	DR BRIGIDE L DAILY, DC	2850 MESA VERDE DR E STE C	COSTA MESA	CA	926264857	
Mailing		2975 FAIRVIEW RD	COSTA MESA	CA	926260000	
Owner	BRIGIDE L. DAILY	2850 MESA VERDE DR E STE C	COSTA MESA	CA	926260000	7146620670
Operator/Contact	DR. DAILY	2850 MESA VERDE DR E STE C	COSTA MESA	CA	926264857	7146620670

Based Only Upon ID Number: **CAL920925219**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

No Records

Found

Non California Manifest Total Tonnage

No Records Found

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 06/09/2016

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:	CAL000100775	**Status:**	INACTIVE
Name:	CLARENCE J SKETCH DDS	**Inactive Date:**	6/30/2004 3:01:00 PM
County:	ORANGE	**Record Entered:**	8/18/1995 12:00:00 AM
NAICS:	62121	**Last Updated:**	3/28/2005 3:01:00 PM

	Name	Address	City	State	Zip Code	Phone
Location	CLARENCE J SKETCH DDS	2850 MESA VERDE DRIVE	COSTA MESA	CA	926260000	
Mailing		2850 MESA VERDE DR E	COSTA MESA	CA	926264857	
Owner	CLARENCE J SKETCH	-L	--	99	--	7145463230
Operator/Contact	TED COTE	ENVIRONMENTAL TRANSLOADING SVS	LOS ANGELES	CA	900210000	2136287000

Based Only Upon ID Number: **CAL000100775**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDF	ALT. TSDF
1996	1 0.00100	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1998	1 0.00010	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1999	1 0.00000	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2000	1 0.00010	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2002	1 0.00010	0 0.00000	0 0.00000	0 0.00000	0 0.00000

Non California Manifest Total Tonnage

No Records Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF
RCRA	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF

Waste Code Matrix as a spreadsheet

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 06/09/2016

California Waste Code by Year Matrix

ID Number: CAL000100775
Entity Type: Generator

1996 ▾ 2016 ▾ Select Years

Calif. Code	Description	1996	1998	1999	2000	2002
181	OTHER INORGANIC SOLID WASTE	0.00100	0.00010	0.00000	0.00010	0.00010
	Grand Totals	0.00100	0.00010	0.00000	0.00010	0.00010

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Report Generation Date: 06/09/2016

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:	CAC002117704	**Status:**	INACTIVE
Name:	TROJAN COMMERCIAL PAINTING	**Inactive Date:**	10/25/2000 12:00:00 AM
County:	ORANGE	**Record Entered:**	9/16/1999 12:00:00 AM
NAICS:	N/A	**Last Updated:**	10/25/2000 12:00:00 AM

	Name	Address	City	State	Zip Code	Phone
Location	TROJAN COMMERCIAL PAINTING	2850 E MESA VERDE DR STE 120	COSTA MESA	CA	926260000	
Mailing		2850 E MESA VERDE DR STE 120	COSTA MESA	CA	926260000	
Owner	HECTOR GOMEZ	2850 E MESA VERDE DR STE 120	COSTA MESA	CA	926260000	7144380175
Operator/Contact	HECTOR GOMEZ-OWNER	2850 E MESA VERDE DR STE 120	COSTA MESA	CA	926260000	7144380175

Based Only Upon ID Number: **CAC002117704**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDF	ALT. TSDF
1999	2 0.36300	0 0.00000	0 0.00000	0 0.00000	0 0.00000

Non California Manifest Total Tonnage

No Records Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF
RCRA	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF

Waste Code Matrix as a spreadsheet

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 06/09/2016

California Waste Code by Year Matrix

ID Number: CAC002117704
Entity Type: Generator

1999 ▾ 2016 ▾ Select Years

Calif. Code	Description	1999
331	OFF-SPEC, AGED, OR SURPLUS ORGANICS	0.36300
	Grand Total	0.36300

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 06/09/2016

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Edmund G. Brown Jr.
Governor

EPA ID PROFILE

Map

ID Number:	CAL000088760	**Status:**	INACTIVE
Name:	RICHARD L ARDIS DDS	**Inactive Date:**	6/30/2015 12:00:00 AM
County:	ORANGE	**Record Entered:**	9/17/1992 12:00:00 AM
NAICS:	62121	**Last Updated:**	1/27/2016 11:13:08 AM

	Name	Address	City	State	Zip Code	Phone
Location	RICHARD L ARDIS DDS	2850 MESA VERDE DR EAST STE F	COSTA MESA	CA	926260000	
Mailing		2850 MESA VERDE DR E STE F	COSTA MESA	CA	926260000	
Owner	RICHARD ARDIS	2850 MESA VERDE DR E STE F	COSTA MESA	CA	926260000	7146413272
Operator/Contact	RICHARD ARDIS OWNER	2850 MESA VERDE DR	COSTA MESA	CA	92626	7146413272

Based Only Upon ID Number: **CAL000088760**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	INACTIVE

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

No Records

Found

Non California Manifest Total Tonnage

No Records Found

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 06/09/2016

ENGINEERING DIVISION
DEVELOPMENT/CONSTRUCTION LOG

DEVELOPMENT NO. S-2003-194 CROSS REF. NA A.P. NO. 139-313-09

LOCATION 2850 MESA VERDE DR. EAST

Engineer	Developer
Address	Address
Telephone	Telephone

CONDITIONS — Date/Initial

- Received
- C-10 (87) File
- Development Survey
- Conditioned
- Returned to Planning
- Letter to City Council

PLANNING COMMISSION/STAFF REPORT

Approval Date ____ Expires ____

DEVELOPMENT REVIEW

Approval Date ____ Expires ____

CITY COUNCIL

Approval Date ____ Appeal ____

FEES AND DOCUMENTS

Fees	Amt. Req'd.	Date Pd./Init	Documents	Date Rec'd/Init
☒ Map Check	630-	4/29/04	☒ Cross Sections PLANNING	2/2/04 MG
☐ Drainage ($/acre) Ø NO Development			☒ Title Report	
☐ Advance Energy			☒ Traverse Sheet	1-22-04 MG
☐ Inspection (1)			☐ Hydro/Hydra Calc	
☐ Street Plan Chk			☐ Soils Report	
☐ Grading Plan Chk			☒ OC Map Check	1-8-04 MG
☐ OC San. District			☐ Subdivision Agmt.	NA
☐ C.M.S.D. Ord. # 16			☒ Land Use Restrict. NON-INTERFERENCE LETTER	
☐ C.M.S.D. (P.C. & I)			☒ Hold Harmless Agmt PLANNING	2-2-04 MG
☐ Traffic Mit. Fee			☐ Dedication Release	
☐ San Joaquin Corr			☒ As Built Plans AWAITS MYLAR	
☒ Other PLANNING Approval	Ø	2/2/04 MG	☒ Line & Grade Cert. @ BUILDING	
			☒ Reimbursement Agmt DIGITAL FILE	

DEPOSITS FOR FUTURE CONSTRUCTION

Type	Purpose	Check No.	Date Rec'd Initial	Receipt No.	Ref. No.	Date to Finance/ Initial	Date Refunded/ Initial

BONDS AND AGREEMENTS

	Amount	Bond No.	Ins. Co.	Date Rec'd/ Initial	Held By	Date Exonerated/ Initial
Performance						
Labor and Materials						
Survey Monument						
Sewer						

PLAN AND MAP CHECKING

	Grading In/Out	Street In/Out	Storm Drain In/Out	Tract Map In/Out	Parcel Map In/Out
1.	/	/	/	/	AM 11-23-04
2.	/	/	/	/	A-2-04
3.	/	/	/	/	/
4.	/	/	/	/	/

ORIGINAL SIGNED — TIM 5-12-04

FIELD CHECK

ROUGH GRADE PERMIT

UTILITY VERIFICATION

- Sewer
- Water
- Fire
- SCH
- SCO
- Pac Bell
- Other

CITY OF COSTA MESA

Department of Public Services / Engineering Division

INTER OFFICE MEMORANDUM

TO: Julie Folcik, Deputy City Clerk

FROM: Michael Guevara, Assistant Engineer MG

DATE: May 13, 2004

SUBJECT: **Parcel Map No. 2003-194**

Please find attached hereto the original mylars of Parcel Map No. 2003-194 for 2850 Mesa Verde Drive East. The City Engineer has signed this map.

Please sign the map for acceptance on behalf of the City. I will contact the subdivider to arrange for pick-up of the map from your office by a title company.

Thank you.

PROCEDURE FOR FINAL PARCEL MAP APPROVAL

ENGINEERING/DEVELOPMENT
FINAL VERIFICATIONS FOR PARCEL MAP NO. 2003-194
LOCATED AT: 2850 MESA VERDE DR

A. Verification and completion of the following map requirements is required prior to submittal to City Engineer for final approval.

Fees and Documents

Fees	Comments:	Final Verification:
Map Check	$ 6030.- PN	By MG
Off-site Plan Check	Ø	By MG
O.C. Sanitary District	NA	By MG
C.M.S.D. (P.C.&I.)	NA	By MG
San Joaquin Corridor	NA	By MG
Traffic Mitigation Fee	NA	By MG
Park Fee	NA	By MG
Drainage Fee	NA	By MG
Monumentation Bond	Ø	By MG
Performance Bond/Cash	Ø	By MG
Labor and Material Bond/Cash	Ø	By MG
Other		By

Documents	Final Verification:
Parcel Map Conditions Letter	By MG
Approved County Check Letter	By MG
Soil Report Received	By NA
Dedication Required	By NA
Hold Harmless Agreement	By NA
Review Original Final Map	By MG
Conformance to Approved Tentative Map Check	By MG
Reimbursement Agreement	By NA
Traverse Closure Calculations	By By County
Other	By

5-11-04
Date Completed

MG
Assistant Engineer Development

B. PROJECT BACKUP INFORMATION TO BE SUBMITTED TO ASSISTANT ENGINEER/DEVELOPMENT

C. After all requirements of Section A and B are verified along with Consultant Engineer or Developer request, parcel map is eligible to be submitted for approval by the City Engineer.

a) Planning Department staff report(s)
b) Tentative map blueline
c) Planning letter application
d) Receipt for park fee and verification by Planner
e) Original of parcel map
f) Copy of parcel map conditions letter to Planning Commission final
g) Development section parcel map file
h) Copies of agreements approved by City Attorney or other related dedication requirements by separate document
i) Verification of parcel map approval from Project Current Planner required in writing

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 26, 2004 ITEM NUMBER:

SUBJECT: PARCEL MAP PM-03-194
2850 MESA VERDE DRIVE EAST

DATE: JANUARY 15, 2004

FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, SENIOR PLANNER
714.754.5153

DESCRIPTION

Applicant proposes to legalize the subdivision of this parcel.

APPLICANT

Michael Simon of Tait and Associates is representing the property owner, Donald Ellis.

RECOMMENDATION

Approve by adoption of Planning Commission resolution.

WILLA BOUWENS-KILLEEN
Senior Planner

PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2850 Mesa Verde Dr East Application: Parcel Map PM-03-194

Request: Parcel map to legalize subdivision of a parcel.

SUBJECT PROPERTY:

Zone: C1
General Plan: General Commercial
Lot Dimensions: Irregular
Lot Area: Approx. 2 acres
Existing Development: Office buildings totaling 25,054 sq. ft.

SURROUNDING PROPERTY:

North: I&R, church
South: C1, parking lot
East: (Across Andros/Elm) R1, single-family homes
West: (Across Mesa Verde Dr. E.) C1, commercial dev.

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	120 ft.	322 ft.
Lot Area	12,000 sq. ft.	89,317 sq. ft.
Floor Area Ratio:	.3 (26,795 sq. ft.)	(.28) 25,054 sq. ft.
(Moderate Traffic FAR)		

CEQA Status: Exempt, General Rule
Final Action: Planning Commission

Revised 7/96-PLANNING ACTION SUMMARY-COML

BACKGROUND

This parcel was subdivided from a larger parcel by grant deed in the mid-1960's. However, City approval of the subdivision – required since 1954 – was not obtained. This was discovered as part of the research for Parcel Map PM-03-160, which legalized the subdivision of the two parcels to the south of this site. The applicant now seeks City approval to rectify the situation.

ANALYSIS

The parcel contains office buildings. Site improvements, such as parking and interior landscaping, will be unaffected by the map. The southerly property line, which will be legalized by the map, is located approximately 50 feet away from the building, exceeding the 15-foot side setback required by Code by 35 feet. Recordation of the parcel map will merely legalize the lot line established in the 1960's.

ALTERNATIVES

If the request is denied, the illegal subdivision cannot be rectified.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

Approval of the parcel map will allow an illegal subdivision to be corrected. No changes are proposed to existing improvements on the parcel, and the right side setback measured from the southerly property line (which is the property line that will be legalized by this application) exceeds that required by Code.

Attachments:
- Draft Planning Commission Resolution
- Exhibit "A" - Draft Findings
- Exhibit "B" - Draft Conditions of Approval
- Applicant's Project Description and Justification
- Location Map
- Plans

Distribution:
- Deputy City Mgr. - Dev. Svcs. Director
- Assistant City Attorney
- Assistant City Engineer
- Fire Protection Analyst
- Staff (4)
- File (2)

RESOLUTION NO. PC-04-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PARCEL MAP PM-03-194

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Michael Simon/Tait & Associates, authorized agent for Donald Ellis, with respect to the real property located at 2850 Mesa Verde Drive East, requesting approval of a parcel map in the C1 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 26, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** Parcel Map PM-03-194 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Parcel Map PM-03-194 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 26th day of January, 2004.

_____

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 26, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

A. The creation of the subdivision and related improvements is consistent with the General Plan and Zoning Code.

B. The proposed use of the subdivision is compatible with the General Plan.

C. The subject property is physically suitable to accommodate Parcel Map PM-03-194 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.

D. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.

E. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

F. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

G. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

H. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

1

PLANNING DIVISION - CITY OF COSTA MESA

PM-03-194

DESCRIPTION/JUSTIFICATION

Application #: PM-03-194 **Environmental Determination:** Exempt, General Rule

Address: 2850 Mesa Verde Dr E

---

1. **Fully describe your request:** A Parcel Map to legalize this piece of land per City request

2. **Justification**

   A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

   B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. **This project is: (check where appropriate)**

   ___ In a flood zone.
   ___ Subject to future street widening.
   ___ In the Redevelopment Area.
   ___ In a Specific Plan Area.

4. **I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:**

   ✓ Is not included in the publication indicated above.

   ___ Is included in the publication indicated above.

Michael Simon
Signature

9/29/03
Date

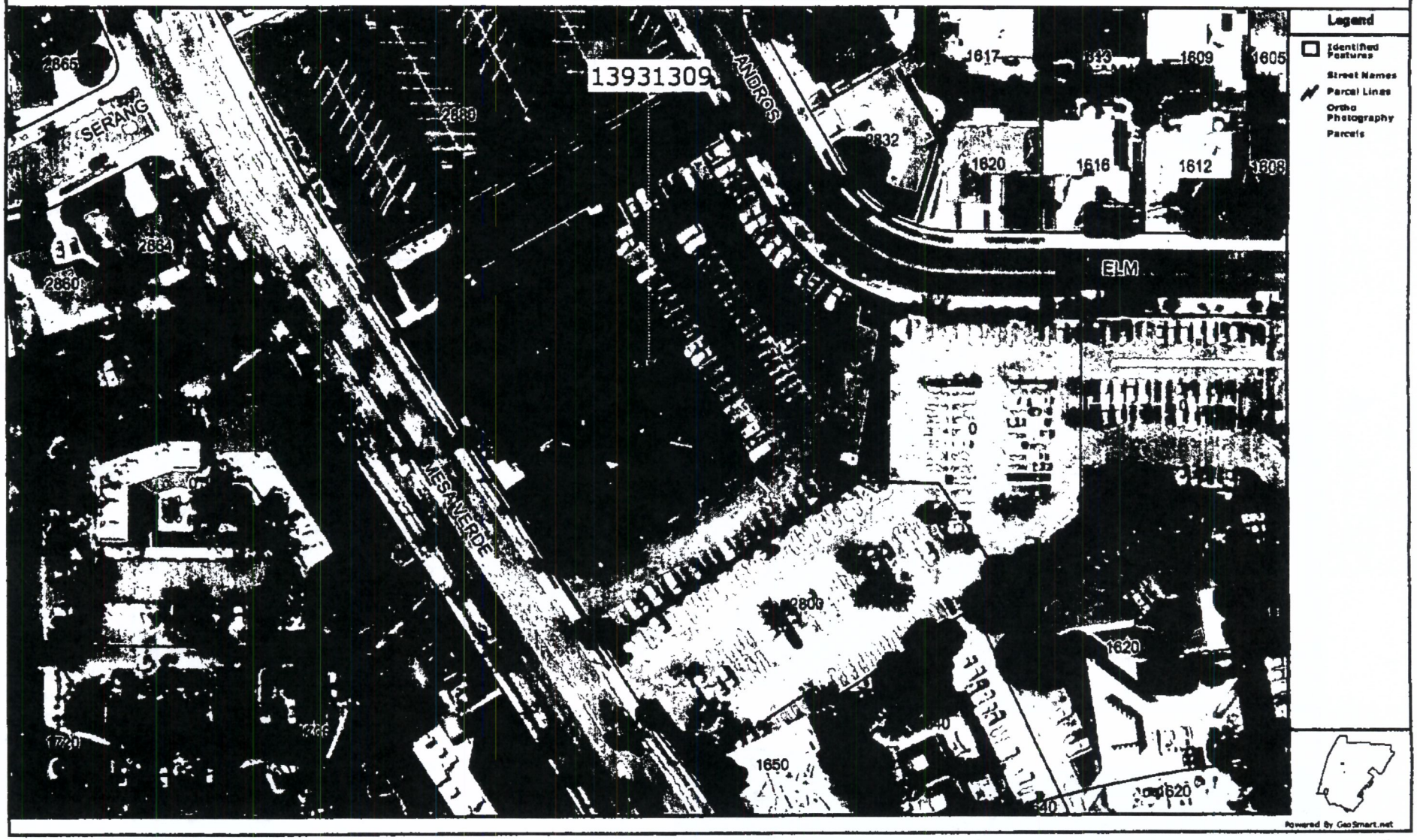
Zoning/Location Map

Parcel Map PM-03-194

6

Parcel Map PM-03-194

2850 Mesa Verde Drive East

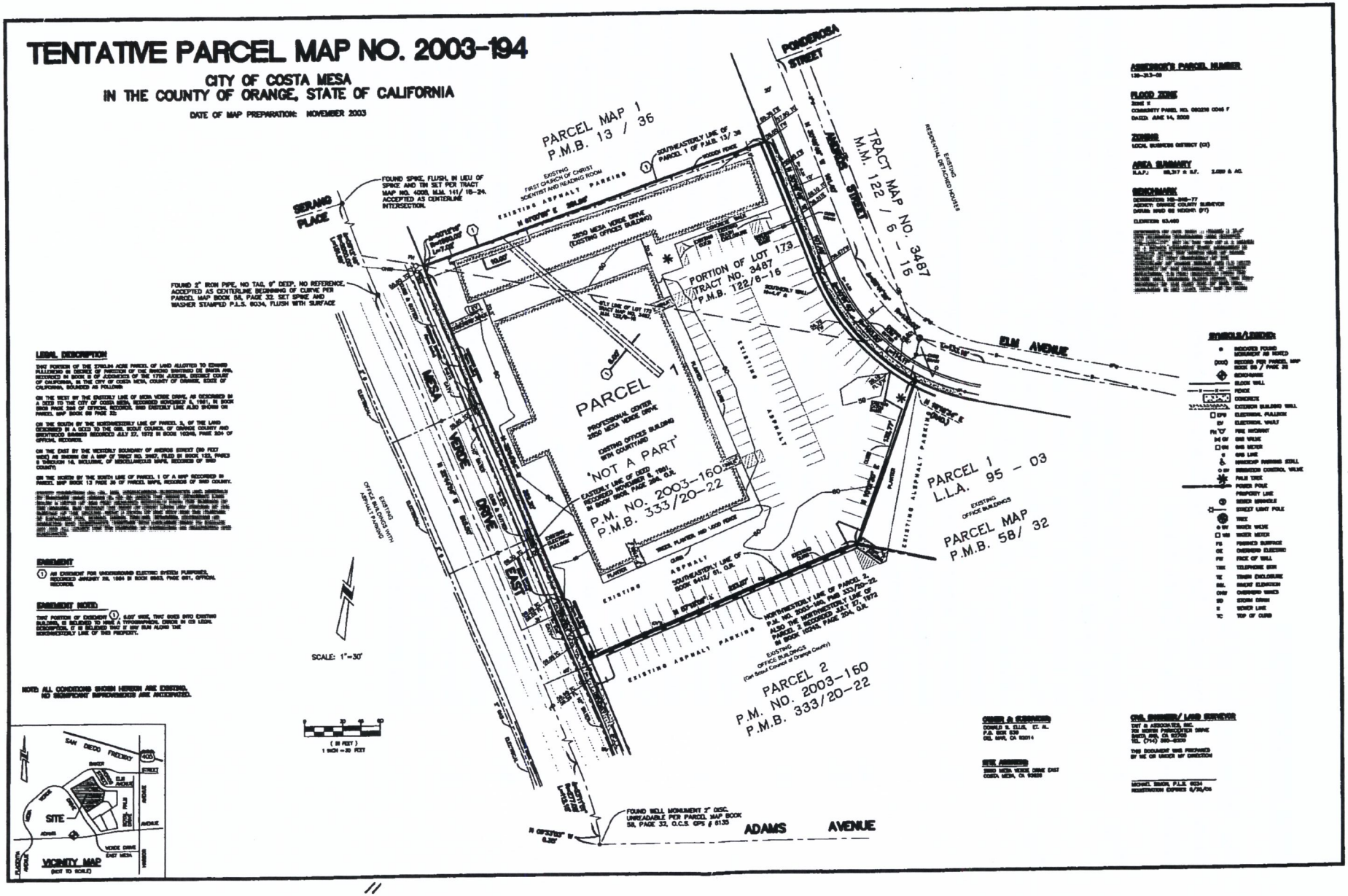


01

TENTATIVE PARCEL MAP NO. 2003-194

CITY OF COSTA MESA
IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE OF MAP PREPARATION: NOVEMBER 2003



LEGAL DESCRIPTION

THAT PORTION OF THE 37.50 ACRE PARCEL OF LAND ALLOTTED TO EDWARD FULLERTON IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDED IN BOOK 8 OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOUNDED AS FOLLOWS:

ON THE WEST BY THE EASTERLY LINE OF MESA VERDE DRIVE, AS DESCRIBED IN A DEED TO THE CITY OF COSTA MESA, RECORDED NOVEMBER 5, 1961, IN BOOK 6960 PAGE 340 OF OFFICIAL RECORDS, SAID EASTERLY LINE ALSO SHOWN ON PARCEL MAP BOOK 58 PAGE 32;

ON THE SOUTH BY THE NORTHWESTERLY LINE OF PARCEL 2, OF THE LAND DESCRIBED IN A DEED TO THE GIRL SCOUT COUNCIL OF ORANGE COUNTY AND SOUTHWOOD MANOR RECORDED JULY 27, 1972 IN BOOK 10369, PAGE 224 OF OFFICIAL RECORDS;

ON THE EAST BY THE WESTERLY BOUNDARY OF ADAMS STREET (80 FEET WIDE) AS SHOWN ON A MAP OF TRACT NO. 3487, FILED IN BOOK 122, PAGES 6 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY;

ON THE NORTH BY THE SOUTH LINE OF PARCEL 1 OF A MAP RECORDED IN PARCEL MAP BOOK 13 PAGE 36 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

[redacted]

EASEMENT

① AN EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM PURPOSES, RECORDED JANUARY 30, 1961 IN BOOK 6563, PAGE 691, OFFICIAL RECORDS.

EASEMENT NOTE

THAT PORTION OF EASEMENT ① 5.00' WIDE, THAT DOES INTO EXISTING BUILDING, IS BELIEVED TO HAVE A TYPOGRAPHICAL ERROR IN ITS LEGAL DESCRIPTION, IT IS BELIEVED THAT 5' WAY RUN ALONG THE WESTERLY LINE OF THIS PROPERTY.

NOTE: ALL CONDITIONS SHOWN HEREON ARE EXISTING, NO SIGNIFICANT IMPROVEMENTS ARE ANTICIPATED.

ASSESSOR'S PARCEL NUMBER

[redacted]

FLOOD ZONE

ZONE X
COMMUNITY PANEL NO. 060228 0046 F
DATED: JUNE 14, 2000

ZONING

LOCAL BUSINESS DISTRICT (CO)

AREA SUMMARY

G.A.P.: [redacted] S.F. [redacted] AC.

BENCHMARK

DESIGNATION NO-846-77
AGENCY: ORANGE COUNTY SURVEYOR
DATUM: NAVD 88 NGVD29 (VT)

ELEVATION: 83.480

[redacted]

SYMBOLS/LEGEND

- MONUMENT AS NOTED
- RECORD PER PARCEL MAP BOOK 58 / PAGE 32
- BENCHMARK
- BLOCK WALL
- FENCE
- CONCRETE
- EXISTING BUILDING WALL
- ELECTRICAL PULLBOX
- ELECTRICAL VAULT
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GAS LINE
- HANDICAP PARKING STALL
- IRRIGATION CONTROL VALVE
- PALM TREE
- POWER POLE
- PROPERTY LINE
- SEWER MANHOLE
- STREET LIGHT POLE
- TREE
- WATER VALVE
- WATER METER
- FINISHED SURFACE
- OVERHEAD ELECTRIC
- FACE OF WALL
- TELEPHONE RISER
- TRASH ENCLOSURE
- ASPHALT ELEVATION
- OVERHEAD WIRES
- SEWER CLEAN OUT
- SEWER LINE
- TOP OF CURB

OWNER & ESTABLISHED

DONALD R. ELLIS, ET. AL.
P.O. BOX 639
DEL MAR, CA 92014

SITE ADDRESS

2950 MESA VERDE DRIVE EAST
COSTA MESA, CA 92626

CIVIL ENGINEER/ LAND SURVEYOR

[redacted]

THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECTION

MICHAEL SMITH, P.L.S. 6034
REGISTRATION EXPIRES 6/30/05

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. Approval shall be for a period of 2 years. Within this time period, map shall be recorded unless applicant applies for and is granted an extension of time by the Costa Mesa Planning Commission.

Eng. 2. Two copies of the final map and property boundary closure calculations shall be submitted to the Engineering Division for checking.

3. Submit ~~legal description for the new area of dedication, plat of new dedication area, both prepared by a civil engineer, and~~ title report update of subject property. MG 2-2-06

4. Submit title report of subject property.

5. Submit nine copies and one duplicate mylar of recorded map or signed plan to Engineering Division, prior to occupancy.

6. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa; they shall be maintained by the owner or developer of the property.

7. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the county surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 11, section 7-9-330 of the Orange County Subdivision Code and Orange County Subdivision Code.

8. Submit cash deposit or surety bond to guarantee monumentation prior to map approval. Amount to be determined by City Engineer.

9. Survey monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyor's Act and Business and Professions Code.

Tait & Associates, Inc.
Engineering • Surveying • Environmental

Letter of Transmittal

RECEIVED
APR 29 2004
ENGINEERING

To:	City Of Costa Mesa	**Attn:**	Michael Guevara
Address:	77 Fair Drive	**Job #:**	Sp5464A
	Costa Mesa, Calif.	**Date:**	4/29/04
Re:	Parcel Map 2003-194		

WE ARE TRANSMITTING:

[ ] Mylars [ ] Vellums [ ] Documents [ ] Bluelines **X** Copies [ ] Disk [ ] Other

VIA:

[ ] U.S. Mail [ ] Exp.Mail [ ] Fed. Exp. [ ] Cert. Mail **X** Messenger [ ] U.P.S. [ ]Overnight

FOR:

X Your Request [ ] File(s) [ ] Approval [ ] Use [ ] Signature [ ] Attention [ ] Other

[ ] **ORIGINAL** [ ] **PRINTS**

[ ]Preliminary [ ] Revised **X** Final [ ] Signed [ ] Sealed [ ] Stamped [ ] Other

Remarks: Michael—Per your Plan Check Letter dated 4/20/04, we are transmitting the following: **1)** Signed "originals" of Parcel Map 2003-194---2) One check for $630.00 per your request—3) 2 sets of Prints of Map—4) Copy of updated Title Report---5) City Plan check and letter

Please call if any questions

CC:

Chicago Title Company, Attn: Cona Green w/1-print

C. J. Segerstrom, Attn: Jeff Reese, w/ 1-print

Sincerely,

TAIT & ASSOCIATES, INC.

Danny Peterson, P.L.S.
Project Manager
714/560-8670
dpeterson@tait.com

CHICAGO TITLE INSURANCE COMPANY

Fidelity National Financial Group of Companies' Privacy Statement

July 1, 2001

We recognize and respect the privacy expectation of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

* From applications or other forms we receive from you or your authorized representative;
* From your transactions with, or from the services being performed by, us, our affiliates, or others;
* From our internet web sites;
* From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
* From consumer or other reporting agencies.

Our Policies Regarding The Protection Of The Confidentiality And Security Of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We may also disclose your Personal Information:

* to agents, brokers or representatives to provide you with services you have requested;
* to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
* to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right To Access Your Personal Information And Ability To Correct Errors Or Request Change Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Fidelity National Financial, Inc.
601 Riverside Drive
Jacksonville, FL 32204

Multiple Products or Services:

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

CHICAGO TITLE COMPANY

PRELIMINARY REPORT

FOURTH AMENDED

Dated as of: March 31, 2004 at 7:30 AM

Reference: P.M. 2003-194

Order No.: 33818086 - M13

CHICAGO TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms are available upon request.

Please read the exceptions shown or referred to in Schedule B and the exceptions and exclusions set forth in the attached list of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED

The form of policy of title insurance contemplated by this report is:
SUBDIVISION GUARANTEE

Visit Us On The Web: westerndivision.ctt.com

Title Department:

CHICAGO TITLE COMPANY
16969 VON KARMAN
IRVINE, CA 92614
(949)263-0123 fax: (949)263-0344

CONA GREEN
TITLE OFFICER

SCHEDULE A

Order No: 33818086 M13 Your Ref: P.M. 2003-194

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

2. Title to said estate or interest at the date hereof is vested in:

DONALD S. ELLIS, TRUSTEE FOR THE DONALD S. ELLIS TRUST UNDER DECLARATION OF TRUST DATED AUGUST 3, 1990, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST; AND PAUL LEONARD AND DORIT ANN LEONARD, TRUSTEES FOR THE LEONARD FAMILY TRUST, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, BOTH AS TENANTS-IN-COMMON

3. The land referred to in this report is situated in the State of California, County of ORANGE and is described as follows:

SEE ATTACHED DESCRIPTION

DESCRIPTION

TENTATIVE PARCEL MAP 2003-194 IS BEING DESCRIBEO AS FOLLOWS:

THAT PORTION OF THE 2760.54 ACRE PARCEL OF LAND ALLOTTED TO EDWARD PULLERENO IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDEO IN BOOK B OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOUNDED AS FOLLOWS:

ON THE WEST BY THE EASTERLY LINE OF MESA VEROE DRIVE, AS DESCRIBED IN A DEEO TO THE CITY OF COSTA MESA, RECORDED NOVEMBER 9, 1961, IN BOOK 5908 PAGE 266 OF OFFICIAL RECORDS, SAID EASTERLY LINE ALSO SHOWN ON PARCEL MAP BOOK 58 PAGE 32;

ON THE SOUTH BY THE NORTHWESTERLY LINE OF PARCEL 2, OF THE LAND DESCRIBED IN A DEED TO THE GIRL SCOUT COUNCIL OF ORANGE COUNTY AND BRENTWOOD SAVINGS RECORDED JULY 27, 1972 IN BOOK 10245, PAGE 204 OF OFFICIAL RECORDS.

ON THE EAST BY THE WESTERLY BOUNDARY OF ANDROS STREET (60 FEET WIDE) AS SHOWN ON A MAP OF TRACT NO. 2467, FILED IN BOOK 122, PAGES 6 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY;

ON THE NORTH BY THE SOUTH LINE OF PARCEL 1 OF A MAP RECORDED IN PARCEL MAP BOOK 13 PAGE 36 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS BY WHATEVER NAME KNOWN IN, ON OR UNDER THE ABOVE DESCRIBED LAND BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF THE GROUND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE OF THE GROUND ABOVE A DEPTH OF 500 FEET FOR THE PURPOSE OF EXPLORING FOR, BORING, MINING, DRILLING, REMOVING, EXTRACTING OR MARKETING SAID SUBSTANCES, TOGETHER WITH EXCLUSIVE RIGHT TO EXECUTE ANY AND ALL LEASES FOR THE PURPOSE OF EXTRACTING OR RECOVERING SAID SUBSTANCES.

SCHEDULE B

Order No: 33818086 M13 Your Ref: P.M. 2003-194

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

A 1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2004-2005 THAT ARE A LIEN NOT YET DUE.

B 2. PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR INFORMATION PURPOSES THE AMOUNTS ARE:

FISCAL YEAR:	2003-2004
1ST INSTALLMENT:	$9,045.82
2ND INSTALLMENT:	$9,045.82
EXEMPTION:	$NONE
CODE AREA:	15-045
ASSESSMENT NO:	139-313-09

C 3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

D 4. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) AS SET FORTH IN THE DOCUMENT.

RECORDED: BOOK 4936 PAGE 101, OFFICIAL RECORDS

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

E SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

SCHEDULE B
(continued)

Order No: 33818086 M13 Your Ref: P.M. 2003-194

F SAID MATTER AFFECTS THAT PORTION OF LOT 173 HEREIN.

G 5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:	SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE:	UNDERGROUND ELECTRIC SYSTEM
RECORDED:	JANUARY 29, 1964 IN BOOK 6903, PAGE 661, OFFICIAL RECORDS
AFFECTS:	THAT PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

H 6. AN UNRECORDED LEASE AFFECTING THE PREMISES HEREIN DESCRIBED, EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED, WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN

LESSOR:	NOT SHOWN
LESSEE:	SKETCH, CLARENCE J., D.D.S.
DISCLOSED BY:	FINANCING STATEMENT
RECORDED:	NOVEMBER 2, 1987 AS INSTRUMENT NO. 87-610214, OFFICIAL RECORDS

I THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

J SAID MATTER AFFECTS, 2850 MESA VERDE DR., #K, COSTA MESA, CA

O 7. ANY EASEMENTS AND/OR RELINQUISHMENTS WHICH MAY BE SHOWN UPON OR DEDICATED BY THE RECORDED MAP OF TRACT/PARCEL MAP NO. PARCEL MAP 2003-194.

K END OF SCHEDULE B

L NOTE NO. 1: WHEN THIS TITLE ORDER CLOSES AND IF CHICAGO TITLE IS HANDLING LOAN PROCEEDS THROUGH SUB-ESCROW, ALL TITLE CHARGES AND EXPENSES NORMALLY BILLED, WILL BE DEDUCTED FROM THOSE LOAN PROCEEDS (TITLE CHARGES AND EXPENSES WOULD INCLUDE TITLE PREMIUMS, ANY TAX OR BOND ADVANCES, DOCUMENTARY TRANSFER TAX AND RECORDING FEES, ETC.).

M NOTE NO. 2: IF THIS COMPANY IS REQUESTED TO DISBURSE FUNDS IN CONNECTION WITH THIS TRANSACTION, CHAPTER 598, STATUTES OF 1989 MANDATES HOLD PERIODS FOR CHECKS DEPOSITED TO ESCROW OR SUB-ESCROW ACCOUNTS. THE MANDATORY HOLD PERIOD FOR CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS IS ONE BUSINESS DAY AFTER THE DAY DEPOSITED. OTHER CHECKS REQUIRE A HOLD PERIOD OF FROM TWO TO FIVE BUSINESS DAYS AFTER THE DAY DEPOSITED. IN THE EVENT THAT THE PARTIES TO THE CONTEMPLATED TRANSACTION WISH TO RECORD PRIOR TO THE TIME THAT THE FUNDS ARE AVAILABLE FOR DISBURSEMENT (AND SUBJECT TO COMPANY APPROVAL), THE COMPANY WILL REQUIRE THE PRIOR WRITTEN CONSENT OF THE PARTIES. UPON REQUEST, A FORM ACCEPTABLE TO THE COMPANY AUTHORIZING SAID

SCHEDULE B
(continued)

Order No: 33818086 M13 Your Ref: P.M. 2003-194

EARLY RECORDING MAY BE PROVIDED TO ESCROW FOR EXECUTION.

WIRE TRANSFERS

THERE IS NO MANDATED HOLD PERIOD FOR FUNDS DEPOSITED BY CONFIRMED WIRE TRANSFER. THE COMPANY MAY DISBURSE SUCH FUNDS THE SAME DAY.

CHICAGO TITLE WILL DISBURSE BY WIRE (WIRE-OUT) ONLY COLLECTED FUNDS OR FUNDS RECEIVED BY CONFIRMED WIRE (WIRE-IN). THE FEE FOR EACH WIRE-OUT IS $25.00. THE COMPANY'S WIRE-IN INSTRUCTIONS ARE:

WIRE-IN INSTRUCTIONS FOR UNION BANK:

BANK: UNION BANK
2001 MICHELSON DRIVE
IRVINE, CA 92714

BANK ABA: 122 000 496

ACCOUNT NAME: CHICAGO TITLE COMPANY
C&I/SUBDIVISION-IRVINE

ACCOUNT NO.: 9120052915

FOR CREDIT TO: CHICAGO TITLE COMPANY
16969 VON KARMAN
IRVINE, CA 92606

FURTHER CREDIT TO: ORDER NO.: 033818086

N KE 06/11/03

CITY OF COSTA MESA

PROPERTY DEVELOPMENT OBLIGATORY FEES FOR PUBLIC SERVICES

002116

A.P. No. _____ Date 4/29/04 Tel. No. _____

Parcel Map No. S-2003-194 Owner/Developer TAIT & ASSOCIATES

Tract Map No. _____ Address: Street 901 N. PACIFIC COAST DR

Project No. _____ City SANTA ANA State CA Zip 92705

ESTIMATED COSTS

Storm Drain Improvements	$ _____	Grading Plan Improvements	$ _____
Street Improvements	$ _____	Sewer Improvements	$ _____
Monument Bond	$ _____	Total Improvements	$ _____

	ACCOUNT NO.	FUND	
Final Map Check Fee - per Section 12-454(a) of CCMMC			$ 630.-
Grading Plan Check Fee - per Section 15-34 of CCMMC			_____
Street Improvement Plan or Street Improvement/Grading Plan - per Section 13-454(b) of CCMMC			_____
Plan Check and Inspection Fee (on cost of street improvements as above) for Street Improvement Plans or Street Improvement/Grading Plans - per Section 13-454(b) of CCMMC			
3.5% of the first $25,000			_____
Plus 3% of any cost between $25,000 and $100,000			_____
Plus 2.5% of any cost over $100,000			_____
Total General Fund Fees	0131190004	(General)	$ _____
Vacation/Abandonment of Right-of-Way	0131190300		$ _____
Path of Travel/Disability Access (required by ADA)	0131190457		$ _____
Field Checked _____			
Engineer's Approval _____			
Drainage Fee - per section 15-65 of CCMMC	1931190507	(Drainage)	$ _____
_____ Acres @ $ _____/Acre			

PAID
APR 29 2004
CITY OF COSTA MESA

Other Fees: (Explanation)

Bonds:

Cash Performance Bond: U_____ per Sections 13-453(h) or 15-32 of CCMMC	8117203000	(Trust)	$ _____
Total			$ 630.-

OFFICE OF ORIGIN	PROCESSED BY:
Engineering	

0430-62 ww (rev. 12/95) White - Applicant; Canary - File; Pink - Finance; Goldenrod - Department

CITY OF COSTA MESA

PROPERTY DEVELOPMENT OBLIGATORY FEES FOR PUBLIC SERVICES

002116

A.P. No. _____ Date 11/29/04 Tel. No. _____

Parcel Map No. 2003-142 Owner/Developer [illegible]

Tract Map No. _____ Address: Street [illegible]

Project No. _____ City [illegible] State CA Zip [illegible]

ESTIMATED COSTS

Storm Drain Improvements	$ _____	Grading Plan Improvements	$ _____
Street Improvements	$ _____	Sewer Improvements	$ _____
Monument Bond	$ _____	Total Improvements	$ _____

	ACCOUNT NO.	FUND	
Final Map Check Fee - per Section 12-454(a) of CCMMC			$ 630.-
Grading Plan Check Fee - per Section 15-34 of CCMMC			_____
Street Improvement Plan or Street Improvement/Grading Plan - per Section 13-454(b) of CCMMC			_____
Plan Check and Inspection Fee (on cost of street improvements as above) for Street Improvement Plans or Street Improvement/Grading Plans - per Section 13-454(b) of CCMMC			
3.5% of the first $25,000			_____
Plus 3% of any cost between $25,000 and $100,000			_____
Plus 2.5% of any cost over $100,000			_____
Total General Fund Fees	0131120004	(General)	$ _____

PAID
APR 29 2005
CITY OF COSTA MESA

Vacation/Abandonment of Right-of-Way	0131190300		$ _____
Path of Travel/Disability Access (required by ADA)	0131190457		$ _____
Field Checked _____			
Engineer's Approval _____			
Drainage Fee - per section 15-65 of CCMMC	1931190507	(Drainage)	$ _____
_____ Acres @ $ _____/Acre			

Other Fees: (Explanation)

Bonds:

Cash Performance Bond: U_____ per Sections 13-453(h) or 15-32 of CCMMC	8117203000	(Trust)	$ _____
Total			$ 1,260.-

OFFICE OF ORIGIN	PROCESSED BY:
Engineering	

0430-62 ww (rev. 12/95) White - Applicant; Canary - File; Pink - Finance; Goldenrod - Department

CHICAGO TITLE COMPANY

16969 VON KARMAN, IRVINE, CA 92606, (949)263-2500

Date: APRIL 22, 2004

RECEIVED
APR 22 2004
ENGINEERING

MIKE GUEVARA
THE CITY OF COSTA MESA
77 FAIR DRIVE
COSTA MESA, CALIF.

Your Ref: P.M. 2003-194 Order No. 33818086 M13

UPDATED SUBDIVISION PRELIM PER YOUR REQUEST AND FILES. THANK YOU. PLEASE CONTACT DIRECTLY WHEN THE MAP IS READY FOR PICK-UP AT 949-263-4038. THANK YOU FOR YOUR COOPERATION IN THIS MATTER.

We appreciate this opportunity to serve you.

Title Officer: CONA GREEN

TITRAN1 -- 10/28/95 AA

CHICAGO TITLE COMPANY

PRELIMINARY REPORT

FIFTH AMENDED Dated as of: April 12, 2004 at 7:30 AM

Reference: P.M. 2003-194 Order No.: 33818086 - M13

CHICAGO TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms are available upon request.

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The form of policy of title insurance contemplated by this report is:
SUBDIVISION GUARANTEE

Visit Us On The Web: westerndivision.ctt.com

Title Department:

CHICAGO TITLE COMPANY
16969 VON KARMAN
IRVINE, CA 92614
(949)263-0123 fax: (949)263-0344

CONA GREEN
TITLE OFFICER

SCHEDULE A

Order No: 33818086 M13 Your Ref: P.M. 2003-194

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

2. Title to said estate or interest at the date hereof is vested in:

DONALD S. ELLIS, TRUSTEE FOR THE DONALD S. ELLIS TRUST UNDER DECLARATION OF TRUST DATED AUGUST 3, 1990, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST; AND PAUL LEONARD AND DORIT ANN LEONARD, TRUSTEES FOR THE LEONARD FAMILY TRUST, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, BOTH AS TENANTS-IN-COMMON

3. The land referred to in this report is situated in the State of California, County of ORANGE and is described as follows:

SEE ATTACHED DESCRIPTION

DESCRIPTION

TENTATIVE PARCEL MAP 2003-194 IS BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 2760.54 ACRE PARCEL OF LAND ALLOTTED TO EDWARD PULLERENO IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDED IN BOOK B OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOUNDED AS FOLLOWS:

ON THE WEST BY THE EASTERLY LINE OF MESA VERDE DRIVE, AS DESCRIBED IN A DEED TO THE CITY OF COSTA MESA, RECORDED NOVEMBER 9, 1961, IN BOOK 5908 PAGE 266 OF OFFICIAL RECORDS, SAID EASTERLY LINE ALSO SHOWN ON PARCEL MAP BOOK 5B PAGE 32;

ON THE SOUTH BY THE NORTHWESTERLY LINE OF PARCEL 2, OF THE LAND DESCRIBED IN A DEED TO THE GIRL SCOUT COUNCIL OF ORANGE COUNTY AND BRENTWOOD SAVINGS RECORDED JULY 27, 1972 IN BOOK 10245, PAGE 204 OF OFFICIAL RECORDS.

ON THE EAST BY THE WESTERLY BOUNDARY OF ANDROS STREET (60 FEET WIDE) AS SHOWN ON A MAP OF TRACT NO. 2467, FILED IN BOOK 122, PAGES 6 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY;

ON THE NORTH BY THE SOUTH LINE OF PARCEL 1 OF A MAP RECORDED IN PARCEL MAP BOOK 13 PAGE 36 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS BY WHATEVER NAME KNOWN IN, ON OR UNDER THE ABOVE DESCRIBED LAND BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF THE GROUND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE OF THE GROUND ABOVE A DEPTH OF 500 FEET FOR THE PURPOSE OF EXPLORING FOR, BORING, MINING, DRILLING, REMOVING, EXTRACTING OR MARKETING SAID SUBSTANCES, TOGETHER WITH EXCLUSIVE RIGHT TO EXECUTE ANY AND ALL LEASES FOR THE PURPOSE OF EXTRACTING OR RECOVERING SAID SUBSTANCES.

SCHEDULE B

Order No: 33818086 M13 Your Ref: P.M. 2003-194

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

A 1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2004-2005 THAT ARE A LIEN NOT YET DUE.

B 2. PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR INFORMATION PURPOSES THE AMOUNTS ARE:

FISCAL YEAR:	2003-2004
1ST INSTALLMENT:	$9,045.82
2ND INSTALLMENT:	$9,045.82
EXEMPTION:	$NONE
CODE AREA:	15-045
ASSESSMENT NO:	139-313-09

C 3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

D 4. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) AS SET FORTH IN THE DOCUMENT.

RECORDED: BOOK 4936 PAGE 101, OFFICIAL RECORDS

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

E SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

SCHEDULE B
(continued)

Order No: 33818086 M13 Your Ref: P.M. 2003-194

F SAID MATTER AFFECTS THAT PORTION OF LOT 173 HEREIN.

G 5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:	SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE:	UNDERGROUND ELECTRIC SYSTEM
RECORDED:	JANUARY 29, 1964 IN BOOK 6903, PAGE 661, OFFICIAL RECORDS
AFFECTS:	THAT PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

H 6. AN UNRECORDED LEASE AFFECTING THE PREMISES HEREIN DESCRIBED, EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED, WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN

LESSOR:	NOT SHOWN
LESSEE:	SKETCH, CLARENCE J., D.D.S.
DISCLOSED BY:	FINANCING STATEMENT
RECORDED:	NOVEMBER 2, 1987 AS INSTRUMENT NO. 87-610214, OFFICIAL RECORDS

I THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

J SAID MATTER AFFECTS, 2850 MESA VERDE DR., #K, COSTA MESA, CA

O 7. ANY EASEMENTS AND/OR RELINQUISHMENTS WHICH MAY BE SHOWN UPON OR DEDICATED BY THE RECORDED MAP OF TRACT/PARCEL MAP NO. PARCEL MAP 2003-194.

K END OF SCHEDULE B

L NOTE NO. 1: WHEN THIS TITLE ORDER CLOSES AND IF CHICAGO TITLE IS HANDLING LOAN PROCEEDS THROUGH SUB-ESCROW, ALL TITLE CHARGES AND EXPENSES NORMALLY BILLED, WILL BE DEDUCTED FROM THOSE LOAN PROCEEDS (TITLE CHARGES AND EXPENSES WOULD INCLUDE TITLE PREMIUMS, ANY TAX OR BOND ADVANCES, DOCUMENTARY TRANSFER TAX AND RECORDING FEES, ETC.).

M NOTE NO. 2: IF THIS COMPANY IS REQUESTED TO DISBURSE FUNDS IN CONNECTION WITH THIS TRANSACTION, CHAPTER 598, STATUTES OF 1989 MANDATES HOLD PERIODS FOR CHECKS DEPOSITED TO ESCROW OR SUB-ESCROW ACCOUNTS. THE MANDATORY HOLD PERIOD FOR CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS IS ONE 8USINESS DAY AFTER THE DAY DEPOSITED. OTHER CHECKS REQUIRE A HOLD PERIOD OF FROM TWO TO FIVE BUSINESS DAYS AFTER THE DAY DEPOSITED. IN THE EVENT THAT THE PARTIES TO THE CONTEMPLATED TRANSACTION WISH TO RECORD PRIOR TO THE TIME THAT THE FUNDS ARE AVAILABLE FOR DISBURSEMENT (AND SUBJECT TO COMPANY APPROVAL), THE COMPANY WILL REQUIRE THE PRIOR WRITTEN CONSENT OF THE PARTIES. UPON REQUEST, A FORM ACCEPTABLE TO THE COMPANY AUTHORIZING SAID

SCHEDULE B
(continued)

Order No: 33818086 M13 Your Ref: P.M. 2003-194

EARLY RECORDING MAY BE PROVIDED TO ESCROW FOR EXECUTION.

WIRE TRANSFERS

THERE IS NO MANDATED HOLD PERIOD FOR FUNDS DEPOSITED BY CONFIRMED WIRE TRANSFER. THE COMPANY MAY DISBURSE SUCH FUNDS THE SAME DAY.

CHICAGO TITLE WILL DISBURSE BY WIRE (WIRE-OUT) ONLY COLLECTED FUNDS OR FUNDS RECEIVED BY CONFIRMED WIRE (WIRE-IN). THE FEE FOR EACH WIRE-OUT IS $25.00. THE COMPANY'S WIRE-IN INSTRUCTIONS ARE:

WIRE-IN INSTRUCTIONS FOR UNION BANK:

BANK: UNION BANK
2001 MICHELSON DRIVE
IRVINE, CA 92714

BANK ABA: 122 000 496

ACCOUNT NAME: CHICAGO TITLE COMPANY
C&I/SUBDIVISION-IRVINE

ACCOUNT NO.: 9120052915

FOR CREDIT TO: CHICAGO TITLE COMPANY
16969 VON KARMAN
IRVINE, CA 92606

FURTHER CREDIT TO: ORDER NO.: 033818086

N KE 06/11/03

CHICAGO TITLE INSURANCE COMPANY

Fidelity National Financial Group of Companies' Privacy Statement
July 1, 2001

We recognize and respect the privacy expectation of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

* From applications or other forms we receive from you or your authorized representative;
* From your transactions with, or from the services being performed by, us, our affiliates, or others;
* From our internet web sites;
* From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
* From consumer or other reporting agencies.

Our Policies Regarding The Protection Of The Confidentiality And Security Of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We may also disclose your Personal Information:

* to agents, brokers or representatives to provide you with services you have requested;
* to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
* to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right To Access Your Personal Information And Ability To Correct Errors Or Request Change Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Fidelity National Financial, Inc.
601 Riverside Drive
Jacksonville, FL 32204

Multiple Products or Services:

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

City of Costa Mesa
Public Services/Engineering
LETTER OF TRANSMITTAL

To: TAIT & ASSOCIATES
701 N. PARK CENTER DRIVE Suite: ____
SANTA ANA CA 92705

Date: 4-20-04

City Reference No. S-2003-160
2850 MESA VERDE DR

Attention: DAN PETERSON

ITEM	DESCRIPTION
1	MAP CHECK (2ND CHECK)

- [x] Please return the enclosed check print.
- [x] Submit two copies of corrected prints.
- [ ] Submit hydraulic calculations and hydrology study.
- [ ] Submit two copies of cross sections.
- [ ] Submit traverse calculations.
- [ ] Submit duplicate mylar and nine prints recorded map.
- [x] Submit corrected original for signature.
- [ ] Submit duplicate mylar of signed Grading/Improvement Plan.
- [ ) _____

NOTE: Prior to approval of Map or Plans and submittal of originals, we require the following items to be completed:

- [x] Map Check Fee $ 630.-
- [ ] Plan Check Fee/Street Improvement Plan $ ____
- [ ] Drainage Ordinance Fee $ NA (____ acres @ ____)
- [ ] Sanitary District Fees $ ____ [631-1731 for information]
- [ ] San Joaquin Transportation Fee $ NA
- [ ] Grading Site Plan Check Fee $ ____
- [ ] Traffic Mitigation Fee $ ____
- [x] UPDATED Title Report
- [ ] Hold Harmless Agreement
- [ ] Soils Report
- [ ] Utility Approvals
- [ ] Subdivision Agreement
- [ ] Land Use Restriction
- [ ] Right of Way Dedication

- [ ] Improvement Bonds:
  1. Labor and Materials: $ ____
  2. Faithful Performance: $ ____
- [ ] Sanitary District Bonds:
  1. Labor and Materials: $ ____
  2. Faithful Performance: $ ____
- [ ] Survey Monument Bond: $ ____
- [ ] _____
- [ ] _____

If you have any questions, please contact John Cox at 714-754-5140

Enclosure: [ ] Check Prints [ ] General Notes

cc: _____

Assistant Civil Engineer
Development Division

0250-62, Rev. 10/87 (White) Engineering; (Canary) Development; (Pink) Developer

City of Costa Mesa
Public Services/Engineering
LETTER OF TRANSMITTAL

To: T.A.T & ASSOCIATES
701 N. PARK CENTER DRIVE Suite: ____
SANTA ANA CA 92705

Date: 4.20.04

City Reference No. S-2003-160
2850 MESA VERDE D.

Attention: DAN PETERSON

ITEM	DESCRIPTION
1	MAP CHECK (2ND CHECK)

☒ Please return the enclosed check print.
☒ Submit two copies of corrected prints.
☐ Submit hydraulic calculations and hydrology study.
☐ Submit two copies of cross sections.
☐ Submit traverse calculations.
☐ Submit duplicate mylar and nine prints recorded map.
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☐ _____

NOTE: Prior to approval of Map or Plans and submittal of originals, we require the following items to be completed:

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(____ acres @ ____)
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[631-1731 for information]
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☒ UPDATED Title Report ☐ Hold Harmless Agreement ☐ Soils Report ☐ Utility Approvals
☐ Subdivision Agreement ☐ Land Use Restriction ☐ Right of Way Dedication

---

☐ Improvement Bonds:
1. Labor and Materials: $ ____
2. Faithful Performance: $ ____
☐ Survey Monument Bond: $ ____

☐ Sanitary District Bonds:
1. Labor and Materials: $ ____
2. Faithful Performance: $ ____

☐ _____
☐ _____

If you have any questions, please contact John Cox at 714-754-5140

Enclosure: ☐ Check Prints ☐ General Notes

cc: _____
_____
_____

M. Lauer
Assistant Civil Engineer
Development Division

TLE
TRANSMITTAL

CHICAGO E

DATE	REFERENCE	ATTENTION	ORDER NUMBER
4/7/04	AM 2003-194.		3381808 6 m13.

City of Costa Mesa
77 Fair Drive
Costa Mesa, Ca
Engineering Dept.
John Cox

Cona Green
TITLE OFFICER

ENCLOSURES:

- ☐ PRELIMINARY REPORT DATED March 31, 2004
- ☐ SUPPLEMENTAL REPORT DATED _____
- ☐ PLATS TO BE USED WITH ABOVE ORDER
- ☐ PHOTO COPY OF _____ RECORDED _____
  AS INSTRUMENT NO. _____ IN BOOK _____ PAGE _____
- ☐ PHOTO COPY OF _____ RECORDED _____
  AS INSTRUMENT NO. _____ IN BOOK _____ PAGE _____
- ☐ COPIES OF COVENANTS, CONDITIONS AND RESTRICTIONS AS ORDERED BY YOU.
- ☐ GUARANTEE
- ☐ TITLE POLICY
- ☐ ENDORSEMENT NO. _____ FOR TITLE POLICY NO. _____
- ☐ BILL ENCLOSED
- ☐ BILL TO FOLLOW
- ☐ YOUR UNRECORDED DOCUMENTS - THIS ORDER WAS CANCELLED.
- ☐ OTHER

RECEIVED
APR 07 2004
ENGINEERING
John

WE APPRECIATE THIS OPPORTUNITY TO SERVE YOU.

T 325 2PT (4-94)

CHICAGO TITLE INSURANCE COMPANY

Fidelity National Financial Group of Companies' Privacy Statement

July 1, 2001

We recognize and respect the privacy expectation of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

* From applications or other forms we receive from you or your authorized representative;
* From your transactions with, or from the services being performed by, us, our affiliates, or others;
* From our internet web sites;
* From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
* From consumer or other reporting agencies.

Our Policies Regarding The Protection Of The Confidentiality And Security Of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We may also disclose your Personal Information:

* to agents, brokers or representatives to provide you with services you have requested;
* to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
* to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right To Access Your Personal Information And Ability To Correct Errors Or Request Change Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

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Fidelity National Financial, Inc.
601 Riverside Drive
Jacksonville, FL 32204

Multiple Products or Services:

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CHICAGO TITLE COMPANY

PRELIMINARY REPORT

FOURTH AMENDED

Dated as of: March 31, 2004 at 7:30 AM

Reference: P.M. 2003-194

Order No.: 33818086-M13

CHICAGO TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms are available upon request.

Please read the exceptions shown or referred to in Schedule B and the exceptions and exclusions set forth in the attached list of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED

The form of policy of title insurance contemplated by this report is:
SUBDIVISION GUARANTEE

Visit Us On The Web: westerndivision.ctt.com

Title Department:

CHICAGO TITLE COMPANY
16969 VON KARMAN
IRVINE, CA 92614
(949)263-0123 fax: (949)263-0344

CONA GREEN
TITLE OFFICER

SCHEDULE A

Order No: 33818086 M13 Your Ref: P.M. 2003-194

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

2. Title to said estate or interest at the date hereof is vested in:

DONALD S. ELLIS, TRUSTEE FOR THE DONALD S. ELLIS TRUST UNDER DECLARATION OF TRUST DATED AUGUST 3, 1990, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST; AND PAUL LEONARD AND DORIT ANN LEONARD, TRUSTEES FOR THE LEONARD FAMILY TRUST, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, BOTH AS TENANTS-IN-COMMON

3. The land referred to in this report is situated in the State of California, County of ORANGE and is described as follows:

SEE ATTACHED DESCRIPTION

DESCRIPTION

TENTATIVE PARCEL MAP 2003-194 IS BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 2760.54 ACRE PARCEL OF LAND ALLOTTED TO EDWARD PULLERENO IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDED IN BOOK B OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOUNDED AS FOLLOWS:

ON THE WEST BY THE EASTERLY LINE OF MESA VERDE DRIVE, AS DESCRIBED IN A DEED TO THE CITY OF COSTA MESA, RECORDED NOVEMBER 9, 1961, IN BOOK 5908 PAGE 266 OF OFFICIAL RECORDS, SAID EASTERLY LINE ALSO SHOWN ON PARCEL MAP BOOK 58 PAGE 32;

ON THE SOUTH BY THE NORTHWESTERLY LINE OF PARCEL 2, OF THE LAND DESCRIBED IN A DEED TO THE GIRL SCOUT COUNCIL OF ORANGE COUNTY AND BRENTWOOD SAVINGS RECORDED JULY 27, 1972 IN BOOK 10245, PAGE 204 OF OFFICIAL RECORDS.

ON THE EAST BY THE WESTERLY BOUNDARY OF ANDROS STREET (60 FEET WIDE) AS SHOWN ON A MAP OF TRACT NO. 2467, FILED IN BOOK 122, PAGES 6 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY;

ON THE NORTH BY THE SOUTH LINE OF PARCEL 1 OF A MAP RECORDED IN PARCEL MAP BOOK 13 PAGE 36 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS BY WHATEVER NAME KNOWN IN, ON OR UNDER THE ABOVE DESCRIBED LAND BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF THE GROUND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE OF THE GROUND ABOVE A DEPTH OF 500 FEET FOR THE PURPOSE OF EXPLORING FOR, BORING, MINING, DRILLING, REMOVING, EXTRACTING OR MARKETING SAID SUBSTANCES, TOGETHER WITH EXCLUSIVE RIGHT TO EXECUTE ANY AND ALL LEASES FOR THE PURPOSE OF EXTRACTING OR RECOVERING SAID SUBSTANCES.

SCHEDULE B

Order No: 33818086 M13 Your Ref: P.M. 2003-194

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

A 1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2004-2005 THAT ARE A LIEN NOT YET DUE.

B 2. PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR INFORMATION PURPOSES THE AMOUNTS ARE:

FISCAL YEAR:	2003-2004
1ST INSTALLMENT:	$9,045.82
2ND INSTALLMENT:	$9,045.82
EXEMPTION:	$NONE
CODE AREA:	15-045
ASSESSMENT NO:	139-313-09

C 3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

D 4. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) AS SET FORTH IN THE DOCUMENT.

RECORDED: BOOK 4936 PAGE 101, OFFICIAL RECORDS

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

E SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

SCHEDULE B
(continued)

Order No: 33818086 M13 Your Ref: P.M. 2003-194

F SAID MATTER AFFECTS THAT PORTION OF LOT 173 HEREIN.

G 5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:	SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE:	UNDERGROUND ELECTRIC SYSTEM
RECORDED:	JANUARY 29, 1964 IN BOOK 6903, PAGE 661, OFFICIAL RECORDS
AFFECTS:	THAT PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

H 6. AN UNRECORDED LEASE AFFECTING THE PREMISES HEREIN DESCRIBED, EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED, WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN

LESSOR:	NOT SHOWN
LESSEE:	SKETCH, CLARENCE J., D.D.S.
DISCLOSED BY:	FINANCING STATEMENT
RECORDED:	NOVEMBER 2, 1987 AS INSTRUMENT NO. 87-610214, OFFICIAL RECORDS

I THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

J SAID MATTER AFFECTS, 2850 MESA VERDE DR., #K, COSTA MESA, CA

O 7. ANY EASEMENTS AND/OR RELINQUISHMENTS WHICH MAY BE SHOWN UPON OR DEDICATED BY THE RECORDED MAP OF TRACT/PARCEL MAP NO. PARCEL MAP 2003-194.

K END OF SCHEDULE B

L NOTE NO. 1: WHEN THIS TITLE ORDER CLOSES AND IF CHICAGO TITLE IS HANDLING LOAN PROCEEDS THROUGH SUB-ESCROW, ALL TITLE CHARGES AND EXPENSES NORMALLY BILLED, WILL BE DEDUCTED FROM THOSE LOAN PROCEEDS (TITLE CHARGES AND EXPENSES WOULD INCLUDE TITLE PREMIUMS, ANY TAX OR BOND ADVANCES, DOCUMENTARY TRANSFER TAX AND RECORDING FEES, ETC.).

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SCHEDULE B
(continued)

Order No: 33818086 M13 Your Ref: P.M. 2003-194

EARLY RECORDING MAY BE PROVIDED TO ESCROW FOR EXECUTION.

WIRE TRANSFERS

THERE IS NO MANDATED HOLD PERIOD FOR FUNDS DEPOSITED BY CONFIRMED WIRE TRANSFER. THE COMPANY MAY DISBURSE SUCH FUNDS THE SAME DAY.

CHICAGO TITLE WILL DISBURSE BY WIRE (WIRE-OUT) ONLY COLLECTED FUNDS OR FUNDS RECEIVED BY CONFIRMED WIRE (WIRE-IN). THE FEE FOR EACH WIRE-OUT IS $25.00. THE COMPANY'S WIRE-IN INSTRUCTIONS ARE:

WIRE-IN INSTRUCTIONS FOR UNION BANK:

BANK: UNION BANK
2001 MICHELSON DRIVE
IRVINE, CA 92714

BANK ABA: 122 000 496

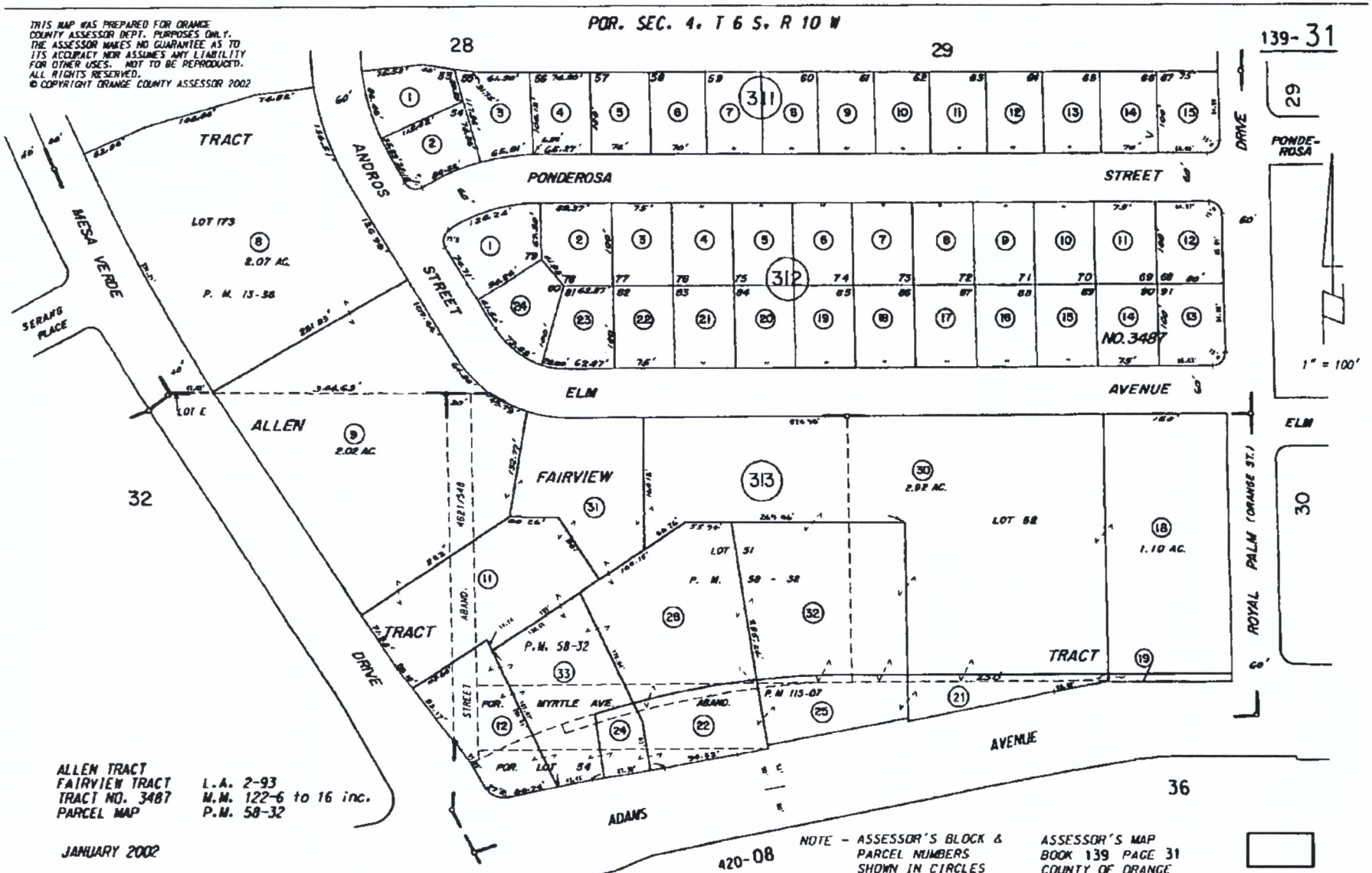
ACCOUNT NAME: CHICAGO TITLE COMPANY
C&I/SUBDIVISION-IRVINE

ACCOUNT NO.: 9120052915

FOR CREDIT TO: CHICAGO TITLE COMPANY
16969 VON KARMAN
IRVINE, CA 92606

FURTHER CREDIT TO: ORDER NO.: 033818086

N KE 06/11/03



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

Description: Orange,CA Assessor Map 139.31 Page: 1 of 1
Order: kdg Comment:

Tait & Associates, Inc.
Engineering • Surveying • Environmental

RECEIVED
APR 06 2004
ENGINEERING

Letter of Transmittal

To:	City of Costa Mesa	**Attn:**	John Cox
Address:		**Job #:**	SP5464
		Date:	04/06/04
Re:	Parcel Map 2003-194		

WE ARE TRANSMITTING:

[ ] Mylars [ ] Vellums [ ] Documents [ ] Bluelines [X] Copies [ ] Disk [ ] Other

VIA:

[ ] U.S. Mail [ ] Exp.Mail [ ] Fed. Exp. [ ] Cert. Mail [X] Messenger [ ] U.P.S. [ ]Overnight

FOR:

[ ]Your Request [ ] File(s) [X] Approval [ ] Use [ ] Signature [ ] Attention [ ] Other

[ ] **ORIGINAL** [ ] **PRINTS**

[ ]Preliminary [ ] Revised [X] Final [X] Signed [ ] Sealed [X] Stamped [ ] Other

Remarks:
We are transmitting the following for second plan check: 2 prints Parcel Map---Your check print & transmittal letter---1 copy of Non-Interference letter---1 copy of Title Report---2 original copies of Certificates of Trust.

CC: Jeff Reese, w/ 1 print

Sincerely,

TAIT & ASSOCIATES, INC.

Danny Peterson, P.L.S.
Project Manager
714/560-8670
dpeterson@tait.com

Order No: 06705275

CERTIFICATION OF TRUST

California Probate Code Section 18100.5

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as Donald S. Ellis Trust, executed on August 3, 1990, is a valid and existing trust.
2. The names of the settlors of the Trust are: Donald S. Ellis
3. The names of the currently acting trustees are: Donald S. Ellis
4. The trustees of the Trust have the following powers (initial applicable line(s)):
   - X Power to acquire additional property.
   - X Power to sell and execute deeds.
   - X Power to encumber, and execute deeds of trust.
   - ____ Other: ____
5. The Trust is (check one): X Revocable ____ Irrevocable
   If revocable, who may revoke the Trust? Donald S. Ellis
6. Are all trustees required to execute the powers of the trustee? X Yes ____ No
   If no, explain trustee's authority: ____
7. Title to Trust assets is to be taken as follows: Donald S Ellis Trust, dated August 3, 1990
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
9. The trustees signing below are all of the currently acting trustees.
10. The trustees signing below may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: 2-24-04

Print Name: Donald S. Ellis

Print Name:

STATE OF CALIFORNIA)
) S.S.
COUNTY OF San Diego)

On 2-24-04 before me, F. MAHMOUDI, personally appeared Donald Ellis personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

F. MAHMOUDI
Commission # 1414024
Notary Public - California
San Diego County
My Comm. Expires Oct 19, 2007

FOR NOTARY STAMP

Order No: 06705275

CERTIFICATION OF TRUST

California Probate Code Section 18100.5

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as The Leonard Family Trust, executed on 10-28-98, is a valid and existing trust.
2. The names of the settlors of the Trust are: Paul & Dorit Ann Leonard
3. The names of the currently acting trustees are: Paul Leonard & Dorit Ann Leonard
4. The trustees of the Trust have the following powers (initial applicable line(s)):
   - PL Power to acquire additional property.
   - PL Power to sell and execute deeds.
   - PL Power to encumber, and execute deeds of trust.
   - PL Other: All transactions
5. The Trust is (check one): ✓ Revocable _____ Irrevocable
   If revocable, who may revoke the Trust? Paul or Dorit Ann Leonard
6. Are all trustees required to execute the powers of the trustee? _____Yes _____No
   If no, explain trustee's authority: _____
7. Title to Trust assets is to be taken as follows: The Leonard Family Trust
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
9. The trustees signing below are all of the currently acting trustees.
10. The trustees signing below may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: 3-25-04

Paul Leonard
Print Name:

Dorit Ann Leonard
Print Name:

STATE OF CALIFORNIA)
) S.S.
COUNTY OF Los Angeles)

On 3/25/04 before me, Julia M. Valencia, Notary Public personally appeared Paul Leonard personally known to me (or proved to me on the basis of satisfactory evidence) to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/~~her~~/th~~eir~~ authorized capacity~~(ies)~~, and that by his/~~her~~/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Signature Julia M. Valencia

JULIA M. VALENCIA
Commission # 1432269
Notary Public - California
Los Angeles County
My Comm. Expires Jul 24, 2007
FOR NOTARY STAMP

Trust Certification
(03/03)

R. SADIGHIM
Commission # 1422760
Notary Public - California

ABSTRACT OF TRUST
OF
THE LEONARD FAMILY TRUST

Prepared By:

Freeman, Freeman & Smiley, LLP
3415 Sepulveda Boulevard
Penthouse, Suite 1200
Los Angeles, California 90034
(310) 255-6100

if it were an individual and the absolute owner thereof, but only in a fiduciary capacity.

(b) Trustee shall invest and manage the Trust Estate as a prudent investor would, by considering the purposes, terms, distribution requirements, and other circumstances of the Trust. In satisfying this standard, Trustee shall exercise reasonable care and skill.

(1) Trustee's investment and management decisions respecting individual assets and courses of action must be evaluated not in isolation, but in the context of the trust portfolio as a whole and as a part of an overall investment strategy having risk and return objectives reasonably suited to the Trust. Among circumstances that are appropriate to consider in investing and managing the Trust Estate are the following, to the extent relevant to the Trust or its beneficiaries:

(A) General economic conditions.

(B) The possible effect of inflation or deflation.

(C) The expected tax consequences of investment decisions or strategies.

(D) The role that each investment or course of action plays within the overall Trust portfolio.

(E) The expected total return from income and the appreciation of capital.

(F) Other resources of the beneficiaries known to Trustee as determined from information provided by the beneficiaries.

(G) Needs for liquidity, regularity of income, and preservation or appreciation of capital.

(H) An asset's special relationship or special value, if any, to the purposes of the Trust or to one or more of the beneficiaries.

(2) Trustee shall make a reasonable effort to ascertain facts relevant to the investment and management of the Trust Estate.

(3) Trustee may invest in any kind of property or type of investment (including common trust funds administered by

Trustee) or engage in any course of action or investment strategy consistent with the standards of this paragraph.

SPECIFIC POWERS

Trustee's general powers shall include, without limiting the generality thereof, the power to do each of the following:

(a) Acquire, Sell and Exchange

To purchase, grant, sell, convey, exchange or convert any real or personal property, wherever located, including within or outside the United States; and to comply with the terms of any buy-sell agreement covering assets owned by the Trust or Trustors, which was entered into prior to either Trustor's death;

(b) Acquire, Own and Operate Business

To retain and operate an interest in any family business of Trustors or beneficiaries of the Trust, whether corporate, partnership or proprietorship; to form or cause to be formed such corporation, partnership or other business organization as Trustee, in its discretion, may deem advisable;

(c) Establish Qualified Subchapter S Trusts or Electing Small Business Trusts

To modify any subtrust established under this Trust Instrument that is in substantially the form of a trust that would qualify as an eligible shareholder of a subchapter S corporation as described in Sections 1361(c)(2)(A)(i), 1361(c)(2)(A)(v) or 1361(d)(3) of the Code, to enable any such subtrust created pursuant to this instrument to so qualify, as the case may be;

(d) Lease

To lease for terms either within or beyond the duration of this Trust;

(e) Mineral Rights

To enter into oil, gas and other mineral leases on such terms as it may deem proper;

(f) Subdivide and Improve

To assign, partition, divide, subdivide and improve any properties;

(g) Loan and Invest

To loan, reloan, invest and reinvest the Trust Estate or any part thereof;

(h) Vote Stock

To vote stock, give proxies, pay calls for assessments, sell or exercise stock subscription or conversion rights;

(i) Reorganizations

To participate in foreclosures, reorganizations, consolidations, mergers, liquidations, pooling agreements and voting trusts, assent to corporate sales and other acts and, in connection therewith, to deposit securities with and transfer title to any protective or other committee under such terms as Trustee may deem advisable;

(j) Nominee

To hold securities or other property in its own name or in the name of its nominee without disclosing any fiduciary relation;

(k) Insurance

To procure and carry at the expense of the Trust Estate insurance of such kind and in such form and amount as Trustee deems advisable to protect Trustee and the Trust Estate against any hazard;

(l) Borrow Money; Margin Accounts

To borrow money for any Trust purpose; hypothecate and encumber the Trust Estate or any part thereof; and replace, renew and extend any encumbrance thereon upon such terms, conditions and security as may be determined by Trustee; to pay loans or other obligations of the Trust Estate as Trustee, in its sole and absolute discretion, deems advisable; in addition, to buy, sell and trade in securities of any nature, including short sales, on margin account up to the limit allowed by law and for such purposes may maintain and operate margin accounts with brokers and may pledge any securities held or purchased by it with such brokers as security for loans and issuances made to Trustee. As used in this instrument, the term "Trust purpose" shall include the power to encumber Trust assets for the purpose

of securing loans made payable to or for the benefit of Trustors and extended during either or both of their lifetimes;

(m) Guarantee Loans

To guarantee loans made by third parties to Trustors, or either of them, or to any corporation or partnership in which the Trust and/or Trustors, or either of them, have a direct or indirect interest; and to directly or indirectly pledge or hypothecate Trust assets as collateral for any such loans;

(n) Commence or Defend Litigation

To commence or defend at the expense of any trust provided for in this trust such litigation with respect to any such Trust or any property of the Trust Estate as it may deem advisable;

(o) Compromise Claims

To compromise, submit to arbitration, release with or without consideration and otherwise adjust any claims in favor of or against any trust provided for in this Trust;

(p) To Designate Attorneys-In-Fact

To designate an attorney or attorneys-in-fact with all of the powers described herein, unless limited by the instrument designating such attorney or attorneys-in-fact;

(q) Buy and Sell Listed Options

To buy and sell listed options on any nationally recognized exchange, covered or uncovered; and

(r) Other Powers

Subject to any limitations expressly set forth in this Trust and the faithful performance of its fiduciary obligations, to do all such acts, take all such proceedings and exercise all such rights and privileges as could be done, taken or exercised by an absolute owner of the Trust property.

EFFECT OF TRUSTEE'S ACTS

(a) At any time that Trustors are acting as Co-Trustees of the Trust Estate, either one of Trustors may sign documents or checks or do other acts that may bind the Trust Estate as if both of them, acting as Co-Trustees, had signed or so acted.

(b) Any instrument executed by Trustee or by a Co-Trustee shall be binding upon all parties hereto and on all beneficiaries hereunder. No person paying money to Trustee need see to the application of the money so paid.

IN WITNESS WHEREOF, Trustors have executed this Abstract of Trust on Oct 28, 1998.

Paul Leonard
PAUL LEONARD

Dorit Ann Leonard
DORIT ANN LEONARD

STATE OF CALIFORNIA)
) ss.
COUNTY OF L.A.)

On Oct. 28, 1998, before me, FRAN LEITNER, a Notary Public of the State of California, personally appeared PAUL LEONARD and DORIT ANN LEONARD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for said
County and State

[Seal]

FRAN LEITNER
Commission # 1089924
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires Jun 9, 1999

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles } ss.

On March, 30th, 2004 (Date) before me, R - Sadighim (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),
personally appeared DORIT A. Leonard (Name(s) of Signer(s)),

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

R. SADIGHIM
Commission # 1422750
Notary Public - California
Los Angeles County
My Comm. Expires Jun 7, 2007

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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My Comm. Expires Jun 7, 2007

GUEVARA, MICHAEL

From: GUEVARA, MICHAEL
Sent: Monday, February 02, 2004 9:40 AM
To: 'Dan Peterson'
Cc: BOUWENS-KILLEEN, WILLA
Subject: RE: PM 03-194 - 2850 Adams

Item 4 will be a duplicate of Item 3. Complying with one complies with the other.

-----Original Message-----
From: Dan Peterson [mailto:dpeterson@TAIT.COM]
Sent: Monday, February 02, 2004 8:31 AM
To: GUEVARA, MICHAEL
Cc: Jeffrey Reese (E-mail); Michael Simon
Subject: RE: PM 03-194 - 2850 Adams

Michael-- Item #4 reads the exact same thing. Could you review and see if we need to delete this Item 3. Thanks

Dan

-----Original Message-----
From: GUEVARA, MICHAEL [mailto:mguevara@ci.costa-mesa.ca.us]
Sent: Monday, February 02, 2004 8:03 AM
To: Dan Peterson
Cc: BOUWENS-KILLEEN, WILLA
Subject: RE: PM 03-194 - 2850 Adams

Dan: Please revise Item 3 to read "Submit title report of subject property."

Thank you.

-----Original Message-----
From: Dan Peterson [mailto:dpeterson@TAIT.COM]
Sent: Monday, February 02, 2004 7:17 AM
To: Willa Bouwens-Killeen (E-mail)
Cc: Jeffrey Reese (E-mail); Michael Guevara (E-mail); Michael Simon
Subject: PM 03-194 (SP5464) 2850 Adams

Willa

I received the Resolution No. PC-04-11 in the mail. On the cover letter signed by Donald Lamm, he said if there are any questions, I should call you.

My only question is on the page after "Exhibit A". Item 3 says "submit legal description for the new area of dedication, plat of new dedication area, both prepared by a civil engineer, and title report update of subject property."

My question is where is the new area of dedication?

Thanks Willa,

Danny Peterson, P.L.S.
Tait & Associates
701 North Parkcenter Drive
Santa Ana, California, 92705
(714) 560-8670
e-mail: dpeterson@tait.com

GUEVARA, MICHAEL

From: GUEVARA, MICHAEL
Sent: Monday, February 02, 2004 8:03 AM
To: 'Dan Peterson'
Cc: BOUWENS-KILLEEN, WILLA
Subject: RE: PM 03-194 - 2850 Adams

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Sent: Monday, February 02, 2004 7:17 AM
To: Willa Bouwens-Killeen (E-mail)
Cc: Jeffrey Reese (E-mail); Michael Guevara (E-mail); Michael Simon
Subject: PM 03-194 (SP5464) 2850 Adams

Willa

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My question is where is the new area of dedication?

Thanks Willa,

Danny Peterson, P.L.S.
Tait & Associates
701 North Parkcenter Drive
Santa Ana, California, 92705
(714) 560-8670
e-mail: dpeterson@tait.com

COX, JOHN

From: COX, JOHN
Sent: Monday, January 26, 2004 8:42 AM
To: LEE, MEL
Subject: FW: S-2003-194 / 2850 Mesa Verde Dr E

Forwarding this to you in Willa's absence. Thanks, John

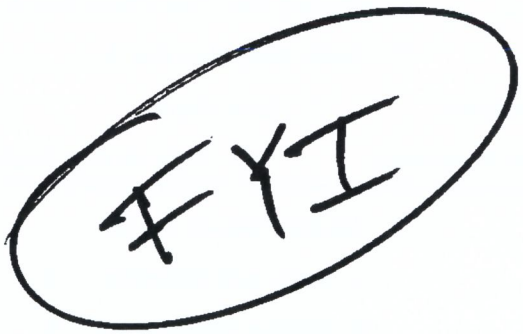
John Cox
City of Costa Mesa
Public Services Dept
Engineering Division

-----Original Message-----
From: COX, JOHN
Sent: Monday, January 26, 2004 8:38 AM
To: BOUWENS-KILLEEN, WILLA
Subject: S-2003-194 / 2850 Mesa Verde Dr E

Good Morning Willa,

Reviewing the staff reports for tonight's meeting, we need to please include a requirement of approval for Engineering. Item 10, should read, "Release and relinquish all vehicular and pedestrian access rights to Mesa Verde Drive and Andros Street, except at approved access locations." If we could add this at the meeting it would be greatly appreciated. Thanks, John

John Cox
City of Costa Mesa
Public Services Dept
Engineering Division



City of Costa Mesa
Public Services/Engineering
LETTER OF TRANSMITTAL

To: T.T & ASSOCIATES
701 NORTH PARK CENTER DR Suite: ____
SANTA ANA CA 92705
Attention: DAN PETERSON

Date: 1-23-04
City Reference No. S-2003-160
2850 MESA VERDE DR

ITEM	DESCRIPTION
1	MAP check (1 SET) -

- [x] Please return the enclosed check print.
- [x] Submit two copies of corrected prints.
- [ ] Submit hydraulic calculations and hydrology study.
- [ ] Submit two copies of cross sections.
- [ ] Submit traverse calculations.
- [ ] Submit duplicate mylar and nine prints recorded map.
- [ ] Submit corrected original for signature.
- [ ] Submit duplicate mylar of signed Grading/Improvement Plan.
- [x] PROVIDE NON-INTERFERENCE LETTER FROM ALL EASEMENT HOLDERS PER SMA 66936

NOTE: Prior to approval of Map or Plans and submittal of originals, we require the following items to be completed:

- [x] Map Check Fee $ WILL QUOTE NEXT check
- [ ] Plan Check Fee/Street Improvement Plan $ ____
- [ ] Drainage Ordinance Fee $ ____ (____ acres @ ____)
- [ ] Sanitary District Fees $ ____ [631-1731 for information]
- [ ] San Joaquin Transportation Fee $ ____
- [ ] Grading Site Plan Check Fee $ ____
- [ ] Traffic Mitigation Fee $ ____
- [x] UPDATED Title Report
- [ ] Hold Harmless Agreement
- [ ] Soils Report
- [ ] Utility Approvals
- [ ] Subdivision Agreement
- [ ] Land Use Restriction
- [ ] Right of Way Dedication

- [ ] Improvement Bonds:
  1. Labor and Materials: $ ____
  2. Faithful Performance: $ ____
- [ ] Sanitary District Bonds:
  1. Labor and Materials: $ ____
  2. Faithful Performance: $ ____
- [ ] Survey Monument Bond: $ ____
- [ ] ____
- [ ] ____

If you have any questions, please contact John Cox at 714-754-5671

Enclosure: [ ] Check Prints [ ] General Notes

cc: ____

MDH
Assistant Civil Engineer
Development Division

City of Costa Mesa
Public Services/Engineering
LETTER OF TRANSMITTAL

To: T.T. & ASSOCIATES
701 NORTH PARK CENTER DR **Suite:** ____
SANTA ANA CA 92705

Attention: DAN PETERSON

Date: 1-23-04

City Reference No. S-2003-160
2950 MESA VERDE DR

ITEM	DESCRIPTION
1	MAP check (1 SET) -

- [x] Please return the enclosed check print.
- [x] Submit two copies of corrected prints.
- [ ] Submit hydraulic calculations and hydrology study.
- [ ] Submit two copies of cross sections.
- [ ] Submit traverse calculations.
- [ ] Submit duplicate mylar and nine prints recorded map.
- [ ] Submit corrected original for signature.
- [ ] Submit duplicate mylar of signed Grading/Improvement Plan.
- [x] PROVIDE NON-INTERFERENCE LETTER FROM ALL EASEMENT HOLDERS PER SMA 66426

MG 2-2-04

NOTE: Prior to approval of Map or Plans and submittal of originals, we require the following items to be completed:

- [x] Map Check Fee $ will Quote Next check
- [ ] Plan Check Fee/Street Improvement Plan $ ____
- [ ] Drainage Ordinance Fee $ ____ (____ acres @ ____)
- [ ] Sanitary District Fees $ ____ [631-1731 for information]
- [ ] San Joaquin Transportation Fee $ ____
- [ ] Grading Site Plan Check Fee $ ____
- [ ] Traffic Mitigation Fee $ ____
- [x] UPDATED Title Report
- [ ] Hold Harmless Agreement
- [ ] Soils Report
- [ ] Utility Approvals
- [ ] Subdivision Agreement
- [ ] Land Use Restriction
- [ ] Right of Way Dedication

- [ ] Improvement Bonds:
  1. Labor and Materials: $ ____
  2. Faithful Performance: $ ____
- [ ] Sanitary District Bonds:
  1. Labor and Materials: $ ____
  2. Faithful Performance: $ ____
- [ ] Survey Monument Bond: $ ____
- [ ] ____
- [ ] ____

If you have any questions, please contact John Cox at 714-754-5671

Enclosure: [ ] Check Prints [ ] General Notes

cc: ____

MD

Assistant Civil Engineer
Development Division

COUNTY OF ORANGE

PUBLIC FACILITIES & RESOURCES DEPARTMENT

Vicki L. Wilson, Director
300 N. Flower Street
Santa Ana, CA

P.O. Box 4048
Santa Ana, CA 92702-4048

Telephone: (714) 834-2300
Fax: (714) 834-5188

RECEIVED
JAN 08 2004
ENGINEERING

January 6, 2004

Michael Simon
Tait & Associates, Inc.
701 North Parkcenter Drive
Santa Ana, CA 92705

Dear Sir:

In our examination of the final map of Parcel Map No. 2003-194 as provided by the Subdivision Map Act, the following discrepancies were found.

City of Costa Mesa First Check

Refer to Sheet 1:

1. Add the reference to Section 66436(a) of the Subdivision Map Act to the City Clerk's Certificate.

2. Add a dedication for an Ingress-Egress Easement for Emergency Vehicles to the Ownership Certificate, to correspond to the acceptance in the City Clerk's Certificate.

3. Per the title report submitted, dated September 16, 2003, David Michael Ellis does not appear as a record owner as shown in the Ownership Certificate. Verify with your title company and revise as necessary.

4. Show the gross area to the thousandth of an acre on all sheets.

5. Refer to the County Surveyor's Statement. Delete the verbiage...RELATIVE TO THE PARCEL MAP BOUNDARY.

Refer to Sheet 2:

6. The legal description in the title report calls for boundary lines that are not shown on the map sheet. Suggest revising the title report to refer to PMB 330/20-22 as the S'ly boundary. In addition, label the S'ly line of PMB 13/36, as called for in said title report.

7. Refer to Detail "A". Show the southerly line of Lot A as a dashed line.

8. The record reference for the 1960-foot radius curve near the most W'ly corner of the Parcel Map boundary does not appear to be correct. The measured data does not correspond to 6412/51 OR as is stated.

9. Refer to Detail "A". Add an open circle monument symbol at the southeasterly terminus of curve delta 40°51'40".

10. Add a note to SEE SHEET 3 FOR THE BASIS OF BEARING, DATUM STATEMENT, and RECORD MAP REFERENCES and....

11. Add a radial bearing along the centerline of Mesa Verde Drive East at the northwesterly terminus of curve delta 00°56'49".

12. Add a solid circle monument symbol and monumentation note 14 at the BC and EC of curve delta 11°12'08" along the centerline of Adams Avenue.

Refer to Sheet 3:

13. Tie the Parcel Map boundary to one of the adjoining centerlines in two places, and provide a traverse closure for this figure with the next submittal.

14. Correctly refer to M.M. **141**/18-24 as shown in ghosted lettering westerly of the distinctive boundary.

15. Correctly refer to P.M.B. 129/**11-12** as shown in ghosted lettering westerly of the distinctive boundary.

16. Refer to the note after hexagon reference symbol number 1, as shown along the northwesterly distinctive boundary line. For clarity, revise the note to read SEE **EASEMENT** NOTE BELOW.

17. Correct the recording day of Deed reference number 1.

General Notes:

18. All maps (tract, parcel and record of survey) shall be drafted on tracing cloth or polyester base film, the size of which shall be 18 X 26 inches with a 1 inch blank margin on all sides (SMA Section 66445 (a)).

19. All signatures and seals on tract maps, parcel maps, records of survey shall be in black opaque ink and all signatures and seals shall be clear and reproducible. (Orange County Recorder Requirement).

20. Submit an up to date title report when the originals are submitted for final check.

21. Obtain the City Engineer's signature with R.C.E. number and seal prior to submitting original for recordation.

22. A subdivision guarantee furnished by a title company will be required at the time of recordation. Contact the appropriate title company regarding this requirement.

23. In accordance with Orange County Ordinance No. 3809 submit a digital graphics file containing the boundary, street centerline, right-of-way, easement, and Lot/Parcel line data at the same time the original map is submitted.

24. If there are no revisions to the lots, parcels or distinctive border, and all necessary corrections have been made, it will not be necessary to submit additional prints for checking. Submit originals for final check when all corrections have been complied with and signatures and certificates (Including County Treasurer-Tax Collector's Certificate) completed.

All corrections not completed prior to submittal of the originals for review will only delay the approval of the map for recordation.

Questions concerning this review or letter should be directed to Dave Unger at (714) 568-5763.

Very truly yours,

Michael K. Sullivan
Deputy County Surveyor

This report was prepared
under my direction

By _____
Michael K. Sullivan, L.S.
Deputy County Surveyor

CC: City Engineer, City of Costa Mesa

Tait & Associates, Inc.
Engineering • Surveying • Environmental

Letter of Transmittal

To:	Orange County Surveyor	**Attn:**	Geomatics
Address:		**Job #:**	SP5464
		Date:	12/16/03
Re:	Parcel Map 2003-194		

WE ARE TRANSMITTING:

[ ] Mylars [ ] Vellums [ ] Documents [ ] Bluelines [ ]Copies [ ] Disk [ ] Other

VIA:

[ ] U.S. Mail [ ] Exp.Mail [ ] Fed. Exp. [ ] Cert. Mail [ ] Messenger [ ] U.P.S. [ ]Overnight

FOR:

[ ]Your Request [ ] File(s) [ ] Approval [ ] Use [ ] Signature [ ] Attention [ ] Other

[ ] **ORIGINAL** [ ] **PRINTS**

[ ]Preliminary [ ] Revised [ ] Final [ ] Signed [ ] Sealed [ ] Stamped [ ] Other

Remarks:
We are transmitting the following: 1- Check $1,944.00 for Plan Checking---3 prints of Parcel Map----1 copy of Title Report---1 set of closures---1 set of "backup" documents (Maps, deeds, etc), for your review.

We are also submitting the same submittal package to the Engineering Dept., City of Costa for their review. Plan check fees by the City to be billed per Mike Guevara

CC: City of Costa Mesa, Attn: Mike Guevara, with 1 set of enclosures. See above.

Chicago Title Company
Attn: Cona Green w/1-print

Jeff Reese, w/ 2-prints (1 print to Donald Ellis)

Sincerely,

TAIT & ASSOCIATES, INC.

Danny Peterson, P.L.S.
Project Manager
714/560-8670
dpeterson@tait.com

SOUTHERN CALIFORNIA EDISON®
An EDISON INTERNATIONAL® Company

RECEIVED
DEC 16 2003
ENGINEERING

City of Costa Mesa
P.O. Box 1200
Costa Mesa, CA 92628-1200

December 13, 2003

Attention: Engineering Department

Subject: Parcel Map No. 2003-194

Please be advised that the division of the property shown on Parcel Map No. 2003-194 will not unreasonably interfere with the free and complete exercise of any easements held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If additional information is required in connection with the above mentioned subject, please contact me at 714-934-0838.

Lisa Salinas

Lisa Salinas
Title and Real Estate Services
Corporate Real Estate Department

cc: Tait & Associates, Inc.

14799 Chestnut Street
Westminster, CA 92683

Engineering Division

STANDARD DEVELOPMENT CONDITIONS

13-231

REVISED 12-14-03

1. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-54, C.C.M.M.C. an approved Offsite Plan shall be required prior to Engineering/Utility Permits being issued by the City of Costa Mesa. MAP APPROVAL.

2. A Construction Access permit and deposit of $ 750.— will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, which may be necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.

3. Maintain the public Right of Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right of Way by sweeping or sprinkling.

4. Haul routes must be approved by City of Costa Mesa, Engineering Division, prior to approval of the Construction Access Permit.

5. Submit plans to and obtain a permit from CALTRANS prior to performing any work in the State Right of Way.

6. Submit for approval to the Engineering Division, Street Improvement Plans, that show Sewer and Water Improvements, prepared by a registered Civil Engineer, and fully improve _____ _____ to its ultimate width per City of Costa Mesa Standards.

7. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.

8. Two copies of the Final Map and Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.

9. Submit two (2) copies of the lot line adjustment map, prepared by a licensed engineer or surveyor to City of Costa Mesa Engineering Division for checking, along with Title Report Update of subject property.

10. Obtain a permit from the Engineering Division, at the time of development and then construct P.C.C. Residential/Commercial sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.

11. Obtain a permit from the Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.

12. Obtain a permit from the Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.

13. Obtain a permit from the Engineering Division, at the time of development and then construct Wheelchair Ramp on the corner of _____ and _____.

14. Dedicate a 3-foot public utility and sidewalk easement behind existing right of way line on _____.

15. Dedicate a _____ foot diagonal corner cut-off at the corner of _____.

16. Submit legal description for new area of dedication, plat of new dedication area, both prepared by a registered Civil Engineer or Land Surveyor, and Title Report Update of subject property.

17. Submit seven copies and one duplicate mylar of recorded map or signed plan to Engineering Division, prior to occupancy.

18. Construct storm drain facilities as per City of Costa Mesa Master Drainage Plan.

19. Fulfill Drainage Ordinance Fee requirements prior to: Approval of Final Map/Approval of Plans.

20. Comply with the requirements of the Department of Housing and Urban Development, Federal Insurance Administration, for Flood Hazard Insurance as directed by the Planning Division.

21. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa, they shall be maintained by the owner of the property. Private lateral connections to City storm drains will require a Hold Harmless Agreement prior to issuance of permit.

22. Prior to recordation of a final tract/parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-330~~7-9-337~~ of the Orange County Subdivision Code.

23. Applicant is informed _____ is under a "NO OPEN CUT" moratorium until _____. Open cutting the street pavement during the moratorium period shall require special resurfacing requirements.

24. OTHER: SUBMIT CASH DEPOSIT OR SURETY BOND TO GUARANTEE MONUMENTATION PRIOR TO MAP APPROVAL. AMOUNT TO BE DETERMINED BY CITY ENGINEER.

25. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED OR SET PURSUANT TO SECTION 8771 OF THE PROFESSIONAL LAND SURVEYORS ACT AND BUSINESS AND PROFESSIONS CODE.

Development No.: S-2003-194 Address: 2851 MESA VERDE DR E. Date: 12/15/03 Verified by:

0425-62 rev. 6/03

26. RELEASE AND RELINQUISH ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO MESA VERDE DRIVE EAST, EXCEPT AT APPROVED ACCESS LOCATIONS.

Transportation Services Division

Project Development Conditions

Address: **2850 Mesa Verde Drive East** Project Number: **PM-03-194** Date: 10/30/2003

Prepared by: David Cho Reviewed by:

NO SJHTC FEE

NO TRAFFIC IMPACT FEE

NO DEDICATION REQUIRED

NO CONDITIONS

Findings:

The project, as conditioned is consistent with Article 22 1/2, Transportation System Management of Title 13, of the Costa Mesa Municipal Code in that the development projects traffic impacts will be mitigated at all affected intersections.

GUEVARA, MICHAEL

From: BOUWENS-KILLEEN, WILLA
Sent: Thursday, December 11, 2003 2:44 PM
To: FORD, MARTHA; GUEVARA, MICHAEL
Subject: FW: Agreement Concerning Building Restriction - 1650 Adams Avenue

Forwarded per Jeff Reese's request. Willa
----Original Message-----
From: Jeff Reese [mailto:ReeseJ@southcoastplaza.com]
Sent: Thursday, December 11, 2003 2:47 PM
To: Willa Bouwens-Killeen (email)
Subject: FW: Agreement Concerning Building Restriction - 1650 Adams Avenue

Willa - At long last, we have the recorded copy of the revised Building Restriction Agreement related to the parcel map for 1650 Adams Avenue, which is attached above. Please forward this to Martha Ford and Mike Guevara when you have a moment.

Thank you for your help with this map and, hopefully, the attached agreement finalizes this matter. If I don't speak with you in the near future, have a wonderful holiday season.

Jeff

-----Original Message-----
From: Mette, Chuck [mailto:MetteC@CTT.com]
Sent: Thursday, December 11, 2003 2:33 PM
To: Jeff Reese
Subject: FW: Agreement Concerning Building Restriction

----Original Message-----
From: Mette, Chuck
Sent: Thursday, December 11, 2003 10:18 AM
To: Jim Daniels (E-mail); Jeff Reese (Business Fax)
Subject: FW: Agreement Concerning Building Restriction

Jeff

Attached please find an recorded copy of the Agreement Concerning Building Restriction, for the 1650 Adams property.

Chuck

Please open the attached document.

This document was sent to you using an HP Digital Sender.

Sent by: METTE, CHUCK <mettec@ctt.com>
Number of pages: 7
Document type: B/W Document
Attachment File Format: Adobe PDF

To view this document you need to use the Adobe Acrobat Reader.
For free copy of the Acrobat reader please visit:

http://www.adobe.com

For more information on the HP Digital Sender please visit:

http://www.digitalsender.hp.com

This Document was electronically recorded by
Chicago Title Commercial

Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder

18.00
2003001468849 02:22pm 12/10/03

121 4 A12 7
0.00 0.00 0.00 0.00 12.00 0.00 0.00 0.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

James W. Daniels, Esq.
Latham & Watkins LLP
650 Town Center Drive
Suite 2000
Costa Mesa, CA 92626

ACCOMMO3-M07 SC

Space Above Line for Recorder's Use

AGREEMENT CONCERNING BUILDING RESTRICTION

THIS AGREEMENT CONCERNING BUILDING RESTRICTION (the "Agreement") is made and entered into as of October 1, 2003 (the "Effective Date") by and between C. J. SEGERSTROM & SONS, a California general partnership ("Segerstrom"), and SILVER & BLACK HOLDINGS, LLC, a California limited liability company ("Silver & Black"), with respect to the following:

RECITALS

A. Segerstrom is the owner of Parcel 2 ("Parcel 2") as depicted on that certain Parcel Map No. 2003-160 in the City of Costa Mesa and recorded on September 15, 2003 in Book 333, Pages 20-22 of Parcel Maps as Instrument No. 2003-001126085 in the Official Records (the "Official Records") of Orange County, California (the "Map"). Silver & Black is the owner of Parcel 1 as depicted on the Map ("Parcel 1").

B. Subsequent to the recordation of the Map, which was approved by the City of Costa Mesa ("City"), Silver & Black purchased from Segerstrom Parcel 1 and a certain two-story 11,008 square foot building located thereon (the "Existing Building"). In connection with approval of the Map, the City determined that the Existing Building was located within the twenty foot (20') setback along the north line of Parcel 1, and required a commitment by Segerstrom that a certain portion of Parcel 2, within 20 feet of the Existing Building, would be designated as a "No Building Area" in order to maintain 20 feet between building structures. Segerstrom agreed to provide such commitment.

C. In connection with the approval of the Map, the City also determined that the Existing Building does not conform to the City Zoning Code since the setback along the northwest portion of Parcel 1 is less than that required by the Zoning Code.

AGREEMENT

IN CONSIDERATION OF the foregoing recitals, the parties agree as follows:

This document filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

1. No Building Commitment. During the Term of this Agreement, as defined in paragraph 2 below, Segerstrom shall not construct or permit the construction of any building in that portion of Parcel 2 depicted with cross-hatching on Exhibit "A" attached hereto (the "No Building Area"). During the Term of this Agreement, as defined in paragraph 2 below, Segerstrom shall not construct or permit the construction of any improvement (excluding repaving, restriping, or new parking bumpers) which would unreasonably interfere with use of or access to the eight (8) parking spaces located along the northerly line of Parcel 1 adjacent to the southerly line of the No Building Area.

2. Term of Agreement. The term of this Agreement (the "Term") shall be from the Effective Date, as defined above, through the date upon which Silver & Black replaces the Existing Building with a new building (the "New Building") which fully complies with the setback requirements of the City Zoning Code. Under the current City Zoning Code, such compliance would be required if (a) Silver & Black determined to raze the Existing Building and replace it with a new Building or (b) a casualty occurs and the restoration cost exceeds fifty-percent (50%) of the fair market value of the Existing Building.

3. Runs With Land. The terms and conditions of this Agreement shall run with the land and benefit successive owners of Parcel 1 and the property benefited hereby, and each portion thereof, and shall burden successive owners of Parcel 2 and each portion thereof.

4. Amendment; Termination. This Agreement may be amended, abandoned or terminated only with the consent of the owners of Parcel 1 and Parcel 2. Any such amendment, abandonment or termination shall be in writing, executed and acknowledged by the required owners, and duly recorded in the Official Records of Orange County, California.

5. Attorneys' Fees. If any owner files an action or proceeding to enforce this Agreement, the prevailing party shall be entitled to recover its costs incurred in such enforcement, including reasonable attorneys' fees.

6. Governing Law. This Agreement shall be governed, construed and enforced in accordance with the laws of the State of California.

7. Injunctive Relief. In the event of any violation or threatened violation of this Agreement, an owner shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction. Prior to the commencement of any such action, written notice of such violation and a thirty (30) day cure period shall be given to the other owner.

8. Transferability; Successors. The rights and obligations of each owner hereunder shall be transferable only in connection with a transfer of the benefited or burdened property to which they are appurtenant. Subject to the foregoing, all terms of this Agreement shall be binding upon, inure to the benefit of, and be enforceable by each owner and their respective legal representatives, successors and assigns. Upon transfer of fee title to all or any portion of Parcel 1 or Parcel 2, the transferring owner shall be released from all obligations hereunder accruing to the owner of the transferred property after the date of such transfer.

9. Effective Date. This Agreement shall become effective on the Effective Date.

IN WITNESS WHEREOF, Segerstrom and Silver & Black have executed this Agreement Concerning Building Restriction.

SILVER AND BLACK HOLDINGS, LLC,
a California limited liability company

By _____
Co-Managing Member

By _____
Co-Managing Member

"Silver & Black"

C. J. SEGERSTROM & SONS, a California general partnership

By Henry T. Segerstrom Management, LLC, a California limited liability company, Manager

By _____
Manager

By HTS Management Co., Inc., a California corporation, Manager

By _____

Title: Senior Vice President

"Segerstrom"

Approved as to Form.
Latham & Watkins LLP

By _____

STATE OF CALIFORNIA

COUNTY OF ORANGE

On 11-19, 2003 before me, WILLIAM N. ODELSON personally appeared DEBORAH IVAR + ALAN C IVAR, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name ~~is~~ ARE subscribed to the within instrument and acknowledged to me that ~~he/she~~ THEY executed the same in ~~his/her~~ THEIR authorized capacity, and that by ~~his/her~~ THEIR signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

WILLIAM N. ODELSON
Comm. # 1279067
NOTARY PUBLIC-CALIFORNIA
Orange County
My Comm. Expires Oct. 1, 2004

STATE OF CALIFORNIA

COUNTY OF Orange

On December 8, 2003 before me, Karen G. Wholey, personally appeared Henry T. Segerstrom, personally known to me (~~or proved~~ to ~~me on the~~ basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/~~she~~ executed the same in his/~~her~~ authorized capacity, and that by his/~~her~~ signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

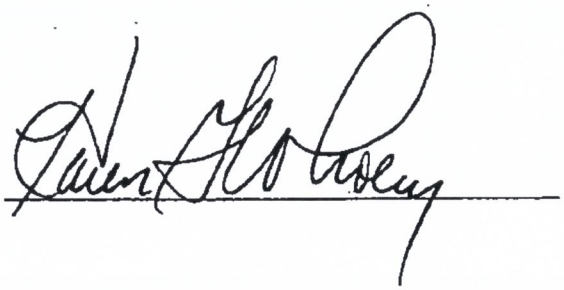
KAREN G. WHOLEY
Commission # 1353094
Notary Public - California
Orange County
My Comm. Expires May 4, 2006

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
ss
County of Orange)

On December 8, 2003 before me, Karen G. Wholey, Notary Public, personally appeared **Sandra S. Daniels**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



OPTIONAL

CAPACITY CLAIMED BY SIGNERS Partners: ☐ Limited ☐ General ☒ Managing

Signers are representing: HTS Management Co., Inc.

DESCRIPTION OF ATTACHED DOCUMENT

Title or type of document: _____

Number of pages: ____ (excluding loose certificates) Date of document: _____

Signer(s) other than named above:

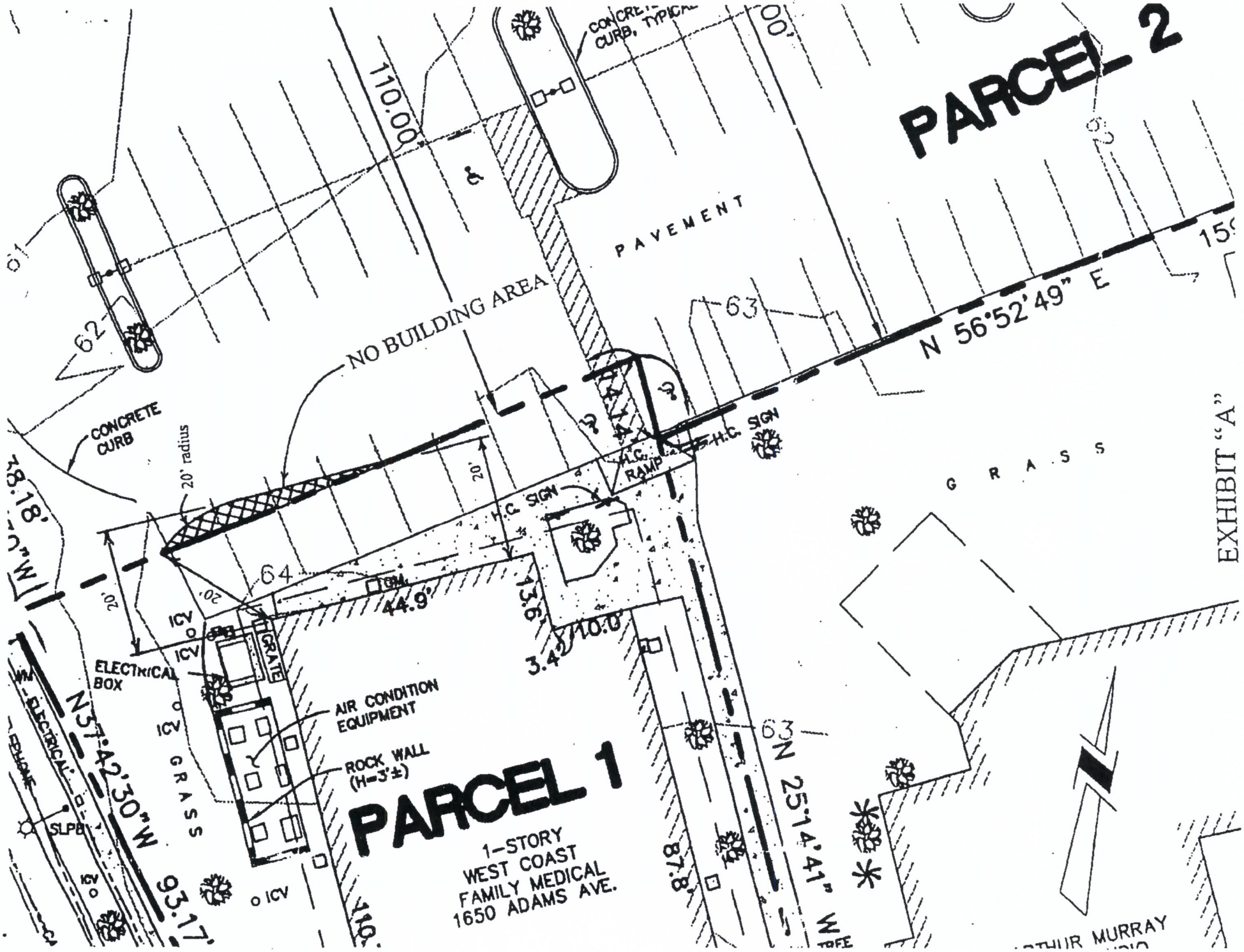
STATE OF CALIFORNIA

COUNTY OF_____

On _____, _____ before me, _____, personally appeared _____, and _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____


PARCEL 2
EXHIBIT "A"
PAVEMENT
NO BUILDING AREA
110.00'
CONCRETE CURB
20' radius
N 56°52'49" E
63
62
64
H.C. SIGN
H.C. RAMP
GRASS
ELECTRICAL BOX
AIR CONDITION EQUIPMENT
ROCK WALL (H=3'±)
GRATE
ICV
SLPB
N37°42'30"W 93.17'
N 25°14'41" W
87.8'
44.9'
10.0'
PARCEL 1
1-STORY
WEST COAST
FAMILY MEDICAL
1650 ADAMS AVE.
ARTHUR MURRAY

DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDED CONDITIONS/ORDINANCE REQUIREMENTS

FOR PLANNING COMMISSION MEETING OF: _____

DUE BACK TO THE PLANNING DIVISION BY: October 31, 2003

TO	( )	Building Safety	(Lg. Set)	( )	Police Department	(11 x 17)
	(X)	Engineering Div.	(Lg. Site)	( )	Sanitary District	(11 x 17)
	( )	Fire Prevention	(Lg. Set)	( )	Transportation Svs.	(Lg. Site)
	( )	Public Services	(11 x 17)	( )	Water District	(11 x 17)

A. P. NUMBER(S): 139-313-09

Action No. PM-03-194 **PUB:** Y **Labels:** 97 **Planner** _____

Tentative Parcel Map PM-03-194 for Mike Simon/Tait & Associates, authorized agent for Donald Ellis to legalize previous subdivision, located at 2850 Mesa Verde Drive East in a C1 zone. Environmental determination: exempt.

Applicant: Donald Ellis

NAME & ADDRESS: Donald Ellis
P.O. Box 538
Del Mar, CA 92014

Authorized Agent: Tait & Associates

NAME & ADDRESS: Mike Simon
701 N. Parkcenter Drive
Santa Ana, CA 92705

Tait & Associates, Inc.
Engineering • Surveying • Environmental

RECEIVED
NOV 12 2003
ENGINEERING

Letter of Transmittal

To:	City Of Costa Mesa	**Attn:**	Michael Guevara//Eng Dept.
Address:	77 Fair Drive	**Job #:**	Sp5464A
	Costa Mesa, Calif.	**Date:**	11/12/03
Re:	Parcel Map 2003-160		

WE ARE TRANSMITTING:

[ ] Mylars [ ] Vellums [ ] Documents [ ] Bluelines **X** Copies [ ] Disk [ ] Other

VIA:

[ ] U.S. Mail [ ] Exp.Mail [ ] Fed. Exp. [ ] Cert. Mail **X** Messenger [ ] U.P.S. [ ]Overnight

FOR:

X Your Request [ ] File(s) **X** Approval [ ] Use [ ] Signature [ ] Attention [ ] Other

[ ] **ORIGINAL** [ ] **PRINTS**

X Tentative [ ] Revised [ ] Final [ ] Signed [ ] Sealed [ ] Stamped [ ] Other

Remarks: Mike—Per our conversation this morning, here is another print of the Tentative Map. Your first check is apparently lost. So you said you needed another print to do another check. If possible, please expedite.

When you are done reviewing, please give me a call so that **we can do a PICK-UP** from your office. Please **do not** mail.

Thanks Mike

CC:

Sincerely,

TAIT & ASSOCIATES, INC.

Danny Peterson, P.L.S.
Project Manager
714/560-8670
dpeterson@tait.com

GUEVARA, MICHAEL

From: GUEVARA, MICHAEL
Sent: Tuesday, December 02, 2003 11:26 AM
To: 'Dan Peterson'; Jeff Reese
Cc: Michael Simon; COX, JOHN
Subject: RE: 2850 Mesa Verde Drive East -- Parcel Map PM-03-194

Just for clarification.
Assuming the tentative map is approved by the Planning Commission. Engineering will ask for the mylars after the county sends a favorable letter and all tentative map conditions and code requirements have been completed. At this point I do not know what those conditions or code requirements are from our other departments.

Wait for our request for mylars to avoid obtaining signatures on the title sheet until the map checking process is finalized.

Since this is a parcel map only the City Engineer and City Clerk sign on behalf of the city. City council or planning commission approvals are not required.

-----Original Message-----
From: Dan Peterson [mailto:dpeterson@TAIT.COM]
Sent: Tuesday, December 02, 2003 9:39 AM
To: Jeff Reese
Cc: Michael Simon; Michael Guevara (E-mail)
Subject: RE: 2850 Mesa Verde Drive East -- Parcel Map PM-03-194

Jeff- I talked with the City, and Mike Guevara said that once they get the "favorable letter" from the County (County first Plan check is 3 to 4 weeks), then Mike calls for the Mylars. The owner and we need to sign the Map. It then goes to Mike Guevara and he said because it is a Parcel Map, there is no City Council. It only goes to City Engineer and it should take about 2 weeks for him to sign. Then the Title Company will pick up and take to County where they will do a final review and check to see if the Taxes are paid. Once that is done, it will record. Please call if any questions.

Dan Peterson(714) 560-8670

-----Original Message-----
From: Jeff Reese [mailto:ReeseJ@southcoastplaza.com]
Sent: Tuesday, December 02, 2003 7:51 AM
To: Dan Peterson
Subject: RE: 2850 Mesa Verde Drive East -- Parcel Map PM-03-194

Dan - Thanks for the update. It sounds as though the City has approved the map as it now stands. If this is the case, can you please send to me four (4) copies of the final version of the map so I can forward it to the owner of the parcel. Also, can you please provide me with a timeline of the process of finalizing the map through the City and County.

Thank you -- Jeff

-----Original Message-----
From: Dan Peterson [mailto:dpeterson@TAIT.COM]
Sent: Monday, December 01, 2003 2:04 PM
To: Jeff Reese
Cc: Michael Simon
Subject: FW: 2850 Mesa Verde Drive East -- Parcel Map PM-03-194

-----Original Message-----

From: BOUWENS-KILLEEN, WILLA
[mailto:wbouwens-killeen@ci.costa-mesa.ca.us]
Sent: Monday, December 01, 2003 1:52 PM
To: Dan Peterson
Subject: RE: 2850 Mesa Verde Drive East -- Parcel Map PM-03-194

Dan -- it will be sometime in January -- either the 12th or the 26th. If you
call/email next Thursday, I (hopefully!) should have a better idea of which.
Willa

-----Original Message-----
From: Dan Peterson [mailto:dpeterson@TAIT.COM]
Sent: Monday, December 01, 2003 1:53 PM
To: BOUWENS-KILLEEN, WILLA
Cc: Michael Simon; Jeffrey Reese (E-mail)
Subject: RE: 2850 Mesa Verde Drive East -- Parcel Map PM-03-194

Willa-- Yes, we will get you what you requested. Do you know how long before
it goes to Council?

Thanks--Dan

-----Original Message-----
From: BOUWENS-KILLEEN, WILLA
[mailto:wbouwens-killeen@ci.costa-mesa.ca.us]
Sent: Monday, December 01, 2003 1:43 PM
To: Dan Peterson
Subject: 2850 Mesa Verde Drive East -- Parcel Map PM-03-194

Danny-- Mike ahs approved the project. Could you send/deliver 1-11"by17"
and 1-8-1/2" by 11" reduction of the corrected map (xerox copies of both
OK). Thanks! Willa

CITY OF COSTA MESA
ENGINEERING DIVISION
DEVELOPMENT SURVEY

Improvement District _____
Drainage Fee/Acre: _____ Total _____
Paid: Yes ___ No ___ N/A ___
FIA Flood Hazard Area: Yes ___ No ___

Development No. S-2003-194
Address _____
A.P.# _____ C10 Ref. page _____

OFFICE SEARCH

Street Name	M.V. East	Andros	Elm
CCM Drawing No.	59-17-6	59-17-5	59-17-13
Exist C&G (CL to Curb Face/~~CF to CF~~)	32'	20'	20'
Proposed C&G (CL to Curb Face/CF to CF)			
EXISTING R/W			
CL to PL	40'	30'	30'
PL to PL			
UTL R/W			
Per Master Plan	40' 1/2 St.	30' 1/2 St	30' 1/2 St.
Master Plan Designation	Secondary	Local	Local
City Easements (Show on AP Map)		SEE SUSAN	
Zoning of Land _____			
Precise Plan			
Specific Plan			

FIELD SEARCH OF SUBJECT PROPERTY

Existing Curb and/or Gutter (Type & Material)			
Existing Sidewalk (Show on AP Map)			
Alley Improvements			
Drive Approaches (Type & Material)			

Developed Land: Yes ___ No ___

Developed per Zoning: Yes ___ No ___ N/A ___

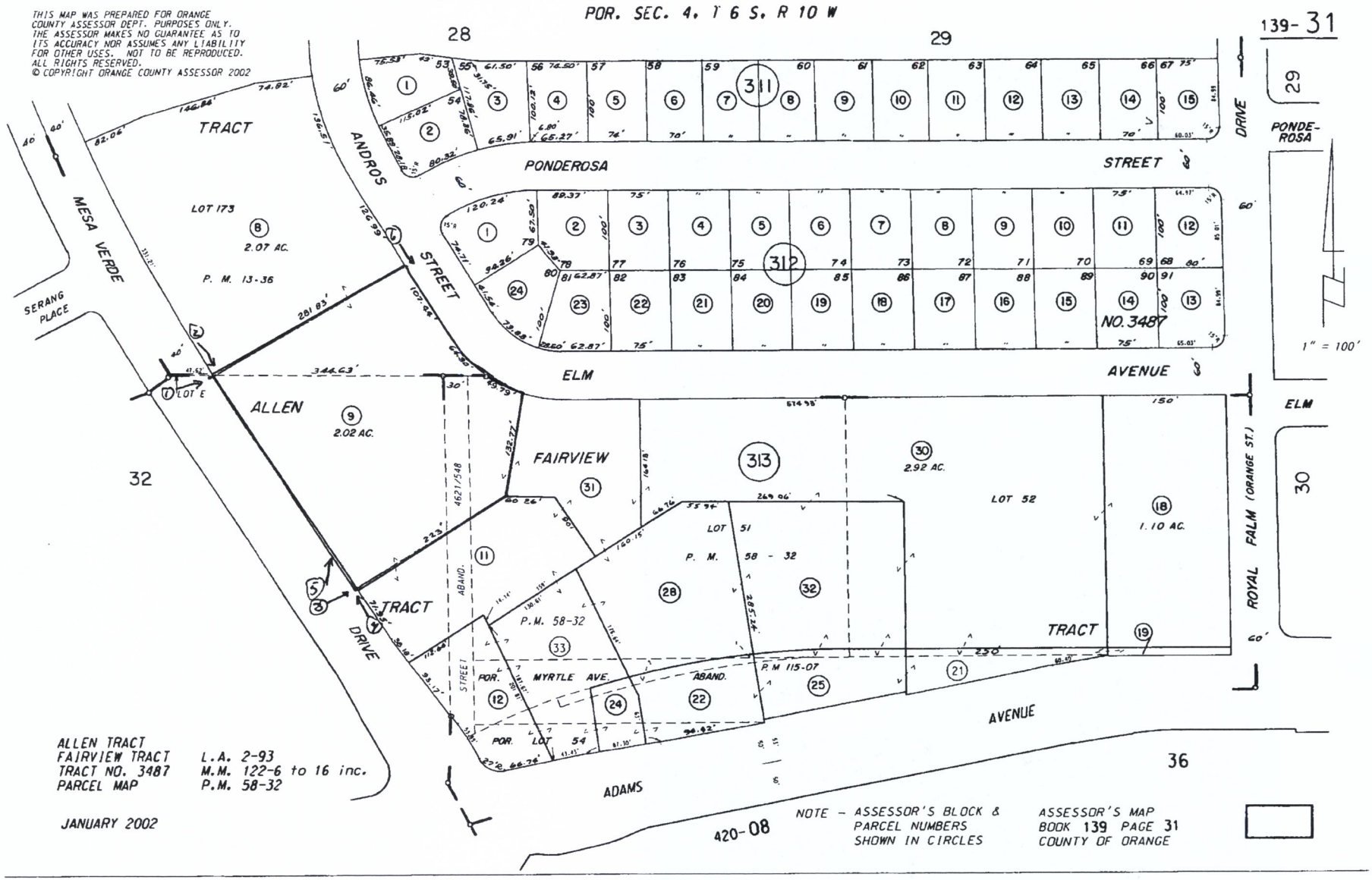
Existing WCR'S ___ N/E. ___ N/W. ___ S/E. ___ S/W

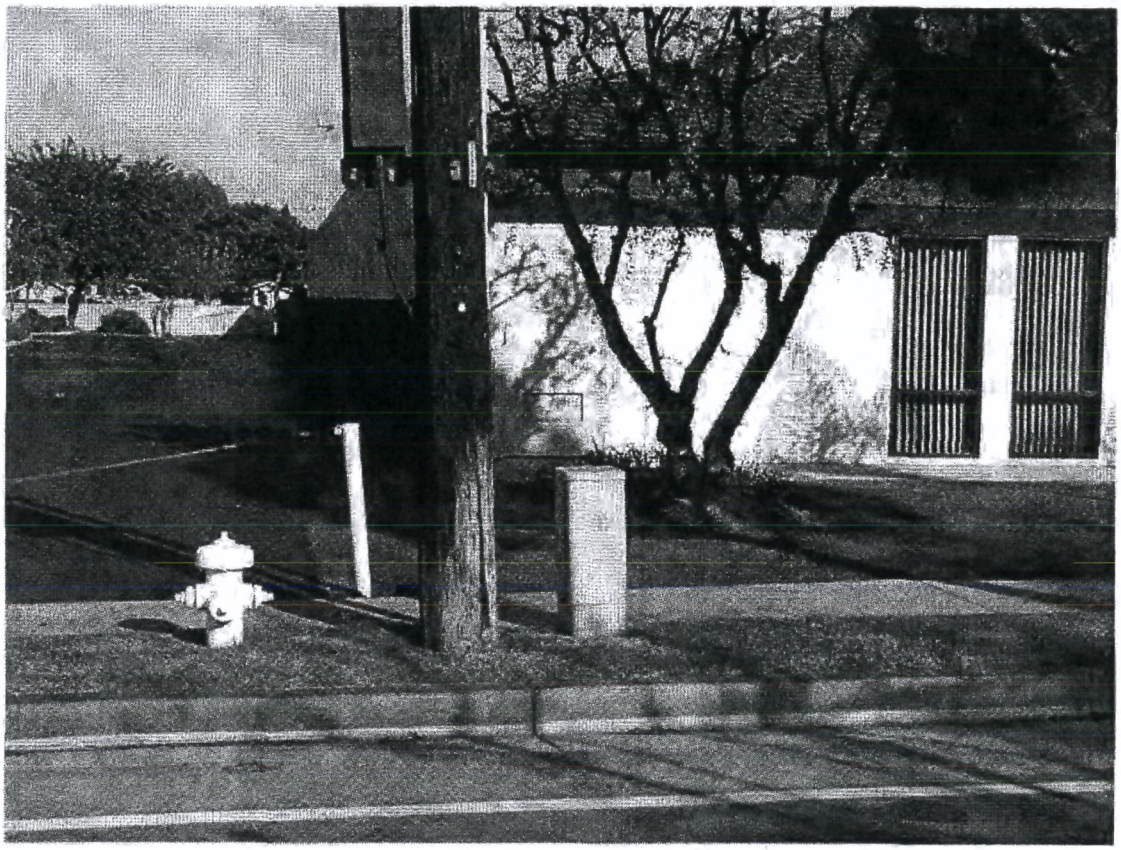
COMMENTS: _____

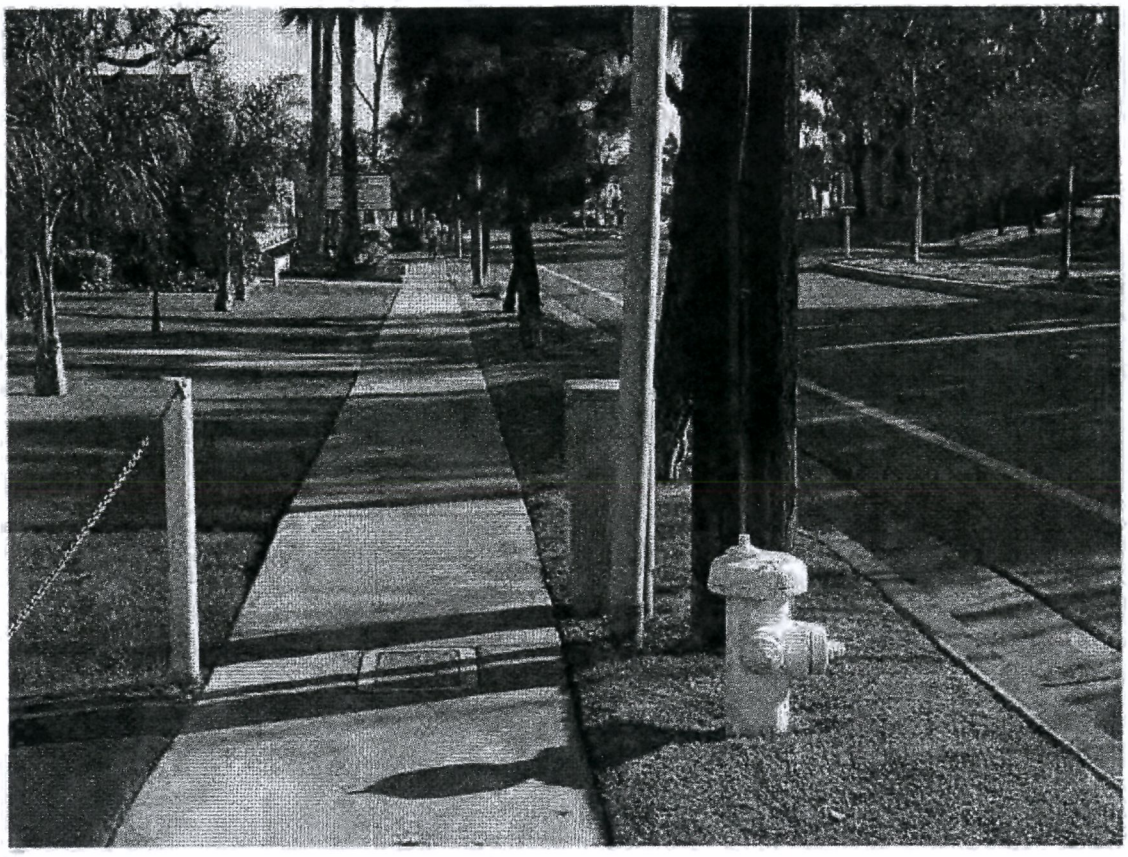
Date _____ Initials _____

1181-62 (Rev. 4/87)

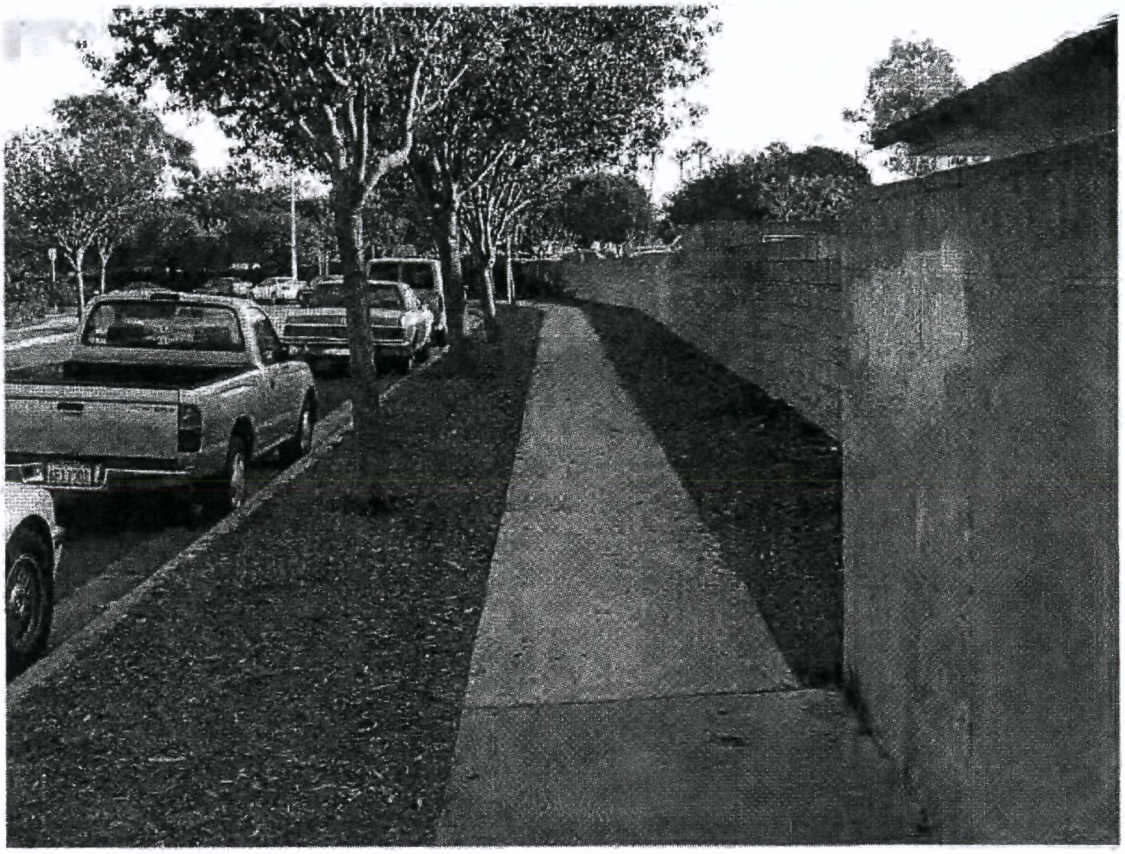
Orange, CA, 2002-2003 - 139-31, Sheet: 1 of 1







Center for
Spiritual
Discovery



SHEET 1 OF 3
(ALL OF TENTATIVE
PARCEL MAP NO. 2003-194)
NUMBER OF PARCELS: 1
AREA = 2.050 ACRES GROSS

PARCEL MAP NO. 2003-194

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE 2760.54 ACRE PARCEL OF LAND ALLOTTED TO EDWARD PULLERENO IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDED IN BOOK B OF THE JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORINA.

MICHAEL SIMON, P.L.S. 6034 TAIT & ASSOCIATES, INC.
DATE OF SURVEY: JUNE, 2003

ACCEPTED AND FILED AT THE REQUEST OF

_____

DATE _____
TIME _____ FEE $_____
INSTRUMENT #_____
BOOK _____ PAGE _____
TOM DALY
COUNTY CLERK-RECORDER

BY _____
DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY RELEASE AND RELINQUISH ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ANDROS STREET, ELM AVENUE AND MESA VERDE DRIVE AS SHOWN ON THIS MAP.

DONALD S. ELLIS, TRUSTEE FOR THE DONALD S. ELLIS TRUST UNDER DECLARATION OF TRUST DATED AUGUST 3, 1990

PAUL LEONARD & DORIT ANN LEONARD, TRUSTEES FOR THE LEONARD FAMILY TRUST

Donald S. Ellis
DONALD S. ELLIS, TRUSTEE

Paul Leonard
PAUL LEONARD, TRUSTEE

Dorit Ann Leonard
DORIT ANN LEONARD, TRUSTEE

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON April 27, 2004 BEFORE ME KAREN G. WHOLEY

PERSONALLY APPEARED PAUL & DORIT LEONARD

PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ ~~SHE/~~ THEY EXECUTED THE SAME IN ~~HIS/~~ HER/ THEIR AUTHORIZED CAPACITY, AND THAT BY ~~HIS/~~ HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Karen G. Wholey
NOTARY PUBLIC IN AND FOR SAID STATE

KAREN G. WHOLEY
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IN THE Orange COUNTY

MY COMMISSION EXPIRES MAY 4, 2006

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON April 28, 2004 BEFORE ME KAREN G. WHOLEY

PERSONALLY APPEARED DONALD ELLIS

~~PERSONALLY KNOW TO ME~~ (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(~~S~~) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ ~~SHE/~~ THEY EXECUTED THE SAME IN HIS/ ~~HER/~~ THEIR AUTHORIZED CAPACITY, AND THAT BY HIS/ HER/ THEIR SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~) OR ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Karen G. Wholey
NOTARY PUBLIC IN AND FOR SAID STATE

KAREN G. WHOLEY
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IN THE Orange COUNTY

MY COMMISSION EXPIRES MAY 4, 2006

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF } SS

ON _____ BEFORE ME _____

PERSONALLY APPEARED

PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED CAPACITY, AND THAT BY HIS/ HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

_____ _____
NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IN THE _____ COUNTY

MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF } SS

ON _____ BEFORE ME _____

PERSONALLY APPEARED

PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED CAPACITY, AND THAT BY HIS/ HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

_____ _____
NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IN THE _____ COUNTY

MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF C.J. SEGERSTROM & SONS IN JUNE, 2003. I HEREBY STATE THAT ALL MONUMENTS ARE SET AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

LICENSED LAND SURVEYOR
MICHAEL SIMON
Exp. 6/30/05
No. 6034
STATE OF CALIFORNIA

Michael Simon
MICHAEL SIMON, P.L.S. 6034
MY LICENSE EXPIRES: JUNE 30, 2005

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS_____ DAY OF _____, 2004.

_____
JOHN CANAS, COUNTY SURVEYOR, L.S. 4408
MY LICENSE EXPIRES SEPTEMBER 30, 2005

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS_____ DAY OF _____, 2004.

_____
ERNESTO MUNOZ
CITY ENGINEER OF THE CITY OF COSTA MESA
R.C.E. 47643
EXP. 12/31/05

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2004.

JOHN M.W. MOORLACH BY: _____
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF COSTA MESA }

PURSUANT TO THE PROVISIONS OF RESOLUTION 74-75 DATED OCTOBER 1, 1974, OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, STATE OF CALIFORNIA, I, JULIE FOLCIK, DEPUTY CITY CLERK AND EX OFFICIO CLERK OF SAID COUNCIL, DO HEREBY ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ANDROS STREET, ELM AVENUE AND MESA VERDE DRIVE AS SHOWN ON THIS MAP.

I ALSO HEREBY CERTIFY THAT THE CITY HAS APPROVED THIS PARCEL MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.

DATED THIS _____ DAY OF _____, 2004

_____
JULIE FOLCIK
DEPUTY CITY CLERK AND
EX OFFICIO CLERK OF SAID COUNCIL
CITY OF COSTA MESA

SIGNATURE OMISSION:

PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT, SECTION 66436(a)(3)(A) THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM RECORDED JANUARY 29, 1964 AS INSTRUMENT NO. 24831 IN BOOK 6903, PAGES 661-662, OF OFFICIAL RECORDS.

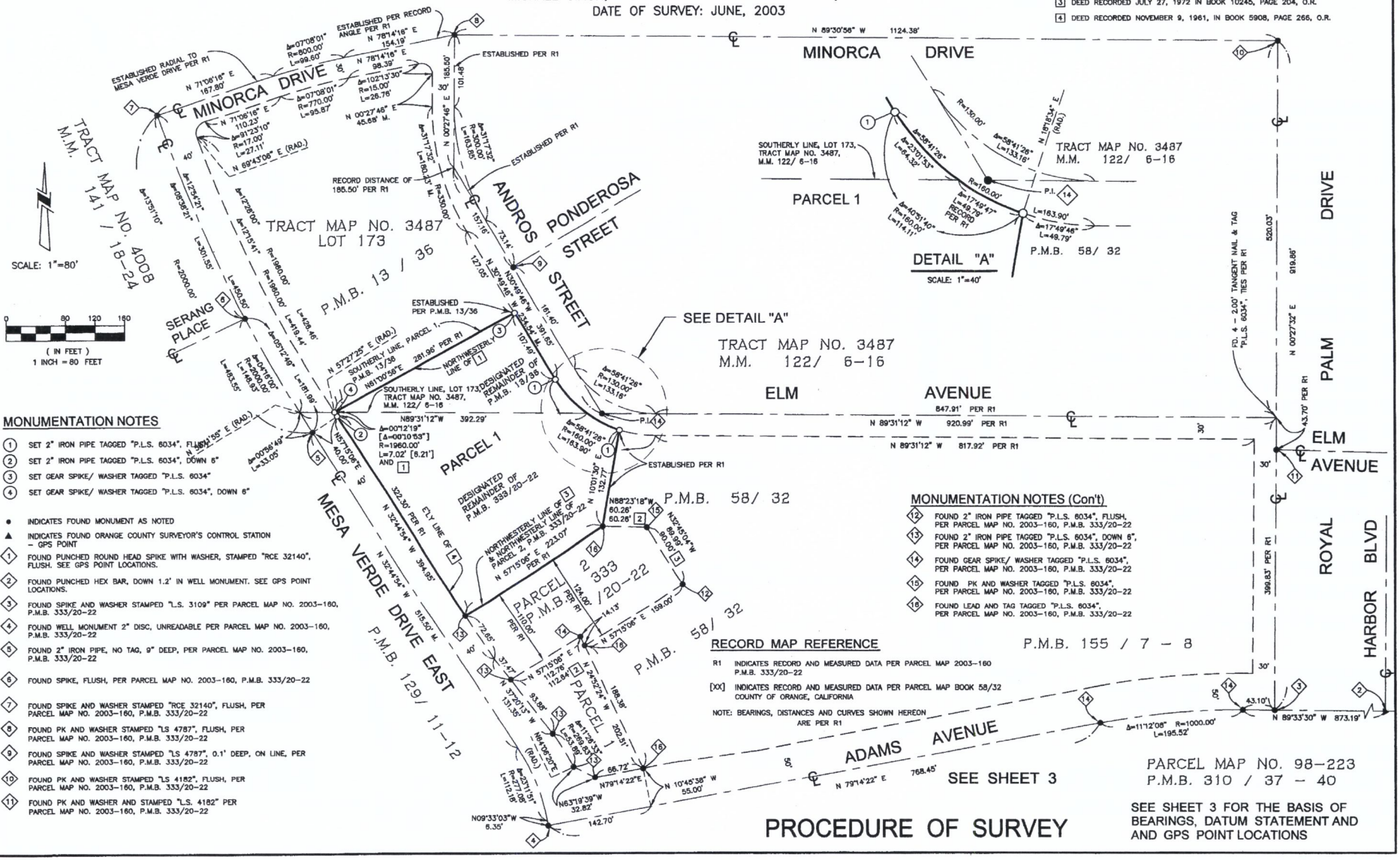
SHEET 2 OF 3
(ALL OF TENTATIVE
PARCEL MAP NO. 2003-194)
NUMBER OF PARCELS: 1
AREA = 2.050 ACRES GROSS

PARCEL MAP NO. 2003-194

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
MICHAEL SIMON, P.L.S. 6034 TAIT & ASSOCIATES, INC.
DATE OF SURVEY: JUNE, 2003

DEED REFERENCES

[1] DEED RECORDED JANUARY 29, 1963 IN BOOK 6412, PAGE 51, O.R.
[2] DEED RECORDED MAY 7, 1964 IN BOOK 7036, PAGE 426, O.R.
[3] DEED RECORDED JULY 27, 1972 IN BOOK 10245, PAGE 204, O.R.
[4] DEED RECORDED NOVEMBER 9, 1961, IN BOOK 5908, PAGE 266, O.R.



MONUMENTATION NOTES

(1) SET 2" IRON PIPE TAGGED "P.L.S. 6034", FLUSH
(2) SET 2" IRON PIPE TAGGED "P.L.S. 6034", DOWN 6"
(3) SET GEAR SPIKE/ WASHER TAGGED "P.L.S. 6034"
(4) SET GEAR SPIKE/ WASHER TAGGED "P.L.S. 6034", DOWN 6"

● INDICATES FOUND MONUMENT AS NOTED
▲ INDICATES FOUND ORANGE COUNTY SURVEYOR'S CONTROL STATION – GPS POINT

(1) FOUND PUNCHED ROUND HEAD SPIKE WITH WASHER, STAMPED "RCE 32140", FLUSH. SEE GPS POINT LOCATIONS.
(2) FOUND PUNCHED HEX BAR, DOWN 1.2' IN WELL MONUMENT. SEE GPS POINT LOCATIONS.
(3) FOUND SPIKE AND WASHER STAMPED "L.S. 3109" PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(4) FOUND WELL MONUMENT 2" DISC, UNREADABLE PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(5) FOUND 2" IRON PIPE, NO TAG, 9" DEEP, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(6) FOUND SPIKE, FLUSH, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(7) FOUND SPIKE AND WASHER STAMPED "RCE 32140", FLUSH, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(8) FOUND PK AND WASHER STAMPED "LS 4787", FLUSH, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(9) FOUND SPIKE AND WASHER STAMPED "LS 4787", 0.1' DEEP, ON LINE, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(10) FOUND PK AND WASHER STAMPED "LS 4182", FLUSH, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(11) FOUND PK AND WASHER AND STAMPED "L.S. 4182" PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22

MONUMENTATION NOTES (Con't)

(12) FOUND 2" IRON PIPE TAGGED "P.L.S. 6034", FLUSH, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(13) FOUND 2" IRON PIPE TAGGED "P.L.S. 6034", DOWN 6", PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(14) FOUND GEAR SPIKE/ WASHER TAGGED "P.L.S. 6034", PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(15) FOUND PK AND WASHER TAGGED "P.L.S. 6034", PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
(16) FOUND LEAD AND TAG TAGGED "P.L.S. 6034", PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22

RECORD MAP REFERENCE

R1 INDICATES RECORD AND MEASURED DATA PER PARCEL MAP 2003-160 P.M.B. 333/20-22
[XX] INDICATES RECORD AND MEASURED DATA PER PARCEL MAP BOOK 58/32 COUNTY OF ORANGE, CALIFORNIA
NOTE: BEARINGS, DISTANCES AND CURVES SHOWN HEREON ARE PER R1

SEE SHEET 3 FOR THE BASIS OF BEARINGS, DATUM STATEMENT AND AND GPS POINT LOCATIONS

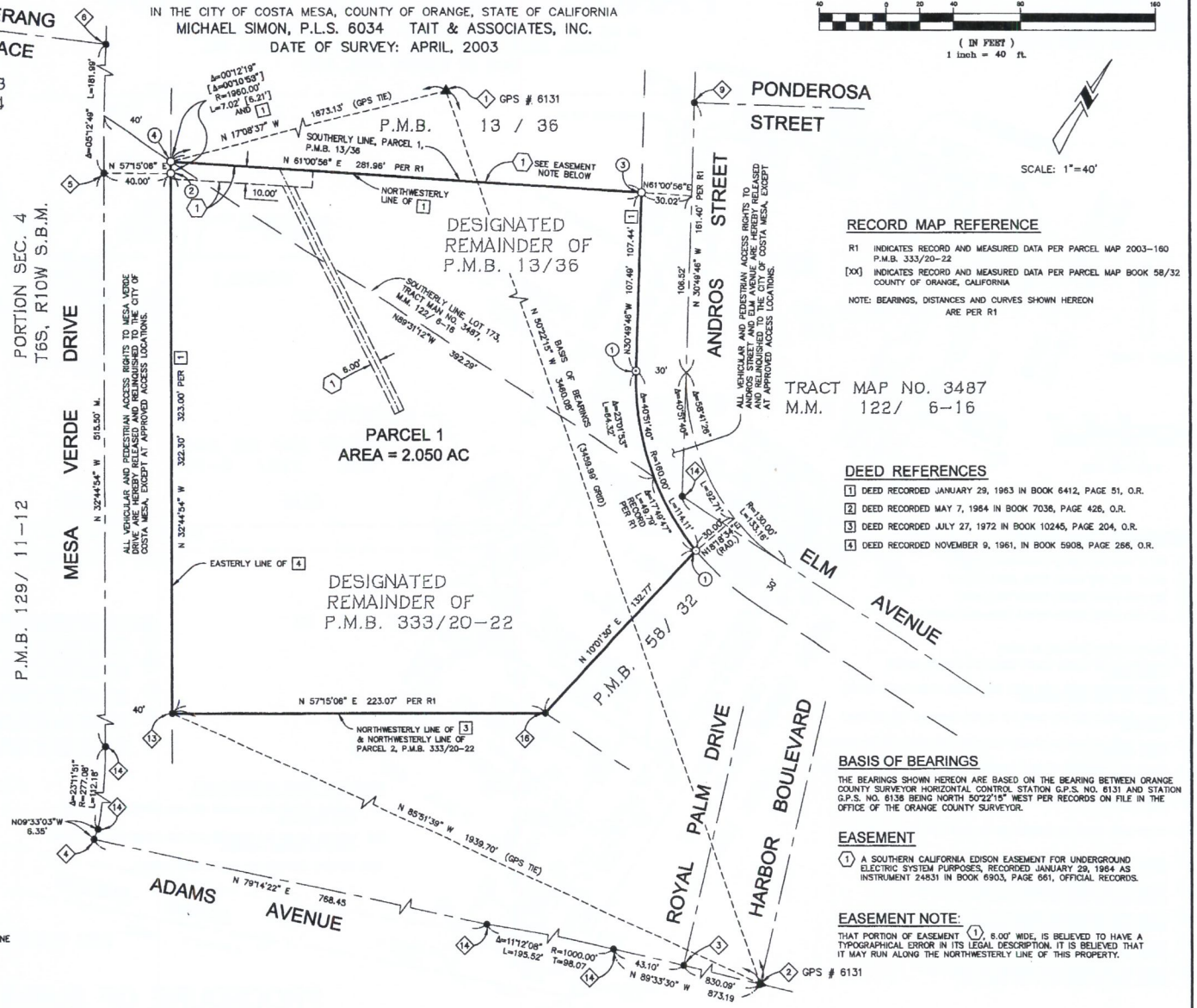
SHEET 3 OF 3
(ALL OF TENTATIVE
PARCEL MAP NO. 2003-194)
NUMBER OF PARCELS: 1
AREA = 2.050 ACRES GROSS

PARCEL MAP NO. 2003-194

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
MICHAEL SIMON, P.L.S. 6034 TAIT & ASSOCIATES, INC.
DATE OF SURVEY: APRIL, 2003

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SCALE: 1"=40'



MONUMENTATION NOTES

1. SET 2" IRON PIPE TAGGED "P.L.S. 6034", FLUSH
2. SET 2" IRON PIPE TAGGED "P.L.S. 6034", DOWN 8"
3. SET GEAR SPIKE/ WASHER TAGGED "P.L.S. 6034"
4. SET GEAR SPIKE/ WASHER TAGGED "P.L.S. 6034", DOWN 8"

- INDICATES FOUND MONUMENT AS NOTED
- ▲ INDICATES FOUND ORANGE COUNTY SURVEYOR'S CONTROL STATION - GPS POINT

1. FOUND PUNCHED ROUND HEAD SPIKE WITH WASHER, STAMPED "RCE 32140", FLUSH. SEE GPS POINT LOCATIONS.
2. FOUND PUNCHED HEX BAR, DOWN 1.2' IN WELL MONUMENT. SEE GPS POINT LOCATIONS.
3. FOUND SPIKE AND WASHER STAMPED "L.S. 3109" PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
4. FOUND WELL MONUMENT 2" DISC, UNREADABLE PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
5. FOUND 2" IRON PIPE, NO TAG, 9" DEEP, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
6. FOUND SPIKE, FLUSH, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
7. FOUND SPIKE AND WASHER STAMPED "RCE 32140", FLUSH, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
8. FOUND PK AND WASHER STAMPED "LS 4787", FLUSH, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
9. FOUND SPIKE AND WASHER STAMPED "LS 4787", 0.1' DEEP, ON LINE, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
10. FOUND PK AND WASHER STAMPED "LS 4182", FLUSH, PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
11. FOUND PK AND WASHER AND STAMPED "L.S. 4182" PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
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14. FOUND GEAR SPIKE/ WASHER TAGGED "P.L.S. 6034", PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
15. FOUND PK AND WASHER TAGGED "P.L.S. 6034", PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22
16. FOUND LEAD AND TAG TAGGED "P.L.S. 6034", PER PARCEL MAP NO. 2003-160, P.M.B. 333/20-22

DATUM STATEMENT

COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI 1983 NAD (1991.35 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99997475.

GPS POINT LOCATIONS

① GPS #6131 — FOUND PUNCHED ROUND HEAD SPIKE WITH WASHER, STAMPED "RCE 32140", FLUSH. STATION IS LOCATED AT APPARENT CENTERLINE INTERSECTION OF BAKER STREET AND EAST MESA VERDE DRIVE.
N:(FT) 2,194,893.176
E:(FT) 8,051,162.182

② GPS #6136 — FOUND PUNCHED HEX BAR, DOWN 1.2' IN WELL MONUMENT. STATION IS LOCATED AT CENTERLINE INTERSECTION OF HARBOR BOULEVARD AND ADAMS AVENUE.
N:(FT) 2,192,686.281
E:(FT) 8,053,827.095

RECORD MAP REFERENCE

R1 INDICATES RECORD AND MEASURED DATA PER PARCEL MAP 2003-160 P.M.B. 333/20-22

[XX] INDICATES RECORD AND MEASURED DATA PER PARCEL MAP BOOK 58/32 COUNTY OF ORANGE, CALIFORNIA

NOTE: BEARINGS, DISTANCES AND CURVES SHOWN HEREON ARE PER R1

DEED REFERENCES

1. DEED RECORDED JANUARY 29, 1963 IN BOOK 6412, PAGE 51, O.R.
2. DEED RECORDED MAY 7, 1964 IN BOOK 7036, PAGE 426, O.R.
3. DEED RECORDED JULY 27, 1972 IN BOOK 10245, PAGE 204, O.R.
4. DEED RECORDED NOVEMBER 9, 1961, IN BOOK 5908, PAGE 266, O.R.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR HORIZONTAL CONTROL STATION G.P.S. NO. 6131 AND STATION G.P.S. NO. 6136 BEING NORTH 50°22'15" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

EASEMENT

(1) A SOUTHERN CALIFORNIA EDISON EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM PURPOSES, RECORDED JANUARY 29, 1964 AS INSTRUMENT 24831 IN BOOK 6903, PAGE 661, OFFICIAL RECORDS.

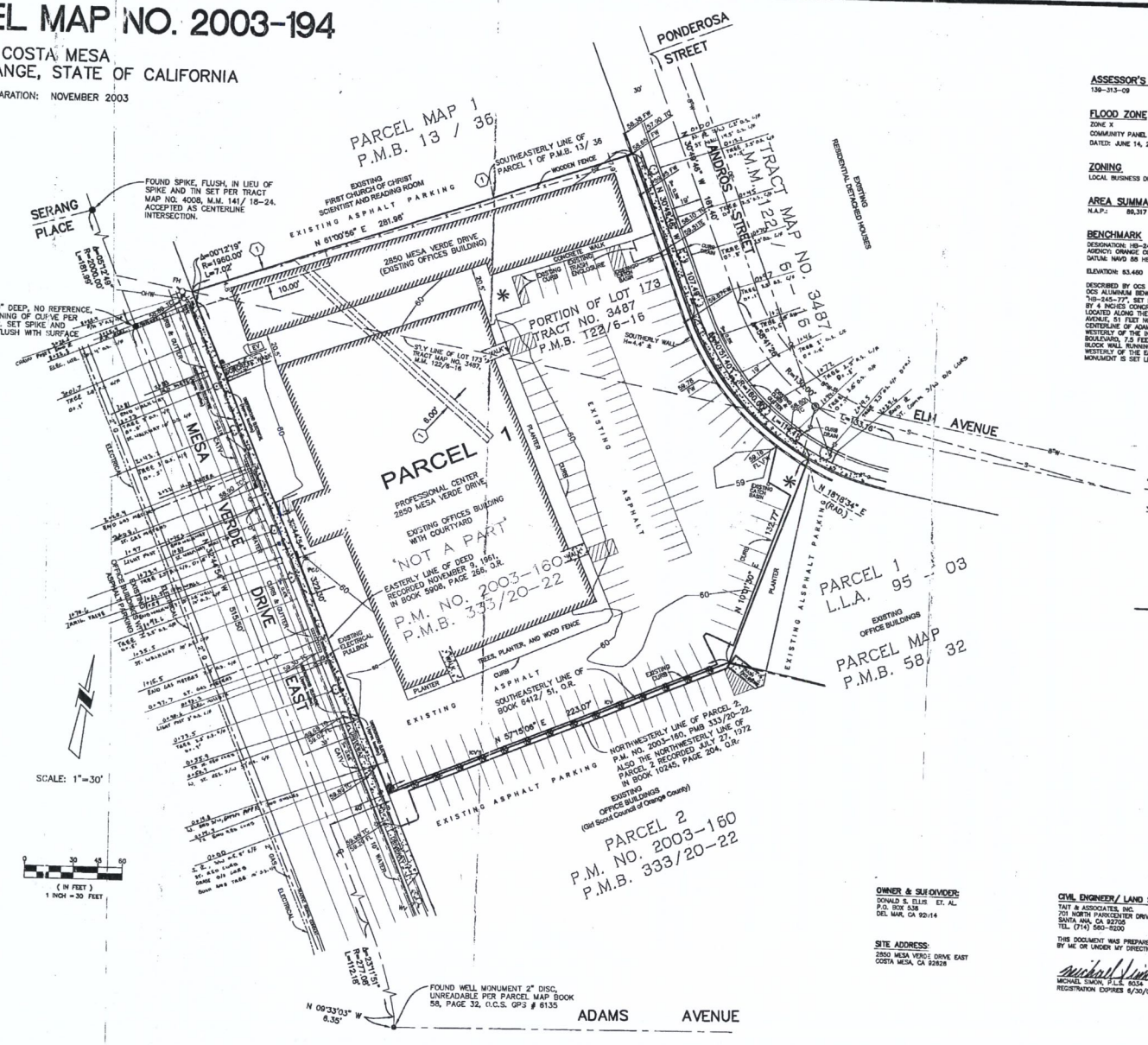
EASEMENT NOTE:

THAT PORTION OF EASEMENT (1), 8.00' WIDE, IS BELIEVED TO HAVE A TYPOGRAPHICAL ERROR IN ITS LEGAL DESCRIPTION. IT IS BELIEVED THAT IT MAY RUN ALONG THE NORTHWESTERLY LINE OF THIS PROPERTY.

TENTATIVE PARCEL MAP NO. 2003-194

CITY OF COSTA MESA
IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE OF MAP PREPARATION: NOVEMBER 2003



LEGAL DESCRIPTION

THAT PORTION OF THE 2760.54 ACRE PARCEL OF LAND ALLOTTED TO EDWARD PULLEROND IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, OF CALIFORNIA, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOUNDED AS FOLLOWS:

ON THE WEST BY THE EASTERLY LINE OF MESA VERDE DRIVE, AS DESCRIBED IN A DEED TO THE CITY OF COSTA MESA, RECORDED NOVEMBER 9, 1961, IN BOOK 4908 PAGE 268 OF OFFICIAL RECORDS, SAID EASTERLY LINE ALSO SHOWN ON PARCEL MAP BOOK 58 PAGE 32;

ON THE SOUTH BY THE NORTHWESTERLY LINE OF PARCEL 2, OF THE LAND DESCRIBED IN A DEED TO THE GIRL SCOUT COUNCIL OF ORANGE COUNTY AND BRENTWOOD SAVINGS RECORDED JULY 27, 1972 IN BOOK 10245, PAGE 204 OF OFFICIAL RECORDS.

ON THE EAST BY THE WESTERLY BOUNDARY OF ANDROS STREET (60 FEET WIDE) AS SHOWN ON A MAP OF TRACT NO. 3487, FILED IN BOOK 122, PAGES 6 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY;

ON THE NORTH BY THE SOUTH LINE OF PARCEL 1 OF A MAP RECORDED IN PARCEL MAP BOOK 13 PAGE 36 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS BY WHATEVER NAME KNOWN IN, ON OR UNDER THE ABOVE DESCRIBED LAND BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF THE GROUND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE OF THE GROUND ABOVE A DEPTH OF 500 FEET FOR THE PURPOSE OF EXPLORING FOR, BORING, MINING, DRILLING, REMOVING, EXTRACTING OR MARKETING SAID SUBSTANCES, TOGETHER WITH EXCLUSIVE RIGHT TO EXECUTE ANY AND ALL LEASES FOR THE PURPOSE OF EXTRACTING OR RECOVERING SAID SUBSTANCES.

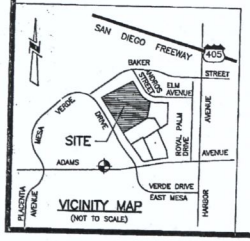
EASEMENT

(1) AN EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM PURPOSES, RECORDED JANUARY 29, 1964 IN BOOK 8603, PAGE 661, OFFICIAL RECORDS.

EASEMENT NOTE:

THAT PORTION OF EASEMENT (1), 8.00' WIDE, THAT GOES INTO EXISTING BUILDING, IS BELIEVED TO HAVE A TYPOGRAPHICAL ERROR IN ITS LEGAL DESCRIPTION. IT IS BELIEVED THAT IT MAY RUN ALONG THE NORTHWESTERLY LINE OF THIS PROPERTY.

NOTE: ALL CONDITIONS SHOWN HEREON ARE EXISTING. NO SIGNIFICANT IMPROVEMENTS ARE ANTICIPATED.



VICINITY MAP
(NOT TO SCALE)

ASSESSOR'S PARCEL NUMBER

139-313-09

FLOOD ZONE

ZONE X
COMMUNITY PANEL NO. 060216 0046 F
DATED: JUNE 14, 2000

ZONING

LOCAL BUSINESS DISTRICT (C1)

AREA SUMMARY

N.A.P.: 89,317 ± S.F. 2.050 ± AC.

BENCHMARK

DESIGNATION: HB-245-77
AGENCY: ORANGE COUNTY SURVEYOR
DATUM: NAVD 88 HEIGHT: (FT)

ELEVATION: 83.460

DESCRIBED BY OCS 2001 – FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-245-77", SET IN THE TOP OF A 4 INCHES BY 4 INCHES CONCRETE POST, MONUMENT IS LOCATED ALONG THE NORTH SIDE OF ADAMS AVENUE, 51 FEET NORTHERLY OF THE CENTERLINE OF ADAMS AVENUE AND 0.5 MILES WESTERLY OF THE INTERSECTION OF HARBOR BOULEVARD, 7.5 FEET SOUTHERLY FROM THE BLOCK WALL RUNNING ALONG ADAMS, 280 FEET WESTERLY OF THE EAST END OF SAID WALL. MONUMENT IS SET LEVEL WITH TOP OF CURB

SYMBOLS/LEGEND:

- INDICATES FOUND MONUMENT AS NOTED
- (000) RECORD PER PARCEL MAP BOOK 58 / PAGE 32
- BENCHMARK
- BLOCK WALL
- FENCE
- CONCRETE
- EXTERIOR BUILDING WALL
- EPB ELECTRICAL PULLBOX
- EV ELECTRICAL VAULT
- FH FIRE HYDRANT
- GV GAS VALVE
- GM GAS METER
- GAS LINE
- HANDICAP PARKING STALL
- IRRIGATION CONTROL VALVE
- PALM TREE
- POWER POLE
- PROPERTY LINE
- SEWER MANHOLE
- STREET LIGHT POLE
- TREE
- WV WATER VALVE
- WM WATER METER
- FS FINISHED SURFACE
- OE OVERHEAD ELECTRIC
- FW FACE OF WALL
- TBX TELEPHONE BOX
- TE TRASH ENCLOSURE
- INV. INVERT ELEVATION
- OHW OVERHEAD WIRES
- SD STORM DRAIN
- S SEWER LINE
- TC TOP OF CURB

OWNER & SUBDIVIDER:

DONALD S. ELLIS ET. AL.
P.O. BOX 538
DEL MAR, CA 92014

SITE ADDRESS:

2850 MESA VERDE DRIVE EAST
COSTA MESA, CA 92626

CIVIL ENGINEER/ LAND SURVEYOR

TAIT & ASSOCIATES, INC.
701 NORTH PARKCENTER DRIVE
SANTA ANA, CA 92705
TEL. (714) 560-8200

THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECTION

MICHAEL SIMON, P.L.S. 6034
REGISTRATION EXPIRES 6/30/05

LICENSED LAND SURVEYOR MICHAEL SIMON Exp. 6/30/05 No. 6034 STATE OF CALIFORNIA

Tentative accepted by Engineering 12-1-03 mc

Description

Recording Requested by
CITY OF COSTA MESA

When Recorded Mail to
CITY OF COSTA MESA
Right of Way Department
Attention—City Clerk
P. O. BOX 317
COSTA MESA, CALIFORNIA

6380

BOOK 5908 PAGE 266

RECORDED AT REQUEST OF
CITY OF COSTA MESA
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
9:05 AM NOV 9 1961
RUBY McFARLAND, County Recorder

FREE

Space Above This Line For Recorder's Use

ADAMS AVE. & MESA VERDE DRIVE
Name of Easement

Right of Way No. ADAMS AVE #

A. P. No. FAIRVIEW TRACT SECTION 4 & 9

Date Oct. 1961

EASEMENT DEED

For valuable consideration, receipt of which is hereby acknowledged, (I, We)

ANTON H. SEDERSTROM Etal. HARBOR BOULEVARD LEASING CORPORATION

grant and convey to City of Costa Mesa a perpetual easement and right of way for Street and Highway purposes in, on and over all that real property situated in the County of Orange, State of California, described as follows:

A portion of Fairview Tract as recorded in Book 25 - Page 76 of Miscellaneous Maps records of Los Angeles County, California and Section 4 and 9 of Township 6 South Range 10 West of San Bernardino, Base and Meridian, described as;

Approved as to Description

By C. E. Wilson
R/W agent

BOOK 5908 PAGE 267

It is understood that the grantor(s) grant only that portion of the above described land in which he/she/they has/have an interest. Grantors, for themselves, their heirs, successors, and assigns, do hereby release grantee, its officers, employees and agents, from any and all liability arising out of the use of said land for the purposes stated or implied herein.

Signed In Presence of:

Subscribing Witness: _____

DATED: October 10, 1961

Anton H. Segerstrom

Nellie Ruth Segerstrom

Harold T. Segerstrom

Margaret E. Segerstrom

Henry T. Segerstrom

Adelaide C. Segerstrom

Edwin C. Segerstrom

Jeanette E. Segerstrom

Ann Segerstrom

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

On _____ before me

_____, a Notary Public in and for said County and State, personally appeared _____

_____

known to me to be the person whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal.

(SEAL) _____

Notary Public in and for said County and State.

My Commission expires _____

FORM CAB—SM—7-61

HARBOR BOULEVARD LEASING CORPORATION

Anton H. Segerstrom, President

Henry T. Segerstrom, Secretary

A portion of Fairview Tract as recorded in Book 25, Page 76 of Miscellaneous Maps, Records of Los Angeles County, California and Section 4 and 9 of Township 6 South Range 10 West of San Bernardino, Base and Meridian, described as;

Beginning at the intersection of the centerline of Harbor Boulevard, with the centerline of Adams Avenue, 80 feet in width, as said intersection is shown on a Record of Survey recorded in Book 42, page 2 of Records of Surveys in the office of the County Recorder of Orange County, California; thence North 89° 55' 20" West, along said centerline of Adams Avenue, 873.20 feet, to a point, said point being the true point of beginning of the land herein described; thence South 0° 04' 40" West, 40.00 feet, to a line 40.00 feet Southerly of, measured at right angles, and parallel to said centerline of Adams Avenue; thence South 89° 55' 20" East, along last mentioned parallel line, 653.19 feet, to the Westerly line of that certain parcel of land described as Parcel B in an Easement Deed to the County of Orange, recorded in Book 3760, page 360 of the Official Records of said Orange County; thence South 0° 04' 40" West, along the Westerly line of said Parcel B, 10.00 feet, to a line 50.00 feet Southerly of, measured at right angles, and parallel to the centerline of said Adams Avenue; thence North 89° 55' 20" West, along the last mentioned parallel line, 653.19 feet, to the beginning of a tangent curve, concave Southerly, having a radius of 950.00 feet; thence Westerly along said curve through a central angle of 11° 12' 35", an arc length of 185.86 feet; thence tangent to said curve South 78° 52' 05" West, 553.14 feet; thence South 76° 00' 20" West, 100.12 feet; thence South 78° 52' 05" West, 294.37 feet; thence South 81° 20' 10" West, 115.94 feet, to a point

on a curve, concave Northerly, having a radius of 1050.00 feet, a radial bearing from said point bears North 11° 07' 55" West; thence Westerly along said curve through a central angle of 11° 07' 44", an arc length of 203.95 feet; thence tangent to said curve, South 89° 59' 49" West, 21.55 feet, to the Westerly line of the City of Costa Mesa as said line is described in the Adams No. 1 Annexation to the City of Costa Mesa, Ordinance No. 295, adopted by the City Council of Costa Mesa, August 1, 1960; thence North 0° 05' 25" East, along said Westerly line of the City of Costa Mesa, 20.00 feet, to a line 30.00 feet, measured at right angles, Southerly of and parallel to the centerline of Adams Avenue; thence North 89° 59' 49" East, along said parallel line, 21.51 feet; thence South 0° 00' 11" East, 10.00 feet, to a point on a curve, concave Northerly, having a radius of 1040.00 feet, said curve being also concentric with the last mentioned curve, having a radius of 1050.00 feet, a radial bearing from said point bears North 0° 00' 11" West; thence Easterly along said curve through a central angle of 11° 07' 44", an arc length of 202.01 feet; thence North 11° 07' 55" West, 80.00 feet, to a point on a curve, concave Northerly, having a radius of 960.00 feet, said curve also being concentric with the last mentioned curve having a radius of 1040.00 feet, a radial bearing from said point bears North 11° 07' 55" West; thence Westerly along said curve through a central angle of 11° 07' 44", an arc length of 186.47 feet; thence South 0° 00' 11" East, 10.00 feet; thence South 89° 59' 49" West, 21.39 feet, to said Westerly line of the City of Costa Mesa; thence North 0° 05' 25" East, along said Westerly line of the City of Costa Mesa, 21.00 feet; thence North 89° 59' 49" East, 21.35 feet, to the beginning of a tangent curve, concave Northerly, having a radius of 950.00 feet, said curve also being concentric with the last mentioned curve, having a radius of 960.00 feet; thence Easterly along said curve through a central angle of 11° 07' 44", an arc length of 184.52 feet; thence

BOOK 5908 PAGE 209

A K S·A F E T Y A F I L M

tangent to said curve North 78° 52' 05" East, 52.16 feet; thence North 76° 00' 20" East, 100.12 feet; thence North 78° 52' 05" East, 50.20 feet, to the beginning of a tangent curve, concave Northwesterly, having a radius of 27.00 feet; thence Northeasterly, Northerly and Northwesterly, along said curve, through a central angle of 107° 23' 57", an arc length of 50.61 feet; thence tangent to said curve North 28° 31' 52" West, 128.55 feet; thence North 33° 07' 11" West, 394.95 feet, to the beginning of a tangent curve, concave Northeasterly, having a radius of 2040.00 feet; thence Northwesterly, along said curve, through a central angle of 00° 55' 26", an arc length of 32.90 feet; thence North 57° 48' 15" East, 40.00 feet, to the Southwest corner of Tract No. 3487, as shown on a map thereof, recorded in Book 122, pages 6 to 16 inclusive, of Miscellaneous Maps, Records of said Orange County; thence South 89° 54' 01" East, along the Southerly line of said Tract No. 3487, 47.52 feet, to a point on a curve, and on the Easterly line of Mesa Verde Drive as shown on said map of Tract No. 3487, concave Northeasterly, having a radius of 1960.00 feet, a radial bearing from said point bears North 57° 03' 43" East; thence Southeasterly along said curve through a central angle of 00° 10' 54", an arc length of 6.21 feet; thence tangent to said curve South 33° 07' 11" East, 394.95 feet; thence South 37° 42' 30" East, 131.35 feet, to the beginning of a tangent curve, concave Southwesterly, having a radius of 269.83 feet; thence Southeasterly along said curve through a central angle of 11° 26' 33", an arc length of 53.89 feet, to the beginning of a tangent curve, concave Northeasterly, having a radius of 27.00 feet; thence Southeasterly and Easterly, along said curve, through a central angle of 74° 51' 58", an arc length of 35.28 feet; thence tangent to said curve, North 78° 52' 05" East, 110.17 feet; thence North 81° 20' 10" East, 116.11 feet; thence North 78° 52' 05" East, 469.32 feet, to the beginning of a tangent curve, concave Southeasterly, having a radius of 1050.00 feet, said curve also being concentric with the first herein mentioned curve having

BOOK 5908 PAGE 220

a radius of 950.00 feet; thence Northeasterly, Easterly and Southeasterly, along said curve through a central angle of 11° 05' 56", an arc length of 203.40 feet, to the beginning of a tangent reverse curve, concave Northwesterly, having a radius of 15.00 feet; thence Northeasterly, along said curve through a central angle of 89° 55' 52", an arc length of 23.54 feet; thence tangent to said curve, South 0° 06' 49" West, 14.97 feet, to a line 50.00 feet Northerly of, measured at right angles, and parallel to the centerline of Adams Avenue, 80 feet in width, as shown on said previously mentioned Record of Survey; thence South 89° 55' 20" East, along said parallel line, 30.00 feet; thence South 0° 06' 49" West, 10.00 feet, to a line 40.00 feet Northerly of, measured at right angles, and parallel to the centerline of said Adams Avenue; thence North 89° 55' 20" West, along said parallel line, 43.03 feet; thence South 0° 04' 40" West, 40.00 feet to the true point of beginning.

Book 5905 Pg 272

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Deed of Right of Way dated October 10, 1961

From [illegible] to the City of Costa Mesa,

a municipal corporation of the Sixth Class, is hereby accepted by order of the City Council of the City of Costa Mesa on the 6th day of November, 19 61 and the grantee consents to recordation thereof by its duly authorized officer.

City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa

By [illegible] Chief Deputy

Dated November 7, 1961

[redacted]

[redacted]

[redacted]

END OF RECORDED DOCUMENT

[redacted] **Fax Transmittal Sheet** [redacted]

Chicago Title

"Delivering Quality, Service and Satisfaction"

PLEASE DELIVER TO:

JOE
TAIT AND ASSOCIATES

Fax: 17145608211

SENT BY:

CONA GREEN- TITLE OF

Phone: 949-263-4038
Fax: 949-752-8043

DELIVERY INFORMATION:

Date Sent: 4-DEC-2003

Time Sent: 12:03

Pages: 8

The number of pages includes this cover sheet. If you did not receive all of the pages or if you have any questions about this transmission, please contact the sender.

COMMENTS AND ADDITIONAL INFORMATION:

PER YOUR REQUEST VIA VOICEMAIL 12/3/03 THANKS

dg 9/16/03

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If you have received this facsimile transmission in error, please notify us immediately by telephone so that we can arrange for return of the forwarded documents. Thank You!

CHICAGO TITLE COMPANY
16969 Von Karman
Irvine, CA 92606

CHICAGO TITLE INSURANCE COMPANY

Fidelity National Financial Group of Companies' Privacy Statement
July 1, 2001

We recognize and respect the privacy expectation of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

* From applications or other forms we receive from you or your authorized representative;
* From your transactions with, or from the services being performed by, us, our affiliates, or others;
* From our internet web sites;
* From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
* From consumer or other reporting agencies.

Our Policies Regarding The Protection Of The Confidentiality And Security Of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We may also disclose your Personal Information:

* to agents, brokers or representatives to provide you with services you have requested;
* to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
* to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right To Access Your Personal Information And Ability To Correct Errors Or Request Change Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Fidelity National Financial, Inc.
601 Riverside Drive
Jacksonville, FL 32204

Multiple Products or Services:

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

CHICAGO TITLE COMPANY

PRELIMINARY REPORT

SECOND AMENDED Dated as of: September 16, 2003 at 7:30 AM

Reference: P.M. 2003-194 Order No.: 33818086 - M13

CHICAGO TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms are available upon request.

Please read the exceptions shown or referred to in Schedule B and the exceptions and exclusions set forth in the attached list of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

The form of policy of title insurance contemplated by this report is:

SUBDIVISION GUARANTEE

Visit Us On The Web: westerndivision.ctt.com

Title Department:

CHICAGO TITLE COMPANY
16969 VON KARMAN
IRVINE, CA 92614
(949)263-0123 fax: (949)263-0344

CONA GREEN
TITLE OFFICER

SCHEDULE A

Order No: 33818086 M13 Your Ref: P.M. 2003-194

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

2. Title to said estate or interest at the date hereof is vested in:

DONALD S. ELLIS, TRUSTEE FOR THE DONALD S. ELLIS TRUST UNDER DECLARATION OF TRUST DATED AUGUST 3, 1990, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST; AND PAUL LEONARD AND DORIT ANN LEONARD, TRUSTEES FOR THE LEONARD FAMILY TRUST, AS TO A ONE-HALF (1/2) UNDIVIDED INTEREST, BOTH AS TENANTS-IN-COMMON

3. The land referred to in this report is situated in the State of California, County of ORANGE and is described as follows:

SEE ATTACHED DESCRIPTION

DESCRIPTION

TENTATIVE PARCEL MAP 2003-194 IS BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 2760.54 ACRE PARCEL OF LAND ALLOTTED TO EDWARD PULLERENO IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDED IN BOOK B OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOUNDED AS FOLLOWS:

ON THE WEST BY THE EASTERLY LINE OF MESA VERDE DRIVE, AS DESCRIBED IN A DEED TO THE CITY OF COSTA MESA, RECORDED NOVEMBER 9, 1961, IN BOOK 5908 PAGE 266 OF OFFICIAL RECORDS, SAID EASTERLY LINE ALSO SHOWN ON PARCEL MAP BOOK 58 PAGE 32;

ON THE SOUTH BY THE NORTHWESTERLY LINE OF PARCEL 2, OF THE LAND DESCRIBED IN A DEED TO THE GIRL SCOUT COUNCIL OF ORANGE COUNTY AND BRENTWOOD SAVINGS RECORDED JULY 27, 1972 IN BOOK 10245, PAGE 204 OF OFFICIAL RECORDS.

ON THE EAST BY THE WESTERLY BOUNDARY OF ANDROS STREET (60 FEET WIDE) AS SHOWN ON A MAP OF TRACT NO. 2467, FILED IN BOOK 122, PAGES 6 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY;

ON THE NORTH BY THE SOUTH LINE OF PARCEL 1 OF A MAP RECORDED IN PARCEL MAP BOOK 13 PAGE 36 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS BY WHATEVER NAME KNOWN IN, ON OR UNDER THE ABOVE DESCRIBED LAND BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF THE GROUND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE OF THE GROUND ABOVE A DEPTH OF 500 FEET FOR THE PURPOSE OF EXPLORING FOR, BORING, MINING, DRILLING, REMOVING, EXTRACTING OR MARKETING SAID SUBSTANCES, TOGETHER WITH EXCLUSIVE RIGHT TO EXECUTE ANY AND ALL LEASES FOR THE PURPOSE OF EXTRACTING OR RECOVERING SAID SUBSTANCES.

SCHEDULE B

Order No: 33818086 M13 Your Ref: P.M. 2003-194

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

A 1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2003-2004 THAT ARE A LIEN NOT YET DUE.

B 2. PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR INFORMATION PURPOSES THE AMOUNTS ARE:

FISCAL YEAR:	2002-2003
1ST INSTALLMENT:	$8,708.52
2ND INSTALLMENT:	$8,708.52
EXEMPTION:	$NONE
CODE AREA:	15-045
ASSESSMENT NO:	139-313-09

C 3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

D 4. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) AS SET FORTH IN THE DOCUMENT.

RECORDED: BOOK 4936 PAGE 101, OFFICIAL RECORDS

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

E SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

SCHEDULE B
(continued)

Order No: 33818086 M13 Your Ref: P.M. 2003-194

F SAID MATTER AFFECTS THAT PORTION OF LOT 173 HEREIN.

G 5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:	SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE:	UNDERGROUND ELECTRIC SYSTEM
RECORDED:	JANUARY 29, 1964 IN BOOK 6903, PAGE 661, OFFICIAL RECORDS
AFFECTS:	THAT PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN

H 6. AN UNRECORDED LEASE AFFECTING THE PREMISES HEREIN DESCRIBED, EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED, WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN

LESSOR:	NOT SHOWN
LESSEE:	SKETCH, CLARENCE J., D.D.S.
DISCLOSED BY:	FINANCING STATEMENT
RECORDED:	NOVEMBER 2, 1987 AS INSTRUMENT NO. 87-610214, OFFICIAL RECORDS

I THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

J SAID MATTER AFFECTS, 2850 MESA VERDE DR., #K, COSTA MESA, CA

O 7. ANY EASEMENTS AND/OR RELINQUISHMENTS WHICH MAY BE SHOWN UPON OR DEDICATED BY THE RECORDED MAP OF TRACT/PARCEL MAP NO. PARCEL MAP 2003-194.

K END OF SCHEDULE B

L NOTE NO. 1: WHEN THIS TITLE ORDER CLOSES AND IF CHICAGO TITLE IS HANDLING LOAN PROCEEDS THROUGH SUB-ESCROW, ALL TITLE CHARGES AND EXPENSES NORMALLY BILLED, WILL BE DEDUCTED FROM THOSE LOAN PROCEEDS (TITLE CHARGES AND EXPENSES WOULD INCLUDE TITLE PREMIUMS, ANY TAX OR BOND ADVANCES, DOCUMENTARY TRANSFER TAX AND RECORDING FEES, ETC.).

M NOTE NO. 2: IF THIS COMPANY IS REQUESTED TO DISBURSE FUNDS IN CONNECTION WITH THIS TRANSACTION, CHAPTER 598, STATUTES OF 1989 MANDATES HOLD PERIODS FOR CHECKS DEPOSITED TO ESCROW OR SUB-ESCROW ACCOUNTS. THE MANDATORY HOLD PERIOD FOR CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS IS ONE BUSINESS DAY AFTER THE DAY DEPOSITED. OTHER CHECKS REQUIRE A HOLD PERIOD OF FROM TWO TO FIVE BUSINESS DAYS AFTER THE DAY DEPOSITED. IN THE EVENT THAT THE PARTIES TO THE CONTEMPLATED TRANSACTION WISH TO RECORD PRIOR TO THE TIME THAT THE FUNDS ARE AVAILABLE FOR DISBURSEMENT (AND SUBJECT TO COMPANY APPROVAL), THE COMPANY WILL REQUIRE THE PRIOR WRITTEN CONSENT OF THE PARTIES. UPON REQUEST, A FORM ACCEPTABLE TO THE COMPANY AUTHORIZING SAID

SCHEDULE B
(continued)

Order No: 33818086 M13 Your Ref: P.M. 2003-194

EARLY RECORDING MAY BE PROVIDED TO ESCROW FOR EXECUTION.

WIRE TRANSFERS

THERE IS NO MANDATED HOLD PERIOD FOR FUNDS DEPOSITED BY CONFIRMED WIRE TRANSFER. THE COMPANY MAY DISBURSE SUCH FUNDS THE SAME DAY.

CHICAGO TITLE WILL DISBURSE BY WIRE (WIRE-OUT) ONLY COLLECTED FUNDS OR FUNDS RECEIVED BY CONFIRMED WIRE (WIRE-IN). THE FEE FOR EACH WIRE-OUT IS $25.00. THE COMPANY'S WIRE-IN INSTRUCTIONS ARE:

WIRE-IN INSTRUCTIONS FOR UNION BANK:

BANK: UNION BANK
2001 MICHELSON DRIVE
IRVINE, CA 92714

BANK ABA: 122 000 496

ACCOUNT NAME: CHICAGO TITLE COMPANY
C&I/SUBDIVISION-IRVINE

ACCOUNT NO.: 9120052915

FOR CREDIT TO: CHICAGO TITLE COMPANY
16969 VON KARMAN
IRVINE, CA 92606

FURTHER CREDIT TO: ORDER NO.: 033818086

N KE 06/11/03

RECORDING REQUESTED BY

Description

23252 BOOK 6412 PAGE 51

RECORDED AT REQUEST OF TITLE INS. & TRUST CO. IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIF.
9:01 AM JAN 29 1963
$2.80 RUBY McFARLAND, County Recorder

AND WHEN RECORDED MAIL TO

Harbor Boulevard Leasing Corporation
c/o Henry Segerstrom
3315 Fairview Rd
Costa Mesa, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

I.R.S. $1.10 — In This Space

Grant Deed

10-401-C THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I and NELLIE RUTH SEGERSTROM, his wife, HAROLD T. SEGERSTROM and VERONICA P. SEGERSTROM, his wife, HENRY T. SEGERSTROM and YVONNE dec. SEGERSTROM, his wife, HAROLD T. SEGERSTROM, JR. and JEANETTE E. SEGERSTROM, his wife,

ANTON H. SEGERSTROM

hereby GRANT(S) to

HARBOR BOULEVARD LEASING CORPORATION, a corporation

the following described real property in the County of Orange State of California:

That portion of Lot 51 of the Fairview Tract, in the city of Costa Mesa, county of Orange, state of California, as per map recorded in book 25 page 76 of Miscellaneous Records in the office of the county recorder of Los Angeles County, California, together with that portion of the 30.00 foot street adjoining said lot on the West shown as an unnamed street on said map, abandoned by Resolution No. 59-273 of the Board of Supervisors of said Orange County, a certified copy of which was recorded March 11, 1959, in book 4621 page 548 of Official Records, and that portion of Lot 173 of Tract No. 3487, as per map recorded in book 122 page 6 of Miscellaneous Maps, in the office of the county recorder of said Orange County, and that portion of the land allotted to Edwardo Forloreno in Decree of Partition of the Rancho Santiago de Santa Ana, recorded in book "B" of Judgments of the 17th Judicial District Court of California, described as a whole as follows:

Beginning at the southwesterly corner of said Lot 173; thence North 59° 54' 24" East 281.83 feet to a point in the easterly line of said Lot 173 distant southerly along said easterly line South 31° 56' 29" East 126.99 feet from the southerly terminus of that certain 330.00 foot radius curve in the easterly line of said Lot 173; thence southerly along the easterly line of said Lot 173, South 31° 56' 29" East 107.44 feet to the beginning of a tangent curve concave northeasterly and having a radius of 160.00 feet, thence southeasterly along said curve through a central angle of 23° 01' 38" an arc length of 64.30 feet to the southeasterly corner of said Lot 173; thence leaving said Lot 173 and continuing southeasterly along said 160.00 foot radius curve through a central angle of 17° 49' 46" an arc length of 49.79 feet, thence leaving said Tract No. 5487 South 08° 55' 03" West 132.77 feet; thence South 56° 09' 11" West 223.00 feet; thence North 33° 50' 49" West 323.00 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1960.00 feet; thence northwesterly along said curve through a central angle of 00° 10' 54" an arc length of 6.21 feet to the point of beginning.

BOOK 6412 PAGE 52

Anton H. Segerstrom
Anton H. Segerstrom

Nellie Ruth Segerstrom
Nellie Ruth Segerstrom

Harold T. Segerstrom
Harold T. Segerstrom

Veronica P. Segerstrom
Veronica P. Segerstrom

Henry T. Segerstrom
Henry T. Segerstrom

Yvonne dec. Segerstrom

Harold T. Segerstrom, Jr
Harold T. Segerstrom, Jr

Jeanette E. Segerstrom
Jeanette E. Segerstrom

Dated: January 8, 1963

STATE OF CALIFORNIA)
(COUNTY) OF Orange) ss.

On [illegible] before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anton H. Segerstrom, Nellie Ruth Segerstrom, Harold T. Segerstrom and Veronica P. Segerstrom known to me to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal)

Signature [illegible]

Name (Typed or Printed) ROBERT E. HUGHES

Notary Public in and for said County and State. My commission expires June 6, 1966

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

Title Order No.

Escrow No. 340806 WLC

(Individual)

BOOK 6412 PAGE 53

STATE OF CALIFORNIA

COUNTY OF [illegible]

On [illegible] before me, the undersigned, a Notary Public in and for said County and State, personally appeared Henry T. Segerstrom and Yvonne deC. Segerstrom, Harold T. Segerstrom, Jr. and Jeanette R. Segerstrom known to me to be the person S whose name S are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal) Signature [signature]

ROBERT R. HUGHES

(Name (Typed or Printed))

Notary Public in and for said County and State

My Commission Expires June 6, 1964

Tait & Associates, Inc.
PM 2003-194
SP5464A, DATE: December 4, 2003

Figure Name: **Parcel 1, PM NO. 2003-194**

North: 2192826.2857 East: 6051892.4560
Course: N 32-44-54 W Distance: 322.30
North: 2193097.3604 East: 6051718.1062
Arc Length: 7.02 Radius: 1960.00 Delta: 0-12-19
Tangent: 3.51 Chord: 7.02 Ch Course: N 32-38-45 W
Course In: N 57-15-06 E Out: S 57-27-25 W
Ctr North: 2194157.6218 East: 6053366.5738
End North: 2193103.2705 East: 6051714.3198
Course: N 61-00-56 E Distance: 281.96
North: 2193239.9010 East: 6051960.9665
Course: S 30-49-46 E Distance: 107.49
North: 2193147.5993 East: 6052016.0534
Arc Length: 114.11 Radius: 160.00 Delta: -40-51-40
Tangent: 59.60 Chord: 111.70 Ch Course: S 51-15-36 E
Course In: N 59-10-14 E Out: S 18-18-34 W
Ctr North: 2193229.5965 East: 6052153.4450
End North: 2193077.6969 East: 6052103.1808
Course: S 10-01-30 W Distance: 132.77
North: 2192946.9541 East: 6052080.0681
Course: S 57-15-06 W Distance: 223.07
North: 2192826.2857 East: 6051892.4560

Perimeter: 1188.72

Area: 89317.48 2.05 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.005 Course: N 77-09-54 E
Precision 1: 251261.01

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Figure Name: **Parcel 1, PM NO. 2003-160**

```
 BC North: 2192614.9365     East: 6052039.6212
    Arc Length: 53.89            Radius: 269.83          Delta: -11-26-33
       Tangent: 27.03            Chord: 53.80        Ch Course: N 31-36-56 W
     Course In: S 64-06-20 W       Out: N 52-39-47 E
Ctr North: 2192497.0979     East: 6051796.8820
End North: 2192660.7500     East: 6052011.4192
      Course: N 37-20-13 W         Distance: 93.88
    North: 2192735.3914     East: 6051954.4818
      Course: N 57-15-06 E         Distance: 112.76
    North: 2192796.3882     East: 6052049.3182
      Course: S 24-52-24 E         Distance: 202.51
    North: 2192612.6595     East: 6052134.4982
      Course: S 79-14-22 W         Distance: 66.72
    North: 2192600.2026     East: 6052068.9514
    Arc Length: 35.28            Radius: 27.00           Delta: 74-51-58
       Tangent: 20.67            Chord: 32.82        Ch Course: N 63-19-39 W
     Course In: N 10-45-38 W       Out: S 64-06-20 W
Ctr North: 2192626.7278     East: 6052063.9104
End North: 2192614.9365     East: 6052039.6212

         Perimeter: 565.04

         Area: 17417.22                          0.40 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.005                Course: S 16-26-21 E
Precision  1: 103524.15
```

Tait & Associates, Inc.
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Figure Name: **Parcel 2, PM NO. 2003-160**

North: 2192826.2857 East: 6051892.4560
Course: N 57-15-06 E Distance: 223.07
North: 2192946.9541 East: 6052080.0681
Course: S 88-23-18 E Distance: 60.26
North: 2192945.2592 East: 6052140.3080
Course: S 32-45-04 E Distance: 89.99
North: 2192869.5769 East: 6052188.9906
Course: S 57-15-06 W Distance: 159.00
North: 2192783.5659 East: 6052055.2628
Course: N 24-52-24 W Distance: 14.13
North: 2192796.3882 East: 6052049.3182
Course: S 57-15-06 W Distance: 112.76
North: 2192735.3914 East: 6051954.4818
Course: N 37-20-13 W Distance: 37.47
North: 2192765.1858 East: 6051931.7543
Course: N 32-44-54 W Distance: 72.65
North: 2192826.2857 East: 6051892.4560

Perimeter: 769.33

Area: 31320.31 0.72 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.004 Course: N 01-04-33 W
Precision 1: 184683.86

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Figure Name: **Most Northerly Parcel (P.M.B. 13/36)**

```
    North: 2193239.9010     East: 6051960.9665
      Course: N 30-49-46 W        Distance: 127.05
    North: 2193348.9985     East: 6051895.8556
    Arc Length: 180.23          Radius: 330.00          Delta: 31-17-32
       Tangent: 92.42           Chord: 178.00       Ch Course: N 15-11-00 W
     Course In: N 59-10-14 E      Out: N 89-32-14 W
Ctr North: 2193518.1178     East: 6052179.2258
End North: 2193520.7838     East: 6051849.2366
      Course: N 00-27-46 E        Distance: 45.68
    North: 2193566.4664     East: 6051849.6056
    Arc Length: 26.76           Radius: 15.00           Delta: -102-13-30
       Tangent: 18.60           Chord: 23.35        Ch Course: N 50-38-59 W
     Course In: N 89-32-14 W      Out: N 11-45-44 W
Ctr North: 2193566.5876     East: 6051834.6061
End North: 2193581.2726     East: 6051831.5484
      Course: S 78-14-16 W        Distance: 98.39
    North: 2193561.2154     East: 6051735.2217
    Arc Length: 95.87           Radius: 770.00          Delta: -7-08-01
       Tangent: 48.00           Chord: 95.81        Ch Course: S 74-40-16 W
     Course In: S 11-45-44 E      Out: N 18-53-44 W
Ctr North: 2192807.3836     East: 6051892.1853
End North: 2193535.8883     East: 6051642.8243
      Course: S 71-06-16 W        Distance: 110.23
    North: 2193500.1911     East: 6051538.5353
    Arc Length: 27.11           Radius: 17.00           Delta: -91-23-10
       Tangent: 17.42           Chord: 24.33        Ch Course: S 25-24-41 W
     Course In: S 18-53-44 E      Out: S 69-43-06 W
Ctr North: 2193484.1072     East: 6051544.0407
End North: 2193478.2144     East: 6051528.0947
    Arc Length: 419.44          Radius: 1960.00         Delta: -12-15-41
       Tangent: 210.53          Chord: 418.64       Ch Course: S 26-24-45 E
     Course In: N 69-43-06 E      Out: S 57-27-25 W
Ctr North: 2194157.6218     East: 6053366.5738
End North: 2193103.2705     East: 6051714.3198
      Course: N 61-00-56 E        Distance: 281.96
    North: 2193239.9010     East: 6051960.9665

         Perimeter: 1412.74

         Area: 119933.47                          2.75 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.004                Course: N 17-31-12 W
Precision  1: 373787.69
```

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Figure Name: **Northerly of Lot 173, Tract Map 3487**

```
    North: 2193100.3824     East: 6052059.0855
      Course: N 89-31-12 W        Distance: 392.29
    North: 2193103.6685     East: 6051666.8144
    Arc Length: 450.50          Radius: 2000.00        Delta: 12-54-21
       Tangent: 226.21          Chord: 449.54      Ch Course: N 25-20-55 W
     Course In: N 58-11-55 E      Out: S 71-06-16 W
Ctr North: 2194157.6218     East: 6053366.5738
End North: 2193509.9311     East: 6051474.3538
      Course: N 71-06-16 E        Distance: 167.80
    North: 2193564.2716     East: 6051633.1090
    Arc Length: 99.60           Radius: 800.00         Delta: 7-08-01
       Tangent: 49.87           Chord: 99.54       Ch Course: N 74-40-16 E
     Course In: S 18-53-44 E      Out: N 11-45-44 W
Ctr North: 2192807.3836     East: 6051892.1853
End North: 2193590.5855     East: 6051729.1063
      Course: N 78-14-16 E        Distance: 154.19
    North: 2193622.0163     East: 6051880.0554
      Course: S 00-27-46 W        Distance: 185.50
    North: 2193436.5223     East: 6051878.5568
      Course: S 30-49-46 E        Distance: 157.16
    North: 2193301.5676     East: 6051959.0997
      Course: S 30-49-46 E        Distance: 161.40
    North: 2193162.9738     East: 6052041.8143
      Course: S 59-10-14 W        Distance: 30.00
    North: 2193147.5993     East: 6052016.0534
    Arc Length: 64.32           Radius: 160.00         Delta: -23-01-53
       Tangent: 32.60           Chord: 63.88       Ch Course: S 42-20-43 E
     Course In: N 59-10-14 E      Out: S 36-08-21 W
Ctr North: 2193229.5965     East: 6052153.4450
End North: 2193100.3824     East: 6052059.0855
      Course: S 90-00-00 E        Distance: 0.00
    North: 2193100.3824     East: 6052059.0855

         Perimeter: 1862.75

         Area: 186394.71                        4.28 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.009                Course: S 48-52-37 W
Precision  1: 214315.79
```

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Figure Name: **Southerly of Lot 173, Tract Map 3487**

```
    North: 2193103.6685     East: 6051666.8144
      Course: S 89-31-12 E        Distance: 392.29
    North: 2193100.3824     East: 6052059.0855
    Arc Length: 49.79           Radius: 160.00          Delta: -17-49-47
       Tangent: 25.10           Chord: 49.59        Ch Course: S 62-46-32 E
     Course In: N 36-08-21 E      Out: S 18-18-35 W
Ctr North: 2193229.5965     East: 6052153.4450
End North: 2193077.6969     East: 6052103.1808
      Course: S 10-01-31 W        Distance: 132.77
    North: 2192946.9541     East: 6052080.0681
      Course: S 88-23-18 E        Distance: 60.26
    North: 2192945.2592     East: 6052140.3080
      Course: S 32-45-04 E        Distance: 89.99
    North: 2192869.5769     East: 6052188.9906
      Course: S 57-15-06 W        Distance: 159.00
    North: 2192783.5659     East: 6052055.2628
      Course: S 24-52-24 E        Distance: 188.38
    North: 2192612.6595     East: 6052134.4982
      Course: S 10-45-38 E        Distance: 55.00
    North: 2192558.6266     East: 6052144.7670
      Course: S 79-14-22 W        Distance: 142.70
    North: 2192531.9840     East: 6052004.5770
      Course: N 09-33-03 W        Distance: 6.35
    North: 2192538.2460     East: 6052003.5234
    Arc Length: 112.18          Radius: 277.08          Delta: -23-11-51
       Tangent: 56.87           Chord: 111.42       Ch Course: N 21-08-58 W
     Course In: S 80-26-57 W      Out: N 57-15-06 E
Ctr North: 2192492.2722     East: 6051730.2840
End North: 2192642.1586     East: 6051963.3235
      Course: N 32-44-54 W        Distance: 515.50
    North: 2193075.7224     East: 6051684.4640
    Arc Length: 33.05           Radius: 2000.00         Delta: 0-56-49
       Tangent: 16.53           Chord: 33.05        Ch Course: N 32-16-29 W
     Course In: N 57-15-06 E      Out: S 58-11-55 W
Ctr North: 2194157.6218     East: 6053366.5738
End North: 2193103.6685     East: 6051666.8144

         Perimeter: 1937.26

         Area: 148902.80                        3.42 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.010                Course: N 85-34-34 E
Precision  1: 199966.02
```

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Figure Name: **Gross Boundary**

```
    North: 2192742.9097    East: 6052967.4323
      Course: N 00-27-32 E        Distance: 319.85
    North: 2193062.7507    East: 6052969.9938
      Course: N 89-31-12 W        Distance: 817.92
    North: 2193069.6021    East: 6052152.1048
    Arc Length: 163.90          Radius: 160.00          Delta: 58-41-26
       Tangent: 89.95           Chord: 156.82       Ch Course: N 60-10-29 W
     Course In: N 00-28-48 E      Out: S 59-10-14 W
Ctr North: 2193229.5965    East: 6052153.4450
End North: 2193147.5993    East: 6052016.0534
      Course: N 30-49-46 W        Distance: 234.54
    North: 2193348.9985    East: 6051895.8556
    Arc Length: 180.23          Radius: 330.00          Delta: 31-17-32
       Tangent: 92.42`          Chord: 178.00       Ch Course: N 15-11-00 W
     Course In: N 59-10-14 E      Out: N 89-32-14 W
Ctr North: 2193518.1178    East: 6052179.2258
End North: 2193520.7838    East: 6051849.2366
      Course: N 00-27-46 E        Distance: 45.68
    North: 2193566.4664    East: 6051849.6056
    Arc Length: 26.76           Radius: 15.00           Delta: -102-13-30
       Tangent: 18.60           Chord: 23.35        Ch Course: N 50-38-59 W
     Course In: N 89-32-14 W      Out: N 11-45-44 W
Ctr North: 2193566.5876    East: 6051834.6061
End North: 2193581.2726    East: 6051831.5484
      Course: S 78-14-16 W        Distance: 98.39
    North: 2193561.2154    East: 6051735.2217
    Arc Length: 95.87           Radius: 770.00          Delta: -7-08-01
       Tangent: 48.00           Chord: 95.81        Ch Course: S 74-40-16 W
     Course In: S 11-45-44 E      Out: N 18-53-44 W
Ctr North: 2192807.3836    East: 6051892.1853
End North: 2193535.8883    East: 6051642.8243
      Course: S 71-06-16 W        Distance: 110.23
    North: 2193500.1911    East: 6051538.5353
    Arc Length: 27.11           Radius: 17.00           Delta: -91-23-10
       Tangent: 17.42           Chord: 24.33        Ch Course: S 25-24-41 W
     Course In: S 18-53-44 E      Out: S 69-43-06 W
Ctr North: 2193484.1072    East: 6051544.0407
End North: 2193478.2144    East: 6051528.0947
    Arc Length: 426.46          Radius: 1960.00         Delta: -12-28-00
       Tangent: 214.08          Chord: 425.62       Ch Course: S 26-30-54 E
     Course In: N 69-43-06 E      Out: S 57-15-06 W
Ctr North: 2194157.6218    East: 6053366.5738
End North: 2193097.3604    East: 6051718.1062
      Course: S 32-44-54 E        Distance: 394.95
    North: 2192765.1858    East: 6051931.7543
      Course: S 37-20-13 E        Distance: 131.35
    North: 2192660.7500    East: 6052011.4192
    Arc Length: 53.89           Radius: 269.83          Delta: 11-26-33
       Tangent: 27.03           Chord: 53.80        Ch Course: S 31-36-56 E
     Course In: S 52-39-47 W      Out: N 64-06-20 E
Ctr North: 2192497.0979    East: 6051796.8820
End North: 2192614.9365    East: 6052039.6212
```

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Figure Name: **Gross Boundary (continuation)**

```
Arc Length: 35.28            Radius: 27.00           Delta: -74-51-58
      Tangent: 20.67             Chord: 32.82        Ch Course: S 63-19-39 E
    Course In: N 64-06-20 E      Out: S 10-45-38 E
Ctr North: 2192626.7278     East: 6052063.9104
End North: 2192600.2026     East: 6052068.9514
     Course: N 79-14-22 E        Distance: 110.17
   North: 2192620.7718      East: 6052177.1842
     Course: N 81-42-24 E        Distance: 116.11
   North: 2192637.5199      East: 6052292.0799
     Course: N 79-14-22 E        Distance: 280.12
   North: 2192689.8196      East: 6052567.2743
     Course: N 79-14-24 E        Distance: 186.18
   North: 2192724.5788      East: 6052750.1838
   Arc Length: 205.29           Radius: 1050.00         Delta: 11-12-08
      Tangent: 102.97           Chord: 204.96       Ch Course: N 84-50-26 E
    Course In: S 10-45-38 E      Out: N 00-26-30 E
Ctr North: 2191693.0420     East: 6052946.2237
End North: 2192743.0108     East: 6052954.3179
     Course: S 89-33-30 E        Distance: 13.11
   North: 2192742.9097      East: 6052967.4323

        Perimeter: 4073.41
        Area: 586777.85                        13.47 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.008                Course: N 44-46-34 E
Precision  1: 508782.54
```

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Figure Name: **Centerline Loop 1**

```
    North: 2192531.9840     East: 6052004.5770
      Course: N 09-33-03 W        Distance: 6.35
    North: 2192538.2460     East: 6052003.5234
    Arc Length: 112.18          Radius: 277.08          Delta: -23-11-51
       Tangent: 56.87           Chord: 111.42       Ch Course: N 21-08-58 W
     Course In: S 80-26-57 W      Out: N 57-15-06 E
Ctr North: 2192492.2722     East: 6051730.2840
End North: 2192642.1586     East: 6051963.3235
      Course: N 32-44-54 W        Distance: 515.50
    North: 2193075.7224     East: 6051684.4640
    Arc Length: 483.55          Radius: 2000.00         Delta: 13-51-10
       Tangent: 242.96          Chord: 482.37       Ch Course: N 25-49-19 W
     Course In: N 57-15-06 E      Out: S 71-06-16 W
Ctr North: 2194157.6218     East: 6053366.5738
End North: 2193509.9311     East: 6051474.3538
      Course: N 71-06-16 E        Distance: 167.80
    North: 2193564.2716     East: 6051633.1090
    Arc Length: 99.60           Radius: 800.00          Delta: 7-08-01
       Tangent: 49.87           Chord: 99.54        Ch Course: N 74-40-16 E
     Course In: S 18-53-44 E      Out: N 11-45-44 W
Ctr North: 2192807.3836     East: 6051892.1853
End North: 2193590.5855     East: 6051729.1063
      Course: N 78-14-16 E        Distance: 154.19
    North: 2193622.0163     East: 6051880.0554
      Course: S 00-27-46 W        Distance: 185.50
    North: 2193436.5223     East: 6051878.5568
      Course: S 30-49-46 E        Distance: 391.65
    North: 2193100.2133     East: 6052079.2707
      Course: S 89-31-12 E        Distance: 920.99
    North: 2193092.4984     East: 6053000.2329
      Course: S 00-27-32 W        Distance: 399.83
    North: 2192692.6800     East: 6052997.0310
      Course: N 89-33-30 W        Distance: 43.10
    North: 2192693.0122     East: 6052953.9325
    Arc Length: 195.52          Radius: 1000.00         Delta: -11-12-08
       Tangent: 98.07           Chord: 195.20       Ch Course: S 84-50-26 W
     Course In: S 00-26-30 W      Out: N 10-45-38 W
Ctr North: 2191693.0420     East: 6052946.2237
End North: 2192675.4580     East: 6052759.5190
      Course: S 79-14-22 W        Distance: 768.45
    North: 2192531.9840     East: 6052004.5770

        Perimeter: 4444.21

        Area: 746701.10                     17.14 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.006               Course: S 15-35-28 W
Precision  1: 782476.10
```

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Figure Name: **Centerline Loop 2 (include PI of centerline)**

North: 2193622.0163 East: 6051880.0554
Course: S 89-30-56 E Distance: 1124.38
North: 2193612.5074 East: 6053004.3975
Course: S 00-27-32 W Distance: 520.03
North: 2193092.4984 East: 6053000.2329
Course: N 89-31-12 W Distance: 920.99
North: 2193100.2133 East: 6052079.2707
Course: N 30-49-46 W Distance: 391.65
North: 2193436.5223 East: 6051878.5568
Course: N 00-27-46 E Distance: 185.50
North: 2193622.0163 East: 6051880.0554

Perimeter: 3142.55

Area: 550733.35 12.64 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.002 Course: N 27-30-11 W
Precision 1: 1434604.28

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Figure Name: **Centerline Loop 3 (include Radius of centerline)**

```
    North: 2193622.0163     East: 6051880.0554
      Course: S 89-30-56 E         Distance: 1124.38
    North: 2193612.5074     East: 6053004.3975
      Course: S 00-27-32 W         Distance: 520.03
    North: 2193092.4984     East: 6053000.2329
      Course: N 89-31-12 W         Distance: 847.91
    North: 2193099.6011     East: 6052152.3559
    Arc Length: 133.16           Radius: 130.00          Delta: 58-41-26
       Tangent: 73.09            Chord: 127.42       Ch Course: N 60-10-29 W
     Course In: N 00-28-48 E       Out: S 59-10-14 W
Ctr North: 2193229.5965     East: 6052153.4450
End North: 2193162.9738     East: 6052041.8143
      Course: N 30-49-46 W         Distance: 161.40
    North: 2193301.5676     East: 6051959.0997
      Course: N 30-49-46 W         Distance: 73.14
    North: 2193364.3730     East: 6051921.6165
    Arc Length: 163.85           Radius: 300.00          Delta: 31-17-32
       Tangent: 84.02            Chord: 161.82       Ch Course: N 15-11-00 W
     Course In: N 59-10-14 E       Out: N 89-32-14 W
Ctr North: 2193518.1178     East: 6052179.2258
End North: 2193520.5414     East: 6051879.2356
      Course: N 00-27-46 E         Distance: 101.48
    North: 2193622.0163     East: 6051880.0554

         Perimeter: 3125.34
         Area: 549257.95                        12.61 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.007                Course: N 86-12-15 E
Precision  1: 480404.26
```

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Figure Name: **Centerline Loop 4 - Over all Centerline**

```
    North: 2193612.5074     East: 6053004.3975
      Course: S 00-27-32 W        Distance: 520.03
    North: 2193092.4984     East: 6053000.2330
      Course: S 00-27-32 W        Distance: 43.70
    North: 2193048.7998     East: 6052999.8830
      Course: S 00-27-32 W        Distance: 356.13
    North: 2192692.6800     East: 6052997.0310
      Course: N 89-33-30 W        Distance: 43.10
    North: 2192693.0122     East: 6052953.9325
    Arc Length: 195.52          Radius: 1000.00         Delta: -11-12-08
       Tangent: 98.07           Chord: 195.20       Ch Course: S 84-50-26 W
     Course In: S 00-26-30 W      Out: N 10-45-38 W
Ctr North: 2191693.0420     East: 6052946.2237
End North: 2192675.4580     East: 6052759.5190
      Course: S 79-14-22 W        Distance: 768.45
    North: 2192531.9840     East: 6052004.5770
      Course: N 09-33-03 W        Distance: 6.35
    North: 2192538.2460     East: 6052003.5234
    Arc Length: 112.18          Radius: 277.08          Delta: -23-11-51
       Tangent: 56.87           Chord: 111.42       Ch Course: N 21-08-58 W
     Course In: S 80-26-57 W      Out: N 57-15-06 E
Ctr North: 2192492.2722     East: 6051730.2840
End North: 2192642.1586     East: 6051963.3235
      Course: N 32-44-54 W        Distance: 515.50
    North: 2193075.7224     East: 6051684.4640
    Arc Length: 181.99          Radius: 2000.00         Delta: 5-12-49
       Tangent: 91.06           Chord: 181.92       Ch Course: N 30-08-30 W
     Course In: N 57-15-06 E      Out: S 62-27-55 W
Ctr North: 2194157.6218     East: 6053366.5738
End North: 2193233.0475     East: 6051593.1133
    Arc Length: 301.56          Radius: 2000.00         Delta: 8-38-21
       Tangent: 151.07          Chord: 301.28       Ch Course: N 23-12-55 W
     Course In: N 62-27-55 E      Out: S 71-06-16 W
Ctr North: 2194157.6218     East: 6053366.5738
End North: 2193509.9311     East: 6051474.3538
      Course: N 71-06-16 E        Distance: 167.80
    North: 2193564.2716     East: 6051633.1090
    Arc Length: 99.60           Radius: 800.00          Delta: 7-08-01
       Tangent: 49.87           Chord: 99.54        Ch Course: N 74-40-16 E
     Course In: S 18-53-44 E      Out: N 11-45-44 W
Ctr North: 2192807.3836     East: 6051892.1853
End North: 2193590.5855     East: 6051729.1063
      Course: N 78-14-16 E        Distance: 154.19
    North: 2193622.0163     East: 6051880.0554
      Course: S 89-30-56 E        Distance: 1124.38
    North: 2193612.5074     East: 6053004.3975

          Perimeter: 4590.48

          Area: 1297434.48                      29.78 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.004                 Course: S 35-44-03 W
Precision  1: 1056279.57
```

Tait & Associates, Inc.
PM 2003-194
SP5464A, DATE: December 4, 2003

Figure Name: **GPS#6136-GPS#6131 (GPS BOUNDARY)**

North: 2194893.1760 East: 6051162.1820
Course: S 50-22-15 E Distance: 3460.08
North: 2192686.2810 East: 6053827.0950
Course: N 85-51-39 W Distance: 1939.70
North: 2192826.2857 East: 6051892.4560
Course: N 32-44-54 W Distance: 322.30
North: 2193097.3604 East: 6051718.1062
Arc Length: 7.02 Radius: 1960.00 Delta: 0-12-19
Tangent: 3.51 Chord: 7.02 Ch Course: N 32-38-45 W
Course In: N 57-15-06 E Out: S 57-27-25 W
Ctr North: 2194157.6218 East: 6053366.5738
End North: 2193103.2705 East: 6051714.3198
Course: N 17-08-37 W Distance: 1873.13
North: 2194893.1760 East: 6051162.1820

Perimeter: 7602.23

Area: 2031180.97 46.63 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.001 Course: S 43-19-55 E
Precision 1: 6166065.02

Tait & Associates, Inc.
PM 2003-194
SP5464A, DATE: December 4, 2003

Figure Name: **GPS Tie with Centerline of Adams Ave and Mesa Verde Drive**

```
    North: 2194893.1760     East: 6051162.1820
      Course: S 50-22-15 E         Distance: 3460.08
    North: 2192686.2810     East: 6053827.0950
      Course: N 89-33-30 W         Distance: 873.19
    North: 2192693.0122     East: 6052953.9325
    Arc Length: 195.52           Radius: 1000.00          Delta: -11-12-08
       Tangent: 98.07            Chord: 195.20       Ch Course: S 84-50-26 W
     Course In: S 00-26-30 W       Out: N 10-45-38 W
Ctr North: 2191693.0420     East: 6052946.2237
End North: 2192675.4580     East: 6052759.5190
      Course: S 79-14-22 W         Distance: 768.45
    North: 2192531.9840     East: 6052004.5770
      Course: N 09-33-03 W         Distance: 6.35
    North: 2192538.2460     East: 6052003.5234
    Arc Length: 112.18           Radius: 277.08          Delta: -23-11-51
       Tangent: 56.87            Chord: 111.42       Ch Course: N 21-08-58 W
     Course In: S 80-26-57 W       Out: N 57-15-06 E
Ctr North: 2192492.2722     East: 6051730.2840
End North: 2192642.1586     East: 6051963.3235
      Course: N 32-44-54 W         Distance: 515.50
    North: 2193075.7224     East: 6051684.4640
      Course: N 57-15-06 E         Distance: 40.00
    North: 2193097.3604     East: 6051718.1062
    Arc Length: 7.02             Radius: 1960.00          Delta: 0-12-19
       Tangent: 3.51             Chord: 7.02         Ch Course: N 32-38-45 W
     Course In: N 57-15-06 E       Out: S 57-27-25 W
Ctr North: 2194157.6219     East: 6053366.5740
End North: 2193103.2705     East: 6051714.3198
      Course: N 17-08-37 W         Distance: 1873.13
    North: 2194893.1760     East: 6051162.1820

         Perimeter: 7851.42

         Area: 2242734.70                      51.49 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.003                Course: S 37-44-54 W
Precision  1: 2660325.76
```

Tait & Associates, Inc.
PM 2003-194
SP5464A, DATE: December 4, 2003

Figure Name: **TIE GPS# 6136 TO PARCEL 1**

North: 2192686.2810 East: 6053827.0950
Course: N 85-51-39 W Distance: 1939.70
North: 2192826.2857 East: 6051892.4560
Course: N 32-44-54 W Distance: 322.30
North: 2193097.3604 East: 6051718.1062
Arc Length: 7.02 Radius: 1960.00 Delta: 0-12-19
Tangent: 3.51 Chord: 7.02 Ch Course: N 32-38-45 W
Course In: N 57-15-06 E Out: S 57-27-25 W
Ctr North: 2194157.6219 East: 6053366.5739
End North: 2193103.2705 East: 6051714.3198
Course: N 61-00-56 E Distance: 281.96
North: 2193239.9010 East: 6051960.9665
Course: S 30-49-46 E Distance: 107.49
North: 2193147.5993 East: 6052016.0534
Arc Length: 114.11 Radius: 160.00 Delta: -40-51-40
Tangent: 59.60 Chord: 111.70 Ch Course: S 51-15-36 E
Course In: N 59-10-14 E Out: S 18-18-35 W
Ctr North: 2193229.5965 East: 6052153.4450
End North: 2193077.6969 East: 6052103.1808
Course: S 10-01-31 W Distance: 132.77
North: 2192946.9541 East: 6052080.0681
Course: S 57-15-06 W Distance: 223.07
North: 2192826.2857 East: 6051892.4560
Course: S 85-51-39 E Distance: 1939.70
North: 2192686.2810 East: 6053827.0950

Perimeter: 5068.11

Area: 89317.48 2.05 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.005 Course: N 77-09-54 E
Precision 1: 1071260.79

Tait & Associates, Inc.
PM 2003-194
SP5464A, DATE: December 4, 2003

Figure Name: **TIE GPS# 6131 TO PARCEL 1**

```
    North: 2194893.1760     East: 6051162.1820
      Course: S 17-08-37 E        Distance: 1873.13
    North: 2193103.2705     East: 6051714.3198
    Arc Length: 7.02            Radius: 1960.00         Delta: -0-12-19
       Tangent: 3.51            Chord: 7.02         Ch Course: S 32-38-45 E
     Course In: N 57-27-25 E      Out: S 57-15-06 W
Ctr North: 2194157.6218     East: 6053366.5738
End North: 2193097.3604     East: 6051718.1062
      Course: S 32-44-54 E        Distance: 322.30
    North: 2192826.2857     East: 6051892.4560
      Course: N 57-15-06 E        Distance: 223.07
    North: 2192946.9541     East: 6052080.0681
      Course: N 10-01-31 E        Distance: 132.77
    North: 2193077.6969     East: 6052103.1808
    Arc Length: 114.11          Radius: 160.00          Delta: 40-51-40
       Tangent: 59.60           Chord: 111.70       Ch Course: N 51-15-36 W
     Course In: N 18-18-35 E      Out: S 59-10-14 W
Ctr North: 2193229.5965     East: 6052153.4450
End North: 2193147.5993     East: 6052016.0534
      Course: N 30-49-46 W        Distance: 107.49
    North: 2193239.9010     East: 6051960.9665
      Course: S 61-00-56 W        Distance: 281.96
    North: 2193103.2705     East: 6051714.3198
      Course: N 17-08-37 W        Distance: 1873.13
    North: 2194893.1760     East: 6051162.1820

         Perimeter: 4934.98

         Area: 89317.48                          2.05 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.005                Course: S 77-09-54 W
Precision  1: 1043118.61
```

MAIL TO C.J. Segerstrom
Fairview Road
3315 Costa Mesa

#4

6318

BOOK 7038 PAGE 126

RECORDED AT REQUEST OF
C. J. Segerstrom
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
2:45 PM MAY 7 1964
RUBY McFARLAND, County Recorder

$4.40
C 3

MEMORANDUM OF LEASE

KNOW ALL MEN BY THESE PRESENTS: That HAROLD T. SEGERSTROM and VERONICA P. SEGERSTROM, NELLIE R. SEGERSTROM, HENRY T. SEGERSTROM and YVONNE deC. SEGERSTROM, HAROLD T. SEGERSTROM, JR. and JEANETTE E. SEGERSTROM, as Lessors, hereby lease to FIRST NATIONAL BANK OF ORANGE COUNTY, a corporation, as Lessee, those certain premises described in Exhibit "A" attached hereto, for a term ending August 31, 1984, which term may be extended by exercise of options for three consecutive 10-year periods.

All of the other terms and conditions of this lease, including the commencement date of said term and the payment of rent, are set forth in another instrument between the parties hereto of even date herewith and covering the premises so described, executed counterparts of which are in the possession of Lessors and Lessee, and all of the terms and conditions thereof are hereby expressly made a part of this lease. Said instrument contains a provision that Lessee shall be responsible for real property taxes covering the aforesaid premises during said term and any extension thereof.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the 16th day of April, 1964.

FIRST NATIONAL BANK OF
ORANGE COUNTY

Harold T. Segerstrom
Harold T. Segerstrom

By [illegible]
Its President

Veronica P. Segerstrom
Veronica P. Segerstrom

By [illegible]
Its Secretary

"Lessee"

Nellie R. Segerstrom
Nellie R. Segerstrom

Henry T. Segerstrom
Henry T. Segerstrom

Yvonne deC. Segerstrom
Yvonne deC. Segerstrom

Harold T. Segerstrom, Jr.
Harold T. Segerstrom, Jr.

Jeanette E. Segerstrom
Jeanette E. Segerstrom

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

BK 7036 PG 428

On May 4, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. C. Lobrede, known to me to be the President, and Robert A. Smith, known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

(SEAL)

LEANNA JOHNSON
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY

Notary Public in and for said
County and State

My Commission Expires May 13, 1965

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On April 16, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harold T. Segerstrom, Veronica P. Segerstrom, Nellie R. Segerstrom, Henry T. Segerstrom, Yvonne deC. Segerstrom, Harold T. Segerstrom, Jr. and Jeanette E. Segerstrom, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(SEAL)

Mary C. Keyes, Notary Public in and for said
County and State

My commission expires 2/27/65

LEGAL DESCRIPTION

BOOK 7036 PAGE 429

That portion of the 2760.54 acre parcel of land allotted to Edwardo Pollerno in Decree of Partition of the Rancho Santiago de Santa Ana, recorded in Book B of Judgments of the 17th Judicial District Court of California; in the City of Costa Mesa, County of Orange, State of California, described as follows:

Parcel 1

Beginning at a point in the northeasterly boundary of that certain parcel of land described by deed recorded November 9, 1961 in Book 5908, Pages 266 thru 272 inclusive, Official Records, Records of said County, said point being south 78°52'05" west 43.43 feet from the southerly terminus of that certain course called as "north 81°20'10" east 116.11 feet" in said deed; thence along said northeasterly boundary the following courses: south 78°52'05" west 66.74 feet to the beginning of a tangent curve concave northeasterly and having a radius of 27.00 feet, northwesterly along said curve thru a central angle of 74°51'58" an arc length of 35.28 feet to a point of reverse curvature with a curve concave southwesterly having a radius of 269.83 feet, the radial line of said curve to said point bears north 63°44'03" east, northwesterly along said curve thru a central angle of 11°26'33" an arc length of 53.89 feet, tangent to said curve north 37°42'30" west 93.17 feet to a point in a line parallel with and distant southeasterly 110.00 feet measured at right angles from the southeasterly line of that certain parcel of land described by deed recorded January 29, 1963 in Book 6412, Page 51 of said Official Records; thence leaving said northeasterly boundary along said parallel line north 56° 52'49" east 112.64 feet; thence south 25°14'41" east 201.81 feet to the point of beginning.
Containing 0.398 acres.

Parcel 2

Beginning at a point in the northeasterly boundary of that certain parcel of land described by deed recorded November 9, 1961 in Book 5908, Pages 266 thru 272 inclusive of Official Records of said county, said point being in a line parallel with and distant southeasterly 110.00 feet, measured at right angles, from the southeasterly line of that certain parcel of land described in deed recorded January 29, 1963 in Book 6412, Page 51 of said Official Records; thence along said parallel line north 56°52'49" east 112.64 feet; thence south 25°14'41" east 14.14 feet to a point in a line parallel with and distant southeasterly 124.00 feet, measured at right angles, from said southeasterly line; thence along said parallel line north 56°52'49" east 159.00 feet; thence north 33°07'11" west 90.00 feet; thence north 88°45'36" west 60.26 feet to said southeasterly line; thence along said southeasterly line south 56°52'49" west 223.00 feet to a point in said northeasterly boundary; thence along said northeasterly boundary south 33°07'11" east 71.95 feet; thence continuing along said northeasterly boundary south 37°42'30" east 38.18 feet to the point of beginning.
Containing 0.719 acres.

Exhibit "A"

RECORDING REQUESTED BY:
CHICAGO TITLE COMPANY
AND WHEN RECORDED AND MAIL TAX STATEMENTS TO:
Donald S. Ellis
P. O. Box 538
Del Mar, CA 92014-0538

This Document was electronically recorded by Chicago Title Commercial

Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder

14.00
2003001317461 12:03pm 10/27/03
113 32 G02 5
0.00 0.00 0.00 0.00 8.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

338/8086

The intent of this Grant Deed is to confirm that the Grantor herein previously conveyed his entire 100% interest in said property to the Grantee herein in the Grant Deed recorded December 15, 1997 as Instrument No. 19970641772, Official Records, Orange County

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (Additional Recording Fees Apply)

RECORDING REQUESTED BY
Donald S. Ellis

AND WHEN RECORDED MAIL TO

Donald S. Ellis
P.O. Box 538
Del Mar, CA 92014-0538

Recorded in the County of Orange, California
Gary L. Granville, Clerk/Recorder
9.00
19970641772 11:23am 12/15/97
004 22033293 22 42
G02 2 15 144.38 6.00 3.00 0.00 0.00 144.37
0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS $288.75
☐ unincorporated area ☒ City of Costa Mesa
☒ computed on the full value of the interest of property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining at time of sale, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David Michael Ellis, Trustee for the David Michael Ellis Trust under Declaration of Trust dated August 16, 1990

hereby GRANT(S) to

Donald S. Ellis, Trustee for the Donald S. Ellis Trust under Declaration of Trust dated August 3, 1990

the following described real property in the City of Costa Mesa
County of Orange, State of California:

An undivided one-fourth interest in and to the following real property described in Exhibit A attached hereto and incorporated herein by reference.

Dated 12-8-97

STATE OF CALIFORNIA
COUNTY OF Orange) ss.
On December 8 1997 before me,
Joanne Piccolo
a Notary Public in and for said County and State, personally appeared
David Michael Ellis

personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

By: _____
David Michael Ellis,
Trustee for the David
Michael Ellis Trust

JOANNE PICCOLO
Commission #1074430
Notary Public — California
Orange County
My Comm. Expires Oct 9, 1999

_____ 10-9-99
Signature of Notary Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

GD1 -03/30/97sh

DEC.16.2003 9:34AM CTC IRVINE LEGAL NO.288 P.3/8

SIGNATURE PAGE
ATTACHED TO GRANT DEED

This Signature Page is being re-executed and re-acknowledged and will be attached to the original Grant Deed recorded December 15, 1997 as Instrument No. 19970641772, Official Records, Orange County

David Michael Ellis, Trustee for the David Michael Ellis Trust under Declaration of Trust dated August 16, 1990

STATE OF CALIFORNIA)

COUNTY OF) SS

On OCTOBER 20, 2003 before me, KIMBERLI DENISE HICKS a Notary Public in and for said County and State, personally appeared DAVID MICHAEL ELLIS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal

Signature: _____

Kimberli Denise Hicks
COMMISSION 1410741
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 12, 2007

DEC. 16. 2003 9:35AM CTC IRVINE LEGAL NO. 288 P. 4/8

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: KIMBERLI DENISE HICKS

Date Commission Expires: 4-12-07

Commission Number: 1410741

County where Bond is filed: LOS ANGELES

Place of Execution: Irvine, CA

Date: 10-27-03

By: M. Moore
Chicago Title Company

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

DESCRIPTION:

THAT PORTION OF LOT 51 OF THE FAIRVIEW TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 76 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE 30.00 FOOT STREET ADJOINING SAID LOT ON THE WEST SHOWN AS AN UNNAMED STREET ON SAID MAP, ABANDONED BY RESOLUTION NO. 59-273 OF THE BOARD OF SUPERVISORS OF SAID ORANGE COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 11, 1959 IN BOOK 4621, PAGE 548 OF OFFICIAL RECORDS AND THAT PORTION OF LOT 173 OF TRACT NO. 3487, AS PER MAP RECORDED IN BOOK 122, PAGE 6 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, AND THAT PORTION OF THE LAND ALLOTTED TO EDWARDO POLLORENO IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDED IN BOOK "B" OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 173; THENCE NORTH 59° 54' 24" EAST 281.83 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 173 DISTANT SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 31° 56' 29" EAST 126.99 FEET FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN 330.00 FOOT RADIUS CURVE IN THE EASTERLY LINE OF SAID LOT 173; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 173, SOUTH 31° 56' 29" EAST 107.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 01' 38" AN ARC LENGTH OF 64.30 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 173; THENCE LEAVING SAID LOT 173 AND CONTINUING SOUTHEASTERLY ALONG SAID 160.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 17° 49' 46" AN ARC LENGTH OF 49.79 FEET; THENCE LEAVING SAID TRACT NO. 3487 SOUTH 08° 55' 03" WEST 132.77 FEET; THENCE SOUTH 56° 09' 11" WEST 223.00 FEET; THENCE NORTH 33° 50' 49" WEST 323.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1960.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL OF 00° 10' 54" AN ARC LENGTH OF 6.21 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS BY WHATEVER NAME KNOWN IN, ON OR UNDER THE ABOVE DESCRIBED LAND BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF THE GROUND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE OF THE GROUND ABOVE A DEPTH OF 500 FEET FOR THE PURPOSE OF EXPLORING FOR, BORING, MINING, DRILLING, REMOVING, EXTRACTING OR MARKETING SAID SUBSTANCES, TOGETHER WITH EXCLUSIVE RIGHT TO EXECUTE ANY AND ALL LEASES FOR THE PURPOSE OF EXTRACTING OR RECOVERING SAID SUBSTANCES.

ALSO KNOWN AS: 2850 Mesa Verde Drive East
Costa Mesa, CA 92626

Parcel No. 139-313-09

89-397265

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY CALIFORNIA
1:30 P.M. JUL 27 1989
Lee A. Branch Recorder

RECORDING REQUESTED BY
And When Recorded Mail To:
And Mail Tax Statements To:
DORIT ANN LEONARD
9266 West Olympic Boulevard
Los Angeles, CA 90036

Assessor's Parcel No.: 139-319-09

$7.00
C14

GRANT DEED OF INTEREST IN GROUND LEASE

The undersigned declares:

1. Documentary Transfer tax is NONE, as this is a transfer from grantor to her revocable family trust of which she is the beneficiary.

2. The property is located in the City of Costa Mesa.

3. Excluded from reassessment pursuant to R&T 11911.

THE UNDERSIGNED hereby grants an undivided fifty percent (50%) interest, as tenant, in the leasehold described below to DORIT ANN LEONARD and PAUL LEONARD as Trustees of the LEONARD FAMILY TRUST.

The leasehold consists of that certain written lease dated January 15, 1963 between Harbor Boulevard Leasing Corporation, a California Corporation, referred to as "landlord" and Mesa Verde Investment Company, a California Corporation, referred to as "tenant", a memorandum of said Lease dated January 29, 1963 having been recorded on February 5, 1963 in Book 6420, Page 945 official records of Orange County California ("Lease"). Tenant's interest in Lease was assigned to:

(i) Lincoln Savings & Loan Association, a California Corporation, by instrument recorded November 30, 1966, as document number 15842 in book 8115, page 107, Official records of Orange County.

(ii) Republic Homes Corporation, a California Corporation, by instrument recorded December 30, 1968, as document No. 19303, book 8830, page 607, Official records of Orange County.

(iii) Sara Billie, a married man, as his separate property, by instrument recorded October 29, 1971, as document number 28452 in book 9857, page 561, Official records of Orange County.

(iv) An undivided 50% to Dorit Ann Therapy Center, Inc., a California Corporation, by instrument dated October 27, 1971, recorded November 24, 1971, as document number 30991, book 990, page 395, Official records of Orange County.

(v) An undivided 50% to Dorit Ann Leonard by

Description: Orange,CA Document-Year.DocID 1989.397265 Page: 1 of 2
Order: kona Comment:

DEC.16.2003 9:36AM CTC IRVINE LEGAL NO.288 P.7/8

89-397265

instrument dated July 22, 1986, recorded July 24, 1986, as document number 86-21626, official records of Orange County.

DATED: July 10, 1989.

Dorit Ann Leonard
DORIT ANN LEONARD

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On July 10, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DORIT ANN LEONARD, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument and acknowledged that she executed the within instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

OFFICIAL SEAL
SHIRLEY B. GOODMAN
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires May 17, 1990

Shirley B. Goodman
Notary Public for said
County and State

Description: Orange,CA Document-Year.DocID 1989.397265 Page: 2 of 2
Order: kona Comment:

DEC.16.2003 9:36AM CTC IRVINE LEGAL NO.288 P.8/8

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:

Chicago Title Insurance Company

AND WHEN RECORDED MAIL TO:

Latham & Watkins
650 Town Center Drive
20th Floor
Costa Mesa, CA 92626
Attention: David C. Meckler, Esq.

Recorded in the County of Orange, California
Gary L. Granville, Clerk/Recorder
20.00
19970003530 2:28pm 01/03/97
885 20000002 28 14
C01 8 7.00 21.00 0.00 0.00 0.00 0.00

(Space Above For Recorder's Use Only)

60246 40-M08

MUTUAL CANCELLATION OF LEASE

THIS MUTUAL CANCELLATION OF LEASE is made and entered into as of this 27th day of December, 1996, by and between SEGERSTROM CENTER, a California general partnership ("Landlord"), and DONALD S. ELLIS, Trustee for the Donald S. Ellis Trust Under Declaration of Trust Dated August 3, 1990, and DAVID M. ELLIS, Trustee for the David Michael Ellis Trust Under Declaration of Trust Dated August 16, 1990, and PAUL LEONARD and DORIT ANN LEONARD, Trustees for the Leonard Family Trust (collectively and jointly and severally, "Tenant"), with respect to the following:

WHEREAS, Landlord is the successor-in-interest to the landlord's interest and Tenant is the last assignee of the tenant's interest pursuant to that certain ground lease dated January 15, 1963, between Harbor Boulevard Leasing Corporation, as the original landlord, and Mesa Verde Investment Company, as the original tenant, as the same may have been modified or amended (collectively, the "Lease"). A Memorandum of the Lease was recorded on February 5, 1963 in Book 6420, Page 545 of the Official Records in the Office of the County Recorder, Orange County, California. The Lease describes and covers certain real property located in Costa Mesa, California, and more particularly described on Schedule 1 attached hereto and incorporated herein by this reference (the "Land");

WHEREAS, Landlord and Tenant have agreed that the Lease shall be terminated and cancelled as of the date and time of recordation of this instrument in the Official Records (the "Effective Date").

NOW, THEREFORE, for and in consideration of the foregoing recitals and for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Landlord and Tenant do hereby mutually cancel the Lease, and the leasehold

Description: Orange,CA Document-Year.DocID 1997.3530 Page: 1 of 8
Order: kona Comment:

estate created thereby, effective on the Effective Date; provided, however, that nothing contained herein shall be deemed to relieve Tenant of any of its obligations or liabilities under the Lease which accrue or have accrued on or prior to the Effective Date, including, without limitation, the obligation of Tenant to pay all accrued and unpaid rent due under the Lease and all other amounts due under the Lease through and including the Effective Date. In addition, Tenant shall indemnify and hold harmless Landlord from and against any and all claims, liabilities, losses, costs, actions, damages, expenses or fees, including but not limited to attorneys' fees and costs of defense, for which Tenant is responsible under the Lease and which accrue on or before the Effective Date.

This instrument may be signed in multiple counterparts which, when duly delivered and taken together, shall constitute a binding agreement between all parties.

IN WITNESS WHEREOF, the parties hereto have executed and entered into this Mutual Cancellation of Lease as of the day and year first above written.

"Landlord"

SEGERSTROM CENTER, a California general partnership

By:_____

Title:_____

"Tenant"

DONALD S. ELLIS, Trustee for the Donald S. Ellis Trust dated August 3, 1990

DAVID M. ELLIS, Trustee for the David Michael Ellis Trust dated August 16, 1990

PAUL LEONARD, Trustee for the Leonard Family Trust

DORIT ANN LEONARD, Trustee for the Leonard Family Trust

Description: Orange,CA Document-Year.DocID 1997.3530 Page: 2 of 8
Order: kona Comment:

estate created thereby, effective on the Effective Date; provided, however, that nothing contained herein shall be deemed to relieve Tenant of any of its obligations or liabilities under the Lease which accrue or have accrued on or prior to the Effective Date, including, without limitation, the obligation of Tenant to pay all accrued and unpaid rent due under the Lease and all other amounts due under the Lease through and including the Effective Date. In addition, Tenant shall indemnify and hold harmless Landlord from and against any and all claims, liabilities, losses, costs, actions, damages, expenses or fees, including but not limited to attorneys' fees and costs of defense, for which Tenant is responsible under the Lease and which accrue on or before the Effective Date.

This instrument may be signed in multiple counterparts which, when duly delivered and taken together, shall constitute a binding agreement between all parties.

IN WITNESS WHEREOF, the parties hereto have executed and entered into this Mutual Cancellation of Lease as of the day and year first above written.

"Landlord"

SEGERSTROM CENTER, a California general partnership

By: _____
Managing Partner

By: _____
Managing Partner

"Tenant"

_____
DONALD S. ELLIS, Trustee for the Donald S. Ellis Trust dated August 3, 1990

_____
DAVID M. ELLIS, Trustee for the David Michael Ellis Trust dated August 16, 1990

_____
PAUL LEONARD, Trustee for the Leonard Family Trust

_____
DORIT ANN LEONARD, Trustee for the Leonard Family Trust

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Schedule 1

LEGAL DESCRIPTION OF LAND

DESCRIPTION:

THAT PORTION OF LOT 51 OF THE FAIRVIEW TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 76 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE 30.00 FOOT STREET ADJOINING SAID LOT ON THE WEST SHOWN AS AN UNNAMED STREET ON SAID MAP, ABANDONED BY RESOLUTION NO. 59-273 OF THE BOARD OF SUPERVISORS OF SAID ORANGE COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 11, 1959 IN BOOK 4621, PAGE 548 OF OFFICIAL RECORDS AND THAT PORTION OF LOT 173 OF TRACT NO. 3487, AS PER MAP RECORDED IN BOOK 122, PAGE 6 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, AND THAT PORTION OF THE LAND ALLOTTED TO EDWARDO POLLORENO IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDED IN BOOK "B" OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 173; THENCE NORTH 59° 54' 24" EAST 281.83 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 173 DISTANT SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 31° 56' 29" EAST 126.99 FEET FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN 330.00 FOOT RADIUS CURVE IN THE EASTERLY LINE OF SAID LOT 173; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 173, SOUTH 31° 56' 29" EAST 107.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 01' 38" AN ARC LENGTH OF 64.30 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 173; THENCE LEAVING SAID LOT 173 AND CONTINUING SOUTHEASTERLY ALONG SAID 160.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 17° 49' 46" AN ARC LENGTH OF 49.79 FEET; THENCE LEAVING SAID TRACT NO. 3487 SOUTH 08° 55' 03" WEST 132.77 FEET; THENCE SOUTH 56° 09' 11" WEST 223.00 FEET; THENCE NORTH 33° 50' 49" WEST 323.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1960.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL OF 00° 10' 54" AN ARC LENGTH OF 6.21 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS BY WHATEVER NAME KNOWN IN, ON OR UNDER THE ABOVE DESCRIBED LAND BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF THE GROUND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE OF THE GROUND ABOVE A DEPTH OF 500 FEET FOR THE PURPOSE OF EXPLORING FOR, BORING, MINING, DRILLING, REMOVING, EXTRACTING OR MARKETING SAID SUBSTANCES, TOGETHER WITH EXCLUSIVE RIGHT TO EXECUTE ANY AND ALL LEASES FOR THE PURPOSE OF EXTRACTING OR RECOVERING SAID SUBSTANCES.

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STATE OF CALIFORNIA

COUNTY OF Orange

On 11-27-96, before me, Melissa A. Shores, Notary Public, personally appeared DAVID M. ELLIS, ☐ personally known to me OR ☑ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Melissa A. Shores
Comm #1045534
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
Comm Expires Nov 27 1998

Signature of Notary

STATE OF CALIFORNIA

COUNTY OF San Francisco

On 12-3-96, before me, CHRISTOPHER T. MONICA, Notary Public, personally appeared DONALD S. ELLIS, ☐ personally known to me OR ☑ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

CHRISTOPHER T. MONICA
Commission #1070277
Notary Public — California
San Francisco County
My Comm. Expires Sep 11, 1999

Signature of Notary

Description: Orange,CA Document-Year.DocID 1997.3530 Page: 5 of 8
Order: kona Comment:

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 12/9/96, before me, Joe Y. Wong,
Notary Public, personally appeared Paul Leonard, ☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Joe Yickman Wong
Comm. #1001389
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
Comm. Expires Aug. 18, 1997

Signature of Notary

STATE OF California

COUNTY OF Los Angeles

On 12/9/96, before me, Joe Y. Wong,
Notary Public, personally appeared Patt Ann Leonard, ☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Joe Yickman Wong
Comm. #1001389
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
Comm. Expires Aug. 18, 1997

Signature of Notary

I:\UTER\DMS\CCLERK\CIRELLI\PS\AGT.004

Description: Orange,CA Document-Year.DocID 1997,3530 Page: 6 of 8
Order: kona Comment:

State of California
County of Orange

On December 26, 1996, before me, Nolene Sherman, Notary Public, personally appeared **Henry T. Segerstrom**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

NOLENE SHERMAN
Commission # 1103078
Notary Public — California
Orange County
My Comm. Expires Oct 31, 1999

WITNESS my hand and official seal.

Nolene J

State of California
County of Orange

On December 27, 1996 before me, Sharon M. Shaw, Notary Public, personally appeared **Jeanette E. Segerstrom** personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

SHARON M. SHAW
Commission # 1130089
Notary Public — California
Orange County
My Comm. Expires Aug 16, 2000

WITNESS my hand and official seal.

Sharon M Shaw

OPTIONAL

CAPACITY CLAIMED BY SIGNERS Partners ☐ Limited ☒ General

Signers are representing: Segerstrom Center

DESCRIPTION OF ATTACHED DOCUMENT

Title or type of document Mutual Cancellation of Lease

Number of pages 3 (excluding loose certificates) Date of document 12-27-96 ~~To be dated when last person signs~~

Signer(s) other than named above Donald S. Ellis, David M. Ellis, Paul Leonard, Dorit Ann Leonard

Description: Orange,CA Document-Year.DocID 1997.3530 Page: 7 of 8
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STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, Notary Public, personally appeared _____, ☐ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary

STATE OF _____

COUNTY OF _____

On _____, before me, _____, Notary Public, personally appeared _____, ☐ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary

Description: Orange,CA Document-Year.DocID 1997.3530 Page: 8 of 8
Order: kona Comment:

N'ly Parcel

RECORDING REQUESTED BY

SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY

BOOK 6993 PAGE 661

24831

RECORDED AT REQUEST OF
SOUTHERN CALIF. EDISON CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.

$2.80
C2

11 11 M JAN 29 1964

RUBY McFARLAND, County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT

HARBOR BOULEVARD LEASING CORPORATION, a corporation and MESA VERDE INVESTMENT COMPANY, a corporation, hereby grant to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns, an easement and right of way to construct, use, maintain, alter, add to, repair, replace and/or remove, in, on and under the real property hereinafter described, situated in the County of Orange, State of California, an underground electric system, consisting of underground conduits, vault and pull box together with wires and other fixtures and appliances therein for conveying electric energy to be used for light, heat, power, telephone and/or other purposes. The Grantee shall have the right to place and maintain in said underground conduits, vault and pull box as many wires and other necessary appliances as it shall desire to do in the conduct of its business.

DISTRICT 6033
WORK ORDER 2221
IDENTITY 2-1594
MAP SIZE 41/91
APPROVED R/W & LAND DEPARTMENT BY EMC DATE 12/19/63

Said real property is described as follows:

A strip of land 10 feet in width lying within lot 173, Tract 3487 as shown on a map recorded in Book 122, pages 6 to 16 inclusive of Miscellaneous Maps, records of said County and that portion of Section 4, Township 6 South, Range 10 West, in the lands allotted to Edwardo Pollorano in Decree of Partition of the Rancho Santiago de Santa Ana recorded in Book "B" of Judgements of the 17th Judicial District Court of Los Angeles County, State of California, the northwesterly line of said strip being described as follows:

Commencing at the most easterly corner of said lot 173; thence South 89° 22' 21" West, a distance of 344.63 feet to the southwesterly corner of said lot 173, said southwesterly corner being the TRUE POINT OF BEGINNING: thence North 59° 54' 24" East a distance of 65 feet to a point hereinafter referred to as point "A"; thence continuing North 59° 54' 24" East a distance of 20 feet; also

A strip of land 6 feet in width lying within said lot 173 and said Section 4, the centerline of said strip being described as follows:
Beginning at said point "A"; thence South 59° 54' 24" East a distance of 162 feet.

The Grantee, its successors and assigns, and its employees and agents, shall at any time when necessary and at all reasonable times have free access to said underground facilities and all portions thereof, for the purpose of exercising the rights herein granted, provided however, that in making any excavation on any part of said property of the Grantors, the Grantee herein shall make the same in such a manner as will cause the least injury

to the surface of the earth around such excavation and shall replace the earth so removed by it in as near the same condition as it was prior to such excavation as is possible.

IN WITNESS WHEREOF said HARBOR BOULEVARD LEASING CORPORATION and MESA VERDE INVESTMENT COMPANY have caused their corporate names and seals to be affixed hereto and this instrument to be executed by their Vice - Presidents and _____ Secretaries, thereunto duly authorized this 13th day of January, 1964.

HARBOR BOULEVARD LEASING CORPORATION

By Harold T. Segerstrom
Vice-President

By Henry T. Segerstrom
Secretary

MESA VERDE INVESTMENT COMPANY

By Walter Bapst
President

By Mabel W. Wilson
Secretary

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On JAN. 13, 1964, before me, a Notary Public in and for said County and State, personally appeared HAROLD T. SEGERSTROM, known to me to be VICE-PRESIDENT and HENRY T. SEGERSTROM, known to me to be SECRETARY of HARBOR BOULEVARD LEASING CORPORATION, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the said corporation, and acknowledged to me that such corporation executed the same pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Robert P. Hughes
Notary Public in and for said County and State
ROBERT P. HUGHES
My Commission Expires June 6, 1966

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On _____, before me, a Notary Public in and for said County and State, personally appeared _____, known to me to be _____ and _____, known to me to be _____ of _____, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the said corporation, and acknowledged to me that such corporation executed the same pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

_____
Notary Public in and for said County and State
ELOISE R. GRIFFITH
My Commission Expires January 4, 1967

Recording Requested by:
C. J. SEGERSTROM & SONS
When Recorded, Please Mail to:
C. J. Segerstrom & Sons
P.O. Box 1486
Costa Mesa, Calif. 92626

26985

$1.00

#5

10245 PAGE 204

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA
44 Min. Past 3 P.M. JUL 27 1972
J. WYLIE CARLYLE, County Recorder

RECIPROCAL PARKING AGREEMENT

This Agreement made this 26th day of July, 1972, by and between HAROLD T. SEGERSTROM, VERONICA P. SEGERSTROM, NELLIE RUTH SEGERSTROM, HENRY T. SEGERSTROM, YVONNE deC. SEGERSTROM, HAROLD T. SEGERSTROM, JR., and JEANETTE E. SEGERSTROM, (hereinafter collectively referred to as "Segerstrom"), FIRST NATIONAL BANK OF ORANGE COUNTY ("Bank"), GIRL SCOUT COUNCIL OF ORANGE COUNTY ("Girl Scouts"), and BRENTWOOD SAVINGS AND LOAN ASSOCIATION ("Brentwood")

RECITALS

A. Segerstrom is or was the owner of all of the real property outlined with a solid line on Exhibit "A" attached hereto and incorporated herein by this reference (the "Development").

B. Segerstrom heretofor has deeded to Girl Scouts the portion of said real property outlined in dashes on Exhibit "A," has leased to Bank the portion of said real property outlined in circles on Exhibit "A," and has leased to Brentwood the portion of said real property outlined with squares on Exhibit "A." Segerstrom contemplates developing the balance of said real property with commercial or similar buildings and with parking areas serving such buildings as constructed, but without thereby commiting itself to do so except as herein specifically provided.

C. Segerstrom, Bank, Girl Scouts and Brentwood each desire to establish reciprocal nonexclusive parking rights in portions of said real property, for the mutual

benefit of each of them, and of the contemplated future owners and lessees of premises within said real property, all as more specifically hereinafter set forth.

AGREEMENT

In consideration of the foregoing recitals, the mutual covenants hereinafter set forth, and the mutual benefits to be derived by each of the parties therefrom, it is hereby agreed among the parties as follows:

1. Those portions of said real property designated by shading on Exhibit "A," and more fully described on Exhibit "B," shall from and after the effective date hereof be deemed "common parking areas." Each of the parties, their successors in interest, and their respective employees and invitees shall be entitled to use the common parking areas from and after the effective date in common with all other persons Segerstrom from time to time authorizes to use such areas, subject to such reasonable rules and regulations relating to such use as Segerstrom may from time to time establish, including validation requirements.

2. Segerstrom shall improve at its expense those portions of the common parking areas not already improved with parking at the date hereof. From and after the effective date Segerstrom shall operate, manage, equip, police, light, repair and maintain the common parking areas in such manner as it may in its sole discretion determine to be appropriate. Segerstrom may temporarily close all or portions of the common parking area for repairs or alterations, to

prevent a dedication thereof or the accrual of prescriptive rights therein, or for any other reason deemed sufficient by Segerstrom. Segerstrom may make changes at any time and from time to time in the size, shape, location, number and extent of the common parking areas or any of them and may provide within the Development parking in substitution for that initially provided hereunder which may be surface, multi-deck or underground in nature, provided that Segerstrom may not so long as this Agreement remains in effect reduce the number of parking spaces within the common parking areas below the greater of (a) the number of spaces required by the City of Costa Mesa to serve the Development as it from time to time exists or (b) 100 spaces.

3. Segerstrom shall at all times during the term of this Agreement have the sole and exclusive control of the automobile parking areas, driveways, entrances and exits and the sidewalks and pedestrian passageways within the common parking areas, and may at any time and from time to time during the term hereof restrain any use or occupancy thereof except as authorized by the rules and regulations for the use of such areas established by Segerstrom from time to time. The rights of each of the parties in and to the common parking areas shall at all times be nonexclusive and subject to the rights of other parties from time to time authorized to use the common parking areas on a nonexclusive basis (all parties so authorized to use the common parking areas being hereinafter referred to as "Users").

4. Each User shall pay to Segerstrom in the manner and at the time provided below, such party's proportionate share, as defined below, of all costs and expenses incurred by Segerstrom for the operation and maintenance of the common parking areas. Such costs and expenses shall include, without limiting the generality of the foregoing, gardening, landscaping, cost of public liability, property damage, vandalism and malicious mischief, and other insurance, real estate taxes and assessments, repairs, painting, lighting, cleaning, trash removal, depreciation of equipment and common parking area improvements, fire protection, and similar items, and an amount (not to exceed fifteen percent (15%) of all other maintenance costs and expenses) equal to Segerstrom's expenses in supervising such maintenance. Each User's proportionate share of such common parking area costs shall be that proportion thereof which the gross floor area of each User's premises bears to the gross floor area of the premises in the Development from time to time occupied by Users. Prior to the commencement of each calendar year, Segerstrom shall give each User a written estimate of its share of such common area costs for the ensuing year. Each User shall pay such estimated amount to Segerstrom in equal monthly installments, in advance. Within ninety (90) days after the end of each calendar year, Segerstrom shall furnish to each User a statement showing in reasonable detail the costs and expenses incurred by Segerstrom for the operation and maintenance of the common parking areas during such year, and the parties shall promptly make any payment or allowance

necessary to adjust each User's estimated payment to such User's actual proportionate share of common parking area costs as shown by such annual statement.

5. The customers, invitees and employees of each of the parties will have the right of access, ingress and egress over and upon all driveways connecting the common parking areas to public streets, whether such driveways, as the same may exist from time to time, are located upon the common areas or upon portions of the property of the parties not constituting common areas.

6. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, lessees and sublessees.

EXECUTED this 26th day of July, 1972.

FIRST NATIONAL BANK OF ORANGE COUNTY

By _____

By _____

BRENTWOOD SAVINGS AND LOAN ASSOCIATION

By _____

By _____

GIRL SCOUT COUNCIL OF ORANGE COUNTY

By _____

By _____

Harold T. Segerstrom

Veronica P. Segerstrom

Nellie Ruth Segerstrom

Henry T. Segerstrom

Yvonne deC. Segerstrom

Harold T. Segerstrom, Jr.

Jeanette E. Segerstrom

STATE OF CALIFORNIA

County of Orange

10245 209

On July 19, 1972

before me, the undersigned, a Notary Public in and for said State, personally appeared CALVIN P. SCHMIDT

President known to me to be the of the Girl Scout Council of Orange County the Corporation that executed the within instrument, known to me to be the person who executed the within instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

OFFICIAL SEAL
FRANK B. DOWNES
Notary Public - California
ORANGE COUNTY
My Commission Expires Jan. 12, 1973

WITNESS my hand and official seal.

Notary Public in and for said State.

STATE OF CALIFORNIA

COUNTY OF Orange } ss.

On July 21, 1972 before me, the undersigned, a Notary Public in and for said State, personally appeared C. E. Schroeder

known to me to be the President, and John A. White

known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature

Name (Typed or Printed)

Form 3002—(Corporation) Final American Title Company

OFFICIAL SEAL
GENEVIEVE S. ZOBEL
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Dec. 30, 1973

(Corporation)

STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.

On 10 July 1972 before me, the undersigned, a Notary Public in and for said State, personally appeared David C. Grimes

known to me to be the President and David K. Golding known to me to be the Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature

Name (Typed or Printed)

STAPLE HERE

OFFICIAL SEAL
VAL DANGERFIELD
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Aug. 30, 1975

12001 San Vicente Blvd., Los Angeles, CA 90049

STATE OF CALIFORNIA)
COUNTY OF ORANGE,) ss

On June 22, 1972 before me, the undersigned, a Notary Public in and for said State personally appeared Harold T. Segerstrom, Veronica P. Segerstrom, Nellie Ruth Segerstrom, Henry T. Segerstrom, Yvonne de C. Segerstrom, Harold T. Segerstrom, Jr. and Jeanette E. Segerstrom, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Mary E. Keyes, Notary Public

MARY E. KEYES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires Feb. 5, 1974

2315 Fairview Rd., Costa Mesa, Ca., 92626

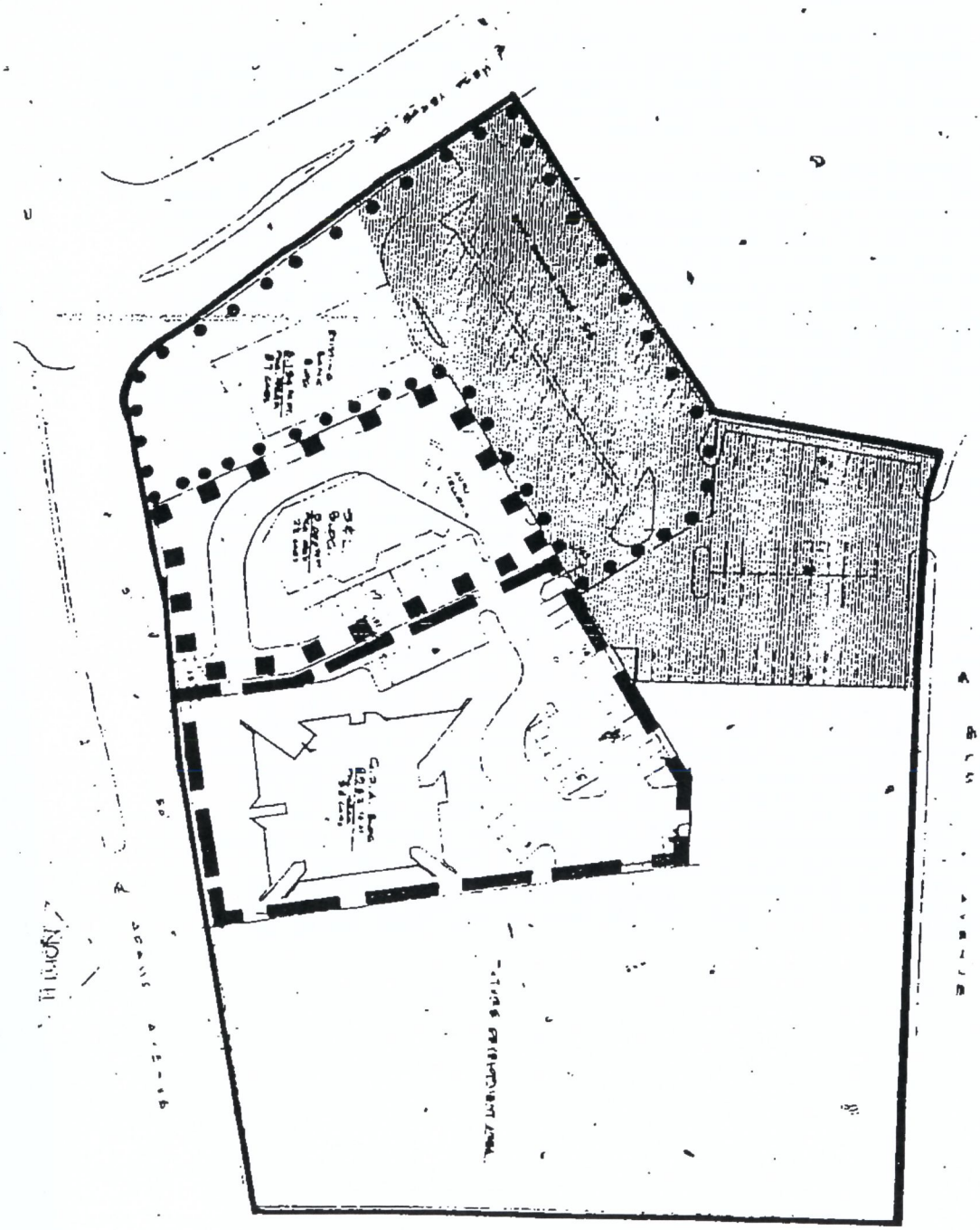


EXHIBIT A

COMMON PARKING AREAS

10245 211

PARCEL NO. 1

That portion of Lot 51 in the City of Costa Mesa, County of Orange, State of California as shown on the map of the Fairview Tract recorded in Book 25 Page 76 of Miscellaneous Records, in the Office of the County Recorder of Los Angeles County, California, described as follows:

COMMENCING at a point in the Northerly line of Adams Avenue as described in the deed to the City of Costa Mesa recorded November 9, 1961 in Book 5908 Page 266 of Official Records, records of said Orange County, said point being distant along said Northerly line North 81°20'10" East 73.11 feet from the Westerly terminus of that certain course described in said deed as having a bearing and length of "North 81°20'10" East 116.11 feet"; said point being the Southwest corner of the land described in the Deed recorded February 7, 1972 in Book 9993 Page 183 of Official Records of said County; thence along the Westerly line of said deed the following courses; North 08°39'50" West 63.00 feet and North 25°30'00" West 176.64 feet to the Southeasterly line of the land described in the memorandum of lease recorded May 7, 1964 in Book 7036 Page 426 of Official Records, records of said Orange County, said point being also the most Westerly corner of the land described in said deed Recorded in Book 9993 Page 183; thence North 56°52'49" East along the Northwesterly line of said last mentioned deed 28.39 feet to the TRUE POINT OF BEGINNING; thence continuing along the Northwesterly line of said deed recorded in Book 9993 Page 183 North 56°52'49" East 65.00 feet; thence North 00°04'00" East 164.13 feet to the South line of Elm Avenue as shown on a map of Tract No. 3487 as per map recorded in Book 122 Pages 6 to 16 inclusive of Miscellaneous Maps, records of said County; thence North 89° 54'01" West 92.83 feet to the beginning of a tangent curve concave Northerly having a radius of 160.00 feet; thence Westerly along said curve through a central angle of 17° 49'46" an arc distance of 49.79 feet; thence South 09°38' 41" West 132.77 feet to the most Northerly corner of Parcel 2 of the hereinbefore mentioned lease; thence along the Northerly and Easterly lines of said lease the following bearings and distances: South 88°45'36" East 60.26 feet and South 33°07'11" East 90.00 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"

BK 10245 PAGE 212

PARCEL NO. 2

That portion of the 2760.54 acre parcel of land allotted to Edwardo Pollereno in Decree of Partition of the Rancho Santiago De Santa Ana, recorded in Book B of Judgments of the 17th Judicial District Court of California in the City of Costa Mesa, County of Orange, State of California, described as follows:

Beginning at a point in the Northeasterly boundary of that certain parcel of land described by Deed recorded November 9, 1961 in Book 5908, Pages 266 thru 272 inclusive of Official Records of said county, said point being in a line parallel with and distant Southeasterly 110.00 feet, measured at right angles, from the Southeasterly line of that certain parcel of land described in Deed recorded January 29, 1963 in Book 6412, Page 51 of said Official Records; thence along said parallel line North 56° 52' 49" East 112.64 feet; thence South 25° 14' 41" East 14.14 feet to a point in a line parallel with and distant Southeasterly 124.00 feet, measured at right angles, from said Southeasterly line; thence along said parallel line North 56° 52' 49" East 159.00 feet; thence North 33° 07' 11" West 90.00 feet; thence North 88° 45' 36" West 60.26 feet to said Southeasterly line; thence along said Southeasterly line South 56° 52' 49" West 223.00 feet to a point in said Northeasterly boundary; thence along said Northeasterly boundary South 33° 07' 11" East 71.95 feet; thence continuing along said Northeasterly boundary South 37° 42' 30" East 38.18 feet to the point of beginning.

EXHIBIT "B"

Applicant to fill in all spaces except those within heavy border lines and sign all appropriate declarations.

5921 3/01/88 68.00 TI

CITY OF COSTA MESA CONSTRUCTION PERMIT

Project Address 2850 Mesa Verde Drive East

Applicant's Mailing Address P.O. Box 5097 Sherman Oaks CA 91413

Owner's Name E. Ellis Phone (213) 994-0200

Address P.O. Box 5097 Sherman Oaks CA 91413

Arch/Eng. _____ License No. _____

Address _____

Contractor's Name Owner Phone _____

Address (mailing) _____

City License No. _____

LICENSED CONTRACTOR DECLARATION
I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____

Date _____ Signature _____

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.)

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.
☐ Certified copy is filed with the city Building Division.

Date _____ Applicant _____

EXEMPTION FROM WORKERS' COMPENSATION DECLARATION
(This section need not be completed if the permit is for one hundred ($100) or less).
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 3/1/88 Signature [signature]

NOTICE: If, after making this declaration, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 Civ. C.)

Lender's Name _____

Lender's Address _____

OWNER BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professional Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professional Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself/herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner will have the burden of proving he/she did not build or improve for the purpose of sale).

☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractor's License Law). I am aware that proof of their Worker's Compensation Insurance should be provided to me.

☐ I am exempt under Section _____ B. & P. C. for this reason

Date 3/1/88 Owner [signature]

I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature [signature] Date 3/1/88

Drivers' License or SS # CA [redacted]

PERMIT NO. BE32370 | TRACT NO. Allen Tract | LOT NO. Por lot 51 | UNIT NO. 111

TYPE OF CONSTRUCTION ☐ NEW ☐ ADD ☐ ALTERATION ☐ REPAIR ☐ CONVERSION ☐ DEMOLISH ☐ OTHER

DESCRIPTION OF WORK/USE OF BLDG. interior alteration

TYPE OF PERMIT ☐ GRADING ☐ FOUNDATION ☒ STRUCTURAL ☐ TENANT ☒ ELECTRICAL ☐ PLUMBING ☐ MECHANICAL ☐ OTHER

PROJECT DESCRIPTION SQ. FT. 6504 OCCUPANCY B2
CONSTRUCTION TYPE VN VALUATION $ 500.00
ZONE C-1 GRADING CU. YDS. _____ ACRES _____

Remarks:

A.P. # 139-313-09 Zone C1

SETBACKS

	Main Building:	Accessory Building:
Front		
Rear		
Right		
Left		

Plng. Ref. # _____ Parking Req./Provided _____

Planning Notes: Tenant Improvement

ZONING REQMTS

PLUMBING				FEES
Bar Sink		Showers		
Backflow Preventer		Service Sink		
Backflow Irrigation		Sewer Cap		
Bathtubs		Sewer Connection		
Clarifiers		Solar Collectors		
Dishwasher		Solar Piping		
Drinking Fountains		Solar Tank		
Floor Drains		Swimming Pool w/Spa		
Floor Sinks		Urinal		
Gas Service Outlets		Water Closet		
Interceptors		Water Heater		
Kitchen Sink		Water Service		
Lavatories		Auto-Wash		
P-Trap		Laundry Trays		
Roof Drains				
Reinspection Fee	$15	Issue Fee		$ 3

MECHANICAL				FEES
Boiler		Hood or Type I ☐ Canopy Type II ☐		
Duct - Under Ground				
Duct - Structural		Refrigeration System		
Duct - Ventilating		☐0-100,000 BTU ☐100,000 BTU		
Exhaust System ☐ Multiple ☐		System Repair/Alteration		
Firepl/Fact. Blt. ICBO #		Fire Dampers		
Heating System & Ducting ☐0-100,000 BTU ☐100,000 BTU		Registers		
Reinspection Fee	$15	Issue Fee		$ 3

ELECTRICAL				FEES
Automatic Washer		Transformer ☐ 15-50 KW ☐ 50 + KW		
Construction Pole Sub.				
Cooking Unit	1	Meter ☒ up to 100 amps		18.50
Dishwasher		Meter ☐ over 100 amps		
Dryers ☐Gas ☐Electric		Sub Panel		
Fan		Motors ☐0-1 HP ☐1½ - 8		
F.A.U.		Inc. Solar ☐9-15 HP ☐16-15+		
Fixtures		Microwave		
Device Boxes		Pole Light		
Outlets		Range		
Switches		Sign		
Garbage Disposal		Standing Sections		
Generator ☐0-5 KW ☐5-15 KW		Trash Compactor		
Reinspection Fee	$15	Issue Fee		$3.00

DEVELOPMENT SERVICES REQUIREMENTS:

Zoning Approved By [signature] Date 3-1-88

Building Approved By [signature] Date 3-1-88

Application Issued By [signature] Date 3-1-88

SUMMARY OF FEES

BUILDING PERMIT	$	15.00	SMIP	$	.50
PLAN CHECK	$	9.75	PERMIT ISSUANCE	$	
PLUMBING	$		ENERGY P.C.	$	
PLAN CHECK 25%	$		GRADING	$	
ELECTRICAL	$	33.50	MICROFILM	$	
PLAN CHECK 50%	$	9.25	TOTAL FEE	$	68.00
MECHANICAL	$				
PLAN CHECK 25%	$				

CMF 0865-46, rev. 10/84 White - Building; Canary - Applicant; Pink - Accounting; Goldenrod - Assessor

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Inspector
1. Temporary Electrical Service or Pole		
2. Soil Pipe-Undrgrnd.		
3. Electrical Conduit Utility-Undrgrnd.		
4. Electrical Conduit-Undrgrnd.		
5. Steel Reinforcement		
6. Electrical UFER Grnd.		
7. Footings		
8. Foundation		
9. Water Pipe-Undrgrnd.		
10. Structural Floor System		
11. Property Sewer Line & House Connection		
12. Sewer Cap		
13. Roof Drains		
14. Rough Plumbing		
15. Rough Electrical-Conduit		
16. Rough Electric Wiring		
17. Rough Wiring Sign		
18. Rough Electrical-T Bar Ceiling		
19. Rough Heating & Air Conditioning		
20. Rough Factory Fireplace		
21. Ducts, in Structure		
22. Ducts, Ventilating		
23. Gas Pipe-Rough & Test		
24. Roof Framing		
25. Roof Sheathing		
26. T-Bar Ceiling (Structural) & Monocoat		
27. Frame and Flashing		
28. Lathing & Siding		
29. Insulation		
30. Drywall Nailing		
31. Plaster Brown Coat		
32. Electrical Power Meter-Final	3/3/88	R Buck
33. Final Electric		
34. Final Heating & Air Conditioning		
35. Final Gas Pipe-Test		
36. Hood or Canopy		
37. Final Factory Fireplace		
38. Final Plumbing		
39. Water Service-Final		
40. Gas Service-Final		
41. Solar Domestic-Final		
42. Backflow Preventer		
43. Backflow Irrigation		
44. Landscape Irrigation System		
45. Sound Attenuation		
46. Handicap Regulations		
47. FINAL STRUCTURE & BUILDING	3/3/88	R Buck for Dave
48. Special Requirements Completed		
49. Electric Release to Edison		
50. Gas Release to Southern California Gas Co		
51. CERTIFICATE OF OCCUPANCY No._____ Date _____		

POOL & SPA APPROVALS Permit #_____	Date	Inspector
52. Pool & Equipment Location		
53. Steel Reinforcement		
54. Forms		
55. Electrical Bonding		
56. Rough Plumbing & Pressure Test		
57. APPROVAL TO COVER-GUNITE		
58. Electrical Conduit-Undrgrnd.		
59. Gas Pipe, ☐ Undrgrnd., Test		
60. Backwash Lines, P-Trap, ☐ Undrgrnd.		
61. APPROVAL TO DECK		
62. Backwash & Receptor-Final		
63. Heater & Vent-Final		
64. Plumbing System - Final		
65. Electrical-Final		
66. Solar System-Final		
67. Fencing & Access Approval		
68. APPROVED FOR PLASTERING		
69. POOL/SPA SYSTEMS FINAL		
FIRE DEPT. REQUIREMENT APPROVALS Permit #_____		
70. Underground Hydro		
71. Product Piping ☐ Gas ☐ Oil		
72. Underground Flush		
73. Undergrnd. Storage Tank ☐ Gas ☐ Oil		
74. Overhead Hydro		
75. Dry Chemical		
76. Dry Standpipe		
77. FIXED SYSTEM FINAL		
78. FIRE PREV. FINAL		
HEALTH DEPT. REQUIREMENT		
79. FINAL INSPECTION		
80. FOOD CERTIFICATE ISSUED		
Notes:		

****
* Architecture *
* AKS DESIGN Environmental Design *
* Planning *
****
8134 Fairchild Ave. Canoga Park, California 91306 (818) 341-0781

Costa Mesa City
Dept. of Building and Safety.

April-14-1986

Subject : Grading
2850 Mesa Verde Dr. East

This is to certify that Grading at the office building project at 2850 East Mesa Verde Dr. in Costa Mesa, has been done as per our plans and specifications.

Sincerely

Shabtay Aks
AKS DESIGN

City of Costa Mesa
Building Safety Department
P. O. Box 317
Costa Mesa, California

CERTIFICATE OF OCCUPANCY Nº 2404 C

The Building located at 2850 Mesa Verde Drive - 1A Units
has been inspected and found to comply with the provisions of all City of Costa Mesa Ordinances applicable thereto for a Group B-2 Occupancy.

Use of Building Medical-Dental Offices an d stores

Legal Description 139-313-01 & 04, 139-323-01
(See reverse side for Metes and Bounds)

Building Permit No. 19081 Electricol Permit No. 20114 Plumbing Permit No. 38467

Floor Lood Signs hove been installed as required under Sec. 2308 U. B. C. _____.

Room Capacity Signs have been instaled as required under Sec. 3301 (1) U. B. C. _____.

17050. **CERTIFICATE OF OCCUPANCY.** (a) No apartment house, hotel, or lodging house shall be used or occupied until the owner or operator has been issued a valid certificate of occupancy by the enforcement agency.

(b) A new certificate af occupancy shall be obtained whenever there is a chonge in:
1) Occupancy classification of a building or portion thereof
2) The number of apartments or guest rooms
3) Ownership

If Group H Occupancy, number of apartments and/or guest rooms as required under Sec. 17050.1 (d), California Administrative Code, Title 8, Chapter 9, Article 8.

Number of apartments _____ and/or guest rooms _____

ISSUED TO: WALTER B. GAYDOR

Building Official
by B. Mc. Keough

Dote September 29, 1966

This Certificate of Occupancy SHALL BE posted in a conspicuous place on the premises and SHALL NOT BE removed except by the Building Official of the City of Costa Mesa under Sec. 306 (e) U.B.C.

Form BU34—1M—11-63—S-B P

PROJECT ADDRESS: 2850 MESA VERDE DR E UNIT:
OWNER'S NAME: DAVID ELLIS
ADDRESS: SAME

ARCH/ENGINEER: REG.NO.:
ADDRESS: UNIT:

PERMITTEE: AABA CLEAN PLUMBING (714)539-0901
ADDRESS: 9662 OMA PL
G.G. CA 92641

LICENSED CONTRACTOR DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

CITY LIC.: 056625 STATE LIC.: 331405 CLASS: C36

Date: Signature:

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C).

POLICY NO.: 0769744091 EXP. DATE: 11/01/92

COMPANY: STATE

☐ Certified copy is hereby furnished. ☒ Certified copy is filed with the city Building Division.

Date: Applicant:

EXEMPTION FROM WORKERS' COMPENSATION DECLARATION: (This section need not be completed if the permit is for one hundred ($100) or less). I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date: Signature:

NOTICE: If, after making this declaration, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civ. C).

LENDER:
ADDRESS:

OWNER BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5 Business and Professional Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professional Code: The Contractors' State License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself/herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however the building or improvement is sold within one year of completion, the owner will have the burden of proving he/she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) license pursuant to the Contractors' State License Law). I am aware that proof of their Worker's Compensation insurance should be provided to me.

☐ I am exempt under Section: B. & P. C.
for this reason:

Date: Owner:

I do hereby certify that I am aware of and understand the requirements of California Health and Safety Code Sections 25505, 25533, and 25534 and that I or any future building occupant will/will not (circle one) need to comply with said state codes and the requirements for a permit for construction or modification from the Air Quality Management District. Residential construction applications are exempt from these provisions.

Date: Applicant:

I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date: March 4 1992 Signature:

Driver's License or Social Security #: [redacted]

1541-46 White—Building; Green—[illegible]; Canary—Applicant; Pink—Revenue; Goldenrod—Assessor

CITY OF COSTA MESA - BUILDING PERMIT PERM NO: P 056439

PERMIT NO: P 056439 PLAN CHECK NO: N GOVT: N SUPP: N

CONSTRUCTION TYPE: PERMIT TYPE: PLU PURPOSE: ALT

JOB DESCRIPTION : RELOCATE GAS SERVICE SQ FT:

CLAIM VALUE: CALC-VALUE: GROUP OCC: /

COMMENTS: NO OTHER WORK PERMITTED

****

Z O N I N G R E Q U I R E M E N T S

S E T B A C K S

MAIN BUILDING					ACCESSORY BUILDING				
FRNT:	FT	IN REAR:	FT	IN	FRNT:	FT	IN REAR:	FT	IN
LEFT:	FT	IN RGHT:	FT	IN	LEFT:	FT	IN RGHT:	FT	IN

PARKING REQ: PROV: PARCEL: 00000000 ZNE: REF NO:

PLANNING NOTES>

>

****

D E V E L O P M E N T S E R V I C E S R E Q U I R E M E N T S

ZONING APPROVED BY :_____ DATE: _____

BUILDING APPROVED BY :_____ DATE: _____

APPLICATION ISSUED BY: SHA DATE: 3/4/92

****

LEGALIZATION:N F E E S U M M A R Y STRUCTURAL SEGMENT:N

	BLDG PMT	PLUMBING	ELECTRIC	MECHANIC	FIRE	SMIP/RES	GRADING
PERMIT		2.00					
		25%				SMIP/NON-RES	
PLAN							
ISSUE FEE		3.00					

BUILDING-DIV->	PERMIT	ISSUE	PLAN-CHECK	TOTAL	PAID	DUE
TOTALS---->	2.00	3.00	0.00	5.00	5.00	.00

REVENUE DIVISION TOTALS--> COLLECTED: 5.00 OVER/SHORT: .00

BLDG PMT	PLUMBING	ELECTRIC	MECHANIC	FIRE	SMIP/TOT	GRADING	PLAN-CHECK
	5.00						

****

I N D I V I D U A L F E E B R E A K D O W N

TYPE	QTY	D E S C R I P T I O N	UNIT COST	TOTAL COST
PLU	1	GAS SERVICE	2.00	2.00

END OF FEES

PAID Fatora MAR 4 1992

CITY OF COSTA MESA

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Inspector	POOL APPROVALS Permit #_____	Date	Inspector
1. Temporary Electrical Service or Pole			52. Pool & Equipment Location		
2. Soil Pipe-Undrgrnd.			53. Steel Reinforcement		
3. Electrical Conduit Utility-Undrgrnd.			54. Forms		
4. Electrical Conduit-Undrgrnd.			55. Electrical Bonding		
5. Steel Reinforcement			56. Rough Plumbing & Pressure Test		
6. Electrical UFER Grnd.			57. APPROVAL TO COVER-GUNITE		
7. Footings			58. Electrical Conduit-Undrgrnd.		
8. Foundation			59. Gas Pipe, ☐ Undrgrnd., Test		
9. Water Pipe-Undrgrnd.			60. Backwash Lines, P-Trap, ☐ Undrgrnd.		
10. Structural Floor System			61. APPROVAL TO DECK		
11. Property Sewer Line & House Connection			62. Backwash & Receptor-Final		
12. Sewer Cap			63. Heater & Vent-Final		
13. Roof Drains			64. Plumbing System - Final		
14. Rough Plumbing			65. Electrical-Final		
15. Rough Electrical-Conduit			66. Solar System-Final		
16. Rough Electric Wiring			67. Fencing & Access Approval		
17. Rough Wiring Sign			68. APPROVED FOR PLASTERING		
18. Rough Electrical-T Bar Ceiling			69. POOL/SPA SYSTEMS FINAL		
19. Rough Heating & Air Conditioning			FIRE DEPT. REQUIREMENT		
20. Rough Factory Fireplace			APPROVALS Permit #_____		
21. Ducts, in Structure			70. Underground Hydro		
22. Ducts, Ventilating			71. Product Piping ☐ Gas ☐ Oil		
23. Gas Pipe-Rough & Test			72. Underground Flush		
24. Roof Framing			73. Undergrnd. Storage Tank ☐ Gas ☐ Oil		
25. Roof Sheathing			74. Overhead Hydro		
26. T-Bar Ceiling (Structural) & Monocoat			75. Dry Chemical		
27. Frame and Flashing			76. Dry Standpipe		
28. Lathing & Siding			77. FIXED SYSTEM FINAL		
29. Insulation			78. FIRE PREV. FINAL		
30. Drywall Nailing			HEALTH DEPT. REQUIREMENT		
31. Plaster Brown Coat			79. FINAL INSPECTION		
32. Electrical Power Meter-Final			80. FOOD CERTIFICATE ISSUED		
33. Final Electric			Notes:		
34. Final Heating & Air Conditioning					
35. Final Gas Pipe-Test	3/10/92	LRD			
36. Hood or Canopy					
37. Final Factory Fireplace					
38. Final Plumbing	3/10/92	LRD			
39. Water Service-Final					
40. Gas Service-Final					
41. Solar Domestic-Final					
42. Backflow Preventer					
43. Backflow Irrigation					
44. Landscape Irrigation System					
45. Sound Attenuation					
46. Handicap Regulations					
47. FINAL STRUCTURE & BUILDING					
48. FINAL PLANNING					
49. Electric Release to Edison					
50. Gas Release to Southern California Gas Co					
51. CERTIFICATE OF OCCUPANCY No._____ Date _____					

Applicant: To ... Type or order lines and sign all appropriate declarations.

CITY OF COSTA MESA CONSTRUCTION PERMIT

Project Address: 2850 MESA VERDE DR EAST
Applicant's Mailing Address: 8134 FAIRCHILD
Owner's Name: ELLIS EZRA Phone: [redacted]
Address: [redacted]
Arch/Eng.: YVETTE DABBY License No. CC 22942
Address: 9454 WILSHIRE BLVD M-4
Contractor's Name: SAUNDERS CONST. Phone: 646-0031
Address (mailing): P.O. BOX 11098 COSTA MESA, CA
City License No.: 2/30T 92627

LICENSED CONTRACTOR DECLARATION
I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class: B-1 License No.: ~~387123~~ 382743
Date: 7/23/85 Signature: [signature]

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.)
Policy No.: R56132 Company: Fairmont
☐ Certified copy is hereby furnished.
☒ Certified copy is filed with the city Building Division.
Date: 7/23 Applicant: Saunders Const.

EXEMPTION FROM WORKERS' COMPENSATION DECLARATION
(This section need not be completed if the permit is for one hundred ($100) or less).
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date _____ Signature _____
NOTICE: If, after making this declaration, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civ. C.)
Lender's Name _____
Lender's Address _____

OWNER BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professional Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).
☐ I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professional Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself/herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner will have the burden of proving he/she did not build or improve for the purpose of sale).
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractor's License Law). I am aware that proof of their Worker's Compensation insurance should be provided to me.
☐ I am exempt under Section _____ B. & P. C. for this reason

Date _____ Owner _____

I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
Signature: [signature] Date: 7/23/85
Drivers' License or SS #: [redacted]

PERMIT NO.: B 20062 | TRACT NO.: 3487 | LOT NO.: POR. 173 | UNIT NO.:

TYPE OF CONSTRUCTION ☑ NEW ☐ ADD ☐ ALTERATION ☐ REPAIR ☐ CONVERSION ☐ DEMOLISH ☐ OTHER
DESCRIPTION OF WORK/USE OF BLDG.: SHELL ONLY
TYPE OF PERMIT ☐ GRADING ☐ FOUNDATION ☐ STRUCTURAL ☐ TENANT ☐ ELECTRICAL ☐ PLUMBING ☐ MECHANICAL ☐ OTHER
PROJECT DESCRIPTION SQ. FT.: 8740 OCCUPANCY: B-2
CONSTRUCTION TYPE: V-N VALUATION $: 320,000
ZONE: _____ GRADING CU. YDS.: _____ ACRES: _____
Remarks: PC Fees Pd 638.95 PC # 785-84

PLUMBING				FEES
Bar Sink		Showers		
Backflow Preventer		Service Sink		
Backflow Irrigation		Sewer Cap		
Bathtubs		Sewer Connection		
Clarifiers		Solar Collectors		
Dishwasher		Solar Piping		
Drinking Fountains		Solar Tank		
Floor Drains		Swimming Pool w/Spa		
Floor Sinks		Urinal		
Gas Service Outlets		Water Closet		
Interceptors		Water Heater		
Kitchen Sink		Water Service		
Lavatories		Auto-Wash		
P-Trap		Laundry Trays		
Roof Drains				
Reinspection Fee	$15	Issue Fee		$ 3

MECHANICAL			FEES
Boiler		Hood or Canopy Type I ☐ Type II ☐	
Duct - Under Ground			
Duct - Structural		Refrigeration System	
Duct - Ventilating		☐ 0-100,000 BTU ☐ 100,000 BTU	
Exhaust System ☐ Multiple ☐		System Repair/Alteration	
Firepl/Fact. Blt. ICBO #		Fire Dampers	
Heating System & Ducting ☐ 0-100,000 BTU ☐ 100,000 BTU		Registers	
Reinspection Fee	$15	Issue Fee	$ 3

A.P. # 139-313-09 Zone C1

SETBACKS: Main Building: | Accessory Building:
Front 20
Rear 15
Right 25+/- to bldg
Left 5
Ping. Ref. # DR-84-38 Parking Req./Provided 96/98
Planning Notes: HOLD FOR SPECIAL REQUIREMENTS

ZONING REQMTS

ELECTRICAL			FEES
Automatic Washer		Transformer ☐ 15-50 KW ☐ 50+ KW	
Construction Pole Sub.			
Cooking Unit		Meter ☐ up to 100 amps	
Dishwasher		Meter ☐ over 100 amps	
Dryers ☐ Gas ☐ Electric		Sub Panel	
Fan		Motors ☐ 0-1 HP ☐ 1½-8	
F.A.U.		Inc. Solar ☐ 9-15 HP ☐ 16-15+	
Fixtures		Microwave	
Device Boxes		Pole Light	
Outlets		Range	
Switches		Sign	
Garbage Disposal		Standing Sections	
Generator ☐ 0-5 KW ☐ 5-15 KW		Trash Compactor	
Reinspection Fee	$15	Issue Fee	$ 3

DEVELOPMENT SERVICES REQUIREMENTS:
Zoning Approved By: DKC-KAA Date: 4-29-85
Building Approved By: K.S. by [signature] Date: 7/23/85
Application Issued By: [signature] Date: 7/23/85

SUMMARY OF FEES

BUILDING PERMIT	$ 983.00	SMIP	$ 22.40
PLAN CHECK	$	PERMIT ISSUANCE	$
PLUMBING	$	ENERGY P.C.	$
PLAN CHECK 25%	$	GRADING	$
ELECTRICAL	$	MICROFILM	$
PLAN CHECK 50%	$	TOTAL FEE	$ 1005.40
MECHANICAL	$		
PLAN CHECK 25%	$		

CMF 0865-46, rev. 10/84 White - Building; Canary - Applicant; Pink - Accounting; Goldenrod - Assessor

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Inspector
1. Temporary Electrical Service or Pole		
2. Soil Pipe-Undrgrnd.		
3. Electrical Conduit Utility-Undrgrnd.		
4. Electrical Conduit-Undrgrnd.		
5. Steel Reinforcement		
6. Electrical UFER Grnd.		
7. Footings	8/21/85	DS
8. Foundation		
9. Water Pipe-Undrgrnd.		
10. Structural Floor System		
11. Property Sewer Line & House Connection		
12. Sewer Cap		
13. Roof Drains		
14. Rough Plumbing		
15. Rough Electrical-Conduit		
16. Rough Electric Wiring		
17. Rough Wiring Sign		
18. Rough Electrical-T Bar Ceiling		
19. Rough Heating & Air Conditioning		
20. Rough Factory Fireplace		
21. Ducts, in Structure		
22. Ducts, Ventilating		
23. Gas Pipe-Rough & Test		
24. Roof Framing		
25. Roof Sheathing	10/14/85	DS
26. T-Bar Ceiling (Structural) & Monocoat		
27. Frame and Flashing See eng's ltrs	11/19/85	DS
28. Lathing & Siding	11/1/85	DS
29. Insulation		
30. Drywall Nailing pending Inspec	11/6/85	DS
31. Plaster Brown Coat	11/19/85	DS
32. Electrical Power Meter-Final		
33. Final Electric		
34. Final Heating & Air Conditioning		
35. Final Gas Pipe-Test		
36. Hood or Canopy		
37. Final Factory Fireplace		
38. Final Plumbing		
39. Water Service-Final		
40. Gas Service-Final		
41. Solar Domestic-Final		
42. Backflow Preventer		
43. Backflow Irrigation		
44. Landscape Irrigation System		
45. Sound Attenuation		
46. Handicap Regulations		
47. FINAL STRUCTURE & BUILDING	5/30/86	Cloud
48. Special Requirements Completed	5/28/86	MM
49. Electric Release to Edison		
50. Gas Release to Southern California Gas Co		
51. CERTIFICATE OF OCCUPANCY No._____ Date _____		

POOL & SPA APPROVALS Permit #_____	Date	Inspector
52. Pool & Equipment Location		
53. Steel Reinforcement		
54. Forms		
55. Electrical Bonding		
56. Rough Plumbing & Pressure Test		
57. APPROVAL TO COVER-GUNITE		
58. Electrical Conduit-Undrgrnd.		
59. Gas Pipe, ☐ Undrgrnd., Test		
60. Backwash Lines, P-Trap, ☐ Undrgrnd.		
61. APPROVAL TO DECK		
62. Backwash & Receptor-Final		
63. Heater & Vent-Final		
64. Plumbing System - Final		
65. Electrical-Final		
66. Solar System-Final		
67. Fencing & Access Approval		
68. APPROVED FOR PLASTERING		
69. POOL/SPA SYSTEMS FINAL		
FIRE DEPT. REQUIREMENT APPROVALS Permit #_____		
70. Underground Hydro		
71. Product Piping ☐ Gas ☐ Oil		
72. Underground Flush		
73. Undergrnd. Storage Tank ☐ Gas ☐ Oil		
74. Overhead Hydro		
75. Dry Chemical		
76. Dry Standpipe		
77. FIXED SYSTEM FINAL		
78. FIRE PREV. FINAL		
HEALTH DEPT. REQUIREMENT		
79. FINAL INSPECTION		
80. FOOD CERTIFICATE ISSUED		

Notes: Exterior shear only pending calc's & eng's detailing Rubbing in excess of 2515 ℄ ws DS 10/14/85 FRAMING DS only except Above ↑ Both INSP, DS have been Aigned with contractors knowledge that calc's must be approved before framing will be OK'ed DS 11/6/85

FRAMING approved only per eng's letter's acceptance framing. See Jacket DS 11/18/85

Final called for - locked NO signs noticed serious problems 1) flatwork 1/4"-1" cross slope at connecting walk 2) door hardware 3) Bath's 4) Block fence at stair. (2) 12" Address 3) Sub test 4) Cert's, Drawings, letter DS 4/8/86

No Sub test Approval DS 4/28/86

Left door knocker sublist at 5/16/86 mb

CITY OF COSTA MESA

BUILDING DIVISION

DEVELOPMENT SERVICES DEPARTMENT

PERMIT

PERMIT NUMBER

P07-00222

(714) 754-5273 • Fax (714) 754-4856 • www.ci.costa-mesa.ca.us 77 FAIR DRIVE, COSTA MESA, CA 92626

PLUMBING PERMIT

Job Address: **2850 MESA VERDE DR E**
Suite No J
Vicinity:

Status: ISSUED
Applied: 04/12/2007
Issued: 04/12/2007

Parcel Nunmber: 13931309

Applicant: LAWRENCE VERNE
Address: 7931 WHITAKER ST
BUENA PARK, CA
Phone: 714.994.1971
Zip: 90621

ISSUED BY: _____

Owner: ELLIS, DONALD S TR
Address P O BOX 538
DEL MAR, CA
Phone:
Zip: 92014

Contractor: VERNES PLUMBING INC
Address: 7931 WHITAKER ST
BUENA PARK, CA
Phone: 714.994.1971
Zip: 90621
License: 674077

SCOPE OF PERMIT

REPLACE GAS LINE TO THE METER AND FURNACE DUE TO A LEAK FOR "STATE FARM" IN UNIT J.

FEE SUMMARY

	AMT	QTY		AMT	QTY		AMT	QTY
ISSUE FEE	$23.50		Laundry Tub / Washer	$0.00	0	Sump Pump	$0.00	0
Backflow irrigation	$0.00	0	Landscape Irrigation	$0.00	0	Swimming Pool	$0.00	0
Backflow Preventer	$0.00	0	P-Trap	$0.00	0	Trap Primer	$0.00	0
Bathtub	$0.00	0	Pressure Regulator	$0.00	0	Urinal	$0.00	0
Clarifier System	$0.00	0	Process Piping (per 10 ft)	$0.00	0	Vacuum Brkr Bkflow(1-4)	$0.00	0
Connect (Ice,Soda,etc)	$0.00	0	Receptors	$0.00	0	Vacuum Brkr Bkflow(5+)	$0.00	0
Dental Units	$0.00	0	Septic Tank	$0.00	0	Wash Basin	$0.00	0
Dishwasher	$0.00	0	Sewer Cap for Demo	$0.00	0	Wash Basin Set	$0.00	0
Drain, Floor	$0.00	0	Sewer Connect	$0.00	0	Waste and Vent System	$0.00	0
Drain, Rainwater	$0.00	0	Sewer Private Line	$0.00	0	Water Closet (Toilet)	$0.00	0
Drain, Roof	$0.00	0	Shower	$0.00	0	Water Heater / vent	$0.00	0
Drinking Fountain	$0.00	0	Sink, bar	$0.00	0	Water Piping (Inst or Rep.)	$0.00	0
Expansion Tank	$0.00	0	Sink, commercial	$0.00	0	Water Re-pipe	$0.00	0
Gas Earthquake Valve	$0.00	0	Sink, Floor	$0.00	0	Water Service	$0.00	0
Gas (1-4 outlets)	$0.00	0	Sink, kitchen	$0.00	0	Water Softener	$0.00	0
Gas (Over 4 outlets)	$0.00	0	Sink, service/mop	$0.00	0	OTHER	$0.00	
Gas Repipe	$9.80	1	Spa (private)	$0.00	0	VIOLATION	$0.00	
Gas Service	$0.00	0	Spa (public)	$0.00	0	PLAN CHECK	$0.00	
Interceptors (Grease, Oil)	$0.00	0				REINSPECTION	$0.00	0
Interceptors (Sand Auto)	$0.00	0						

TOTAL CALCULATED FEES: $33.30

COMMENTS / SPECIAL CONDITIONS

NOTICE: The work authorized by this permit shall comply with all applicable handicap access requirements under California statutes and related regulations. (Ord. No. 92-28, § 1, 12-21-92)

EXPIRATION: This permit shall automatically expire and become void if work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days.

INSPECTIONS: In order for the work authorized under this permit to be considered legal, such work must comply with all applicable codes, and all **required inspections and final approval** must be obtained. Failure to obtain inspections and final approval will result in the expiration of this permit.

FOR INSPECTIONS CALL: (714) 754-5628

DECLARATIONS

WORKERS' COMPENSATION DECLARATION:
I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State fund Policy Number: 7683030

(This section need not be completed if the permit is valued at one hundred dollars ($100) or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Applicant Signature: [signature] Date: 04/12/07

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LICENSED CONTRACTORS DECLARATION:
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. # 674077 Class # B, C34, C36, HIC

Contractor's Signature: [signature] Date: 04/12/07

CONSTRUCTION LENDING AGENCY:
☐ I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code).

Lender's Name: _____ Lender's Address: _____

Signature: _____ Date: _____

OWNER-BUILDER DECLARATIONS:
I hereby affirm that under penalty of perjury that I am **EXEMPT FROM THE CONTRACTORS LICENSE LAW** for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, **WILL DO THE WORK**, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for purpose of sale.).

☐ I, as owner of the property, am **EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS** to construct the project (Sec. 7044, Business and Professions Code: The contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) license pursuant to the Contractors License Laws.).

☐ I am exempt under sec. _____ Business and Professions Code for this reason: _____

Signature: _____ Date: _____

Owner ID verified by driver's license. ☐ Yes ☐ No Driver's License No. _____ Expires: _____

Verification of Ownership by (type of document, i.e. - property tax bill or deed): _____

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION:
☐ I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 3.2, Grp 2, Art 2, Sec. 341, Title 8, California Administrative Code).

☐ As owner-builder, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

Signature: _____ Date: _____

Division of Industrial Safety Permit Number: _____

HAZARDOUS MATERIALS AND EMISSIONS CERTIFICATION:

1 Will the applicant or present or future building occupant need to file and certify a Business Plan for emergency response to release or threatened release of a hazardous material? ☐ Yes ☐ No

(Section 25505 of the California Health and Safety Code requires, with some exceptions, that a Business Plan be filed with the Costa Mesa Fire Department by every business which has at any one time during a reported year a quantity of hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).

2 Does or will the applicant or present or future building occupant need to file a registration form for acutely hazardous materials? ☐ Yes ☐ No

(Section 25533 of the California Health and Safety Code, with some exceptions, requires registration with the Costa Mesa Fire Department by each business which at any one time has on hand a quantity of acutely hazardous materials equal to or greater than a weight of 500 pounds, or a volume of 55 gallons, or 200 cubic feet of compressed gas at standard temperature and pressure).

3 Does or will the applicant or present or future building occupant need to prepare an RMPP (Risk Management and Prevention Program for acutely hazardous materials)? ☐ Yes ☐ No

(Section 25534 of the California Health and Safety Code provides that the Costa Mesa Fire Department may require the preparation, certification and filing with the Fire Department of an RMPP by businesses which are required to register acutely hazardous materials with the Fire Department.

4 If an RMPP is presently required, has Section 25534 of the California Health and Safety Code been fully complied with? ☐ Yes ☐ No

5 Does or will the applicant or present or future building occupant require for the work which is the subject of this application a permit for such construction or modification from the South Coast Air Quality Management District or from any other air pollution control district or agency? ☐ Yes ☐ No

(Section 65850.2 of the California Government Code requires that the requested information be furnished on applications for non-residential building permits).

6 Will any part of the facility to be constructed under this permit be within 1000 feet from the outer boundaries of a school? ☐ Yes ☐ No

(If "yes", the facility must meat the requirement of Sections 25534 and 42303 of the California Health and Safety Code).

7 If e permit from the South Coast Air Quality Management District or other air pollution control district or agency is required for the work which is the subject of this application, have all of the disclosures prescribed by California Health and Safety Code Section 42303 been made? ☐ Yes ☐ No

8 (If "yes", attach certificate of compliance from the appropriate air pollution control officer).

CERTIFICATE OF COMPLIANCE: I certify that under penalty of perjury the information given above is correct. I agree to comply with all state laws and city ordinances regarding Hazardous Materials and Emissions.

Signature: _____ Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify under penalty of perjury that I have read this application and state that the information given is correct. I agree to comply with all state laws and city ordinances relating to building construction, and authorize representatives of the City of Costa Mesa to enter upon the above-described property for inspection purposes. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection.

Signature Of Legal Owner(s) Date

[signature] 04/12/07

And/Or Authorized Applicant Date

CODE #	INSPECTION TYPE	DATE	INITIALS	CODE #	INSPECTION TYPE	DATE	INITIALS
1616	Fixed System Final Fire Prevention			206	Final Mechanical		
1266	Pool Spa Final			208	Final Plumbing	5-2-07	BN
200	Final Re-Roof			210	Final Electrical		
201	Final Block/Retaining Wall			212	Final Fire Prevention		
202	Final Factory Fire Place			220	Final Planning Approval		
203	Final Sign			222	Final Site		
204	Final Demolition			250	Final Building/Occupancy		

City of Costa Mesa
Development Services Department
Building Safety Division
P. O. Box 1200
Costa Mesa, California

CERTIFICATE OF OCCUPANCY No. 001843

The Building located at 2850 Mesa Verde East, Suite 113
has been inspected and found to comply with the provisions of all City of Costa Mesa Ordinances applicable thereto

for a Group B-2 Occupancy.

Use of Building Office

Legal Description A.P. 0130-313-9
(See reverse side for Metes and Bounds)

E27173

Building Permit No. BEM26770 Electrical Permit No. BEM26770 Plumbing Permit No. _____

Mechanical Permit No. BEM26770 Number of apartments _____ and/or guest rooms _____

ISSUED TO:
Select Better Homes & Gardens Realty
2850 Mesa Verde Drive East, Suite "M"
Costa Mesa, CA 92626

Building Official William T. Howard

by _____

Date February 4, 1987

This Certificate of Occupancy SHALL BE posted in a conspicuous place on the premises and SHALL NOT BE removed except by the Building Official of the City of Costa Mesa under Sec. 307 (e) U.B.C.

CMF 1015-46 rev. 1/83 White - Owner; Canary - Numerical File; Pink - Bldg. Permit File

Applicant to fill in all spaces except those within heavy border lines and sign all appropriate declarations.

CITY OF COSTA MESA CONSTRUCTION PERMIT 92626

Project Address 2850 Mesa Verde E Suite 113
Applicant's Mailing Address 1324 W. 169th Pl Gardena Ca
Owner's Name EZRA ELLIS Phone 98
Address P.O. Box 5097 SHERMAN OAKS 91413
Arch/Eng. _____ License No. _____
Address _____
Contractor's Name Professional Service Co. Phone 213 324-4264
Address (mailing) 1324 W. 169th Pl GARDENA
City License No. 39622

LICENSED CONTRACTOR DECLARATION
I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class B-1 License No. 388254
Date 1-7-87 Signature [signature]

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.)
Policy No. R79488 Company Fair Mont Ins
☐ Certified copy is hereby furnished.
☑ Certified copy is filed with the city Building Division.
Date 1-7-87 Applicant [signature]

EXEMPTION FROM WORKERS' COMPENSATION DECLARATION
(This section need not be completed if the permit is for one hundred ($100) or less).
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date _____ Signature _____
NOTICE: If, after making this declaration, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 Civ. C.)
Lender's Name NONE
Lender's Address _____

OWNER BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professional Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).
☐ I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professional Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself/herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner will have the burden of proving he/she did not build or improve for the purpose of sale).
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractor's License Law). I am aware that proof of their Worker's Compensation Insurance should be provided to me.
☐ I am exempt under Section _____ B. & P. C. for this reason

Date _____ Owner _____

I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
Signature [signature] Date 1-7-87
Drivers' License or SS # [redacted]

PERMIT NO. BEM-26770 | TRACT NO. Allen | LOT NO. 9 | UNIT NO. Suite 113

TYPE OF CONSTRUCTION ☐ NEW ☐ ADD ☒ ALTERATION ☐ REPAIR ☐ CONVERSION ☐ DEMOLISH ☐ OTHER
DESCRIPTION OF WORK/USE OF BLDG. INT. ALT. Office
TYPE OF PERMIT ☐ GRADING ☐ FOUNDATION ☐ STRUCTURAL ☐ TENANT ☒ ELECTRICAL ☐ PLUMBING ☒ MECHANICAL ☐ OTHER
PROJECT DESCRIPTION SQ. FT. 500 OCCUPANCY B-2
CONSTRUCTION TYPE V VALUATION $ 1,200
ZONE _____ GRADING CU. YDS. _____ ACRES _____

Remarks:
P.C. 5-87s

9857 1/07/87 45.47 TL

A.P. # 139-313-9 Zone C1

SETBACKS: Main Building: | Front | Rear Interior Alteration | Right | Left
Accessory Building:
Plng. Ref. #
Parking Req./Provided
ZONING REQMTS

Planning Notes: Release of this permit does not constitute automatic approval of any future uses

PLUMBING

				FEES
	Bar Sink		Showers	
	Backflow Preventer		Service Sink	
	Backflow Irrigation		Sewer Cap	
	Bathtubs		Sewer Connection	
	Clarifiers		Solar Collectors	
	Dishwasher		Solar Piping	
	Drinking Fountains		Solar Tank	
	Floor Drains		Swimming Pool w/Spa	
	Floor Sinks		Urinal	
	Gas Service Outlets		Water Closet	
	Interceptors		Water Heater	
	Kitchen Sink		Water Service	
	Lavatories		Auto-Wash	
	P-Trap		Laundry Trays	
	Roof Drains			
	Reinspection Fee $15		Issue Fee	$ 3

MECHANICAL

				FEES
	Boiler		Hood or Type I ☐ Canopy Type II ☐	
	Duct - Under Ground			
	Duct - Structural		Refrigeration System	
1	Duct - Ventilating Relocate		☐0-100,000 BTU ☐100,000 BTU	1
	Exhaust System ☐ Multiple ☐		System Repair/Alteration	
	Firepl/Fact. Blt. ICBO #		Fire Dampers	
	Heating System & Ducting ☐0-100,000 BTU ☐100,000 BTU		Registers	
	Reinspection Fee $15		Issue Fee	$ 3

ELECTRICAL

				FEES
	Automatic Washer		Transformer ☐ 15-50 KW ☐ 50 + KW	
	Construction Pole Sub.			
	Cooking Unit		Meter ☐up to 100 amps	
	Dishwasher		Meter ☐over 100 amps	
	Dryers ☐Gas ☐Electric		Sub Panel	
	Fan		Motors ☐0-1 HP ☐1½ - 8	
	F.A.U.		Inc. Solar ☐9-15 HP ☐16-15+	
	Fixtures		Microwave	
	Device Boxes		Pole Light	
11	Outlets	2	Range	2 20
2	Switches Relocate	1	Sign	0 40
	Garbage Disposal		Standing Sections	
	Generator ☐0-5 KW ☐5-15 KW		Trash Compactor	
	Reinspection Fee $15		Issue Fee	$ 3

DEVELOPMENT SERVICES REQUIREMENTS:
Zoning Approved By DL/WBR Date 1-7-87
Building Approved By [signature] Date 1/7/87
Application Issued By _____ Date _____

SUMMARY OF FEES

BUILDING PERMIT	$	20.50	SMIP	$	0.50
PLAN CHECK	$	13.32	PERMIT ISSUANCE	$	
PLUMBING	$		ENERGY P.C.	$	
PLAN CHECK 25%	$		GRADING	$	
ELECTRICAL	$	5.60	MICROFILM	$	
PLAN CHECK 50%	$	1.30	TOTAL FEE	$	45.47
MECHANICAL	$	4.00			
PLAN CHECK 25%	$	0.25			

7-29-87

CMF 0865-46, rev. 10/84 White - Building; Canary - Applicant; Pink - Accounting; Goldenrod - Assessor

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Inspector
1. Temporary Electrical Service or Pole		
2. Soil Pipe-Undrgrnd.		
3. Electrical Conduit Utility-Undrgrnd.		
4. Electrical Conduit-Undrgrnd.		
5. Steel Reinforcement		
6. Electrical UFER Grnd.		
7. Footings		
8. Foundation		
9. Water Pipe-Undrgrnd.		
10. Structural Floor System		
11. Property Sewer Line & House Connection		
12. Sewer Cap		
13. Roof Drains		
14. Rough Plumbing		
15. Rough Electrical-Conduit		
16. Rough Electric Wiring	1-13-87	RLC
17. Rough Wiring Sign		
18. Rough Electrical-T Bar Ceiling		
19. Rough Heating & Air Conditioning		
20. Rough Factory Fireplace		
21. Ducts, in Structure		
22. Ducts, Ventilating		
23. Gas Pipe-Rough & Test		
24. Roof Framing		
25. Roof Sheathing		
26. T-Bar Ceiling (Structural) & Monocoat		
27. Frame and Flashing	1/13/87	DH
28. Lathing & Siding		
29. Insulation		
30. Drywall Nailing	1/19/87	DH
31. Plaster Brown Coat		
32. Electrical Power Meter-Final		
33. Final Electric	1-26-87	RLC
34. Final Heating & Air Conditioning		
35. Final Gas Pipe-Test		
36. Hood or Canopy		
37. Final Factory Fireplace		
38. Final Plumbing		
39. Water Service-Final		
40. Gas Service-Final		
41. Solar Domestic-Final		
42. Backflow Preventer		
43. Backflow Irrigation		
44. Landscape Irrigation System		
45. Sound Attenuation		
46. Handicap Regulations		
47. FINAL STRUCTURE & BUILDING	1-28-87	AH/RLC
48. Special Requirements Completed		
49. Electric Release to Edison		
50. Gas Release to Southern California Gas Co		
51. CERTIFICATE OF OCCUPANCY No._____ Date _____		

POOL & SPA APPROVALS Permit #_____	Date	Inspector
52. Pool & Equipment Location		
53. Steel Reinforcement		
54. Forms		
55. Electrical Bonding		
56. Rough Plumbing & Pressure Test		
57. APPROVAL TO COVER-GUNITE		
58. Electrical Conduit-Undrgrnd.		
59. Gas Pipe, ☐ Undrgrnd., Test		
60. Backwash Lines, P-Trap, ☐ Undrgrnd.		
61. APPROVAL TO DECK		
62. Backwash & Receptor-Final		
63. Heater & Vent-Final		
64. Plumbing System - Final		
65. Electrical-Final		
66. Solar System-Final		
67. Fencing & Access Approval		
68. APPROVED FOR PLASTERING		
69. POOL/SPA SYSTEMS FINAL		
FIRE DEPT. REQUIREMENT APPROVALS Permit #_____		
70. Underground Hydro		
71. Product Piping ☐ Gas ☐ Oil		
72. Underground Flush		
73. Undergrnd. Storage Tank ☐ Gas ☐ Oil		
74. Overhead Hydro		
75. Dry Chemical		
76. Dry Standpipe		
77. FIXED SYSTEM FINAL		
78. FIRE PREV. FINAL		
HEALTH DEPT. REQUIREMENT		
79. FINAL INSPECTION		
80. FOOD CERTIFICATE ISSUED		
Notes:		

City of Costa Mesa
Building Safety Department
P. O. Box 317
Costo Mesa, California

CERTIFICATE OF OCCUPANCY Nº 2404 B

The Building located at 2850 Mesa Verde Drive - 14 Units
has been inspected and found to comply with the provisions of all City of Costa Mesa Ordinances applicable thereto for a Group F-2 Occupancy.

Use of Building Medical-Dental Offices an d stores

Legal Description 139-313-01 & 04, 139-323-01
(See reverse side for Metes and Bounds)

Building Permit No. 19081 Electrical Permit No. 20114 Plumbing Permit No. 38467

Floor Load Signs hove been installed as required under Sec. 2308 U. B. C. _____.

Room Copacity Signs have been instaled os required under Sec. 3301 (1) U. B. C. _____.

17050. **CERTIFICATE OF OCCUPANCY.** (a) No apartment house, hotel, or lodging house shall be used ar occupied until the owner or operator has been issued a valid certificate of occupancy by the enforcement agency.

(b) A new certificate of occupancy sholl be obtained whenever there is a change in:
1) Occupancy classificatian af a building or portion thereaf
2) The number af apartments or guest rooms
3) Ownership

If Group H Occupancy, number af apartments and/or guest roams as required under Sec. 17050.1 (d), California Administrative Code, Title 8, Chapter 9, Article 8.

Number of apartments _____ and/or guest rooms _____

ISSUED TO:

WALTER R. GAYNOR

Building Official

by B. McGeough

Date September 29, 1966

This Certificate of Occupancy SHALL BE posted in a conspicuous place on the premises and SHALL NOT BE removed except by the Building Official of the City of Costa Mesa under Sec. 306 (e) U.B.C.

Form BU34—1M—11-63—S-B P

City of Costa Mesa
Development Services Department
Building Safety Division
P. O. Box 1200
Costa Mesa, California

CERTIFICATE OF OCCUPANCY No. 001319

The Building located at 2850 Mesa Verde Drive E 119-120
has been inspected and found to comply with the provisions of all City of Costa Mesa Ordinances applicable thereto

for a Group B-2 Occupancy.

Use of Building Office

Legal Description 139-313-09

(See reverse side for Metes and Bounds)

Building Permit No. BE23893 Electrical Permit No. E23995, E23996 Plumbing Permit No. P20293 P20898

Mechanical Permit No. M21089 Number of apartments _____ and/or guest rooms _____

ISSUED TO:
Ezra Ellis
P O Box 5097
Sherman Oaks, CA

Building Official A. Neal Letz

by _____

Date 6/9/86

This Certificate of Occupancy SHALL BE posted in a conspicuous place on the premises and SHALL NOT BE removed except by the Building Official of the City of Costa Mesa under Sec. 307 (e) U.B.C.

CMF 1015-46 rev. 1/83 White - Owner; Canary - Numerical File; Pink - Bldg. Permit File

City of Costa Mesa
Development Services Department
Building Safety Division
P. O. Box 1200
Costa Mesa, California

CERTIFICATE OF OCCUPANCY No. 001918

The Building located at 2850 Mesa Verde Drive E 117-118
has been inspected and found to comply with the provisions of all City of Costa Mesa Ordinances applicable thereto

for a Group B-2 Occupancy.

Use of Building Office

Legal Description 139-313-09

(See reverse side for Metes and Bounds)

Building Permit No. BE23892 Electrical Permit No. E20427, E23993 BE23892 E23994 Plumbing Permit No. P20293

Mechanical Permit No. M21089 Number of apartments _____ and/or guest rooms _____

ISSUED TO:
Ezra Ellis
P O Box 5097
Sherman Oaks, CA

Building Official A. Veale Blue

by _____

Date 6/9/86

This Certificate of Occupancy SHALL BE posted in a conspicuous place on the premises and SHALL NOT BE removed except by the Building Official of the City of Costa Mesa under Sec. 307 (e) U.B.C.

CMF 1015-46 rev. 1/83 White - Owner; Canary - Numerical File; Pink - Bldg. Permit File

Applicant to fill in all spaces except those within heavy border lines and sign all appropriate declarations.

CITY OF COSTA MESA CONSTRUCTION PERMIT

1436 10/03/85 5.0 T

Project Address 2850 E Myra Vista

Applicant's Mailing Address 12543 Woodley Ave

Owner's Name EZRA ELLIS Phone

Address

Arch/Eng. License No.

Address

Contractor's Name Richard B. Chittick Phone 360-2207

Address (mailing) 12543 Woodley Ave

City License No. 96504

LICENSED CONTRACTOR DECLARATION

I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-42 License No. 215676

Date Oct 3 85 Signature R B. Chittick

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.)

Policy No. Company

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the city Building Division.

Date Applicant

EXEMPTION FROM WORKERS' COMPENSATION DECLARATION

(This section need not be completed if the permit is for one hundred ($100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date Oct 3 1985 Signature R B. Chittick

NOTICE: If, after making this declaration, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 Civ. C.)

Lender's Name

Lender's Address

OWNER BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professional Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professional Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself/herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner will have the burden of proving he/she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractor's License Law). I am aware that proof of their Worker's Compensation Insurance should be provided to me.

☐ I am exempt under Section B. & P. C. for this reason

Date Owner

I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature Richard B Chittick Oct 3, 1985

Drivers' License or SS # [redacted]

PERMIT NO. P-20088 | TRACT NO. | LOT NO. | UNIT NO.

TYPE OF CONSTRUCTION ☐ NEW ☑ ADD ☐ ALTERATION ☐ REPAIR ☐ CONVERSION ☐ DEMOLISH ☐ OTHER

DESCRIPTION OF WORK/USE OF BLDG. Mice Body.

TYPE OF PERMIT ☐ GRADING ☐ FOUNDATION ☐ STRUCTURAL ☐ TENANT ☐ ELECTRICAL ☑ PLUMBING ☐ MECHANICAL ☐ OTHER

PROJECT DESCRIPTION SQ. FT. OCCUPANCY

CONSTRUCTION TYPE VALUATION $

ZONE GRADING CU. YDS. ACRES

Remarks: B-20062

SETBACKS	Main Building:	Accessory Building:
	Front	
	Rear	
	Right	
	Left	

A.P. # Zone

Plng. Ref. # Parking Req./Provided

Planning Notes:

ZONING REQMTS

PLUMBING				FEES
Bar Sink		Showers		
Backflow Preventer		Service Sink		
Backflow Irrigation		Sewer Cap		
Bathtubs		Sewer Connection	2	—
Clarifiers		Solar Collectors		
Dishwasher		Solar Piping		
Drinking Fountains		Solar Tank		
Floor Drains		Swimming Pool w/Spa		
Floor Sinks		Urinal		
Gas Service Outlets		Water Closet		
Interceptors		Water Heater		
Kitchen Sink		Water Service		
Lavatories		Auto-Wash		
P—Trap		Laundry Trays		
Roof Drains				
Reinspection Fee	$15	Issue Fee		$ 3

MECHANICAL				FEES
Boiler		Hood or Canopy Type I ☐ Type II ☐		
Duct - Under Ground				
Duct - Structural		Refrigeration System		
Duct - Ventilating		☐0-100,000 BTU ☐100,000 BTU		
Exhaust System ☐ Multiple ☐		System Repair/Alteration		
Firepl/Fact. Blt. ICBO #		Fire Dampers		
Heating System & Ducting ☐0-100,000 BTU ☐100,000 BTU		Registers		
Reinspection Fee	$15	Issue Fee		$ 3

ELECTRICAL				FEES
Automatic Washer		Transformer ☐ 15-50 KW ☐ 50 + KW		
Construction Pole Sub.				
Cooking Unit		Meter ☐up to 100 amps		
Dishwasher		Meter ☐over 100 amps		
Dryers ☐Gas ☐Electric		Sub Panel		
Fan		Motors ☐0-1 HP ☐1½ - 8		
F.A.U.		Inc. Solar ☐9-15 HP ☐16-15+		
Fixtures		Microwave		
Device Boxes		Pole Light		
Outlets		Range		
Switches		Sign		
Garbage Disposal		Standing Sections		
Generator ☐0-5 KW ☐5-15 KW		Trash Compactor		
Reinspection Fee	$15	Issue Fee		$ 3

DEVELOPMENT SERVICES REQUIREMENTS:

Zoning Approved By Date

Building Approved By Date

Application Issued By D. M. Date 10/3/85

SUMMARY OF FEES

BUILDING PERMIT	$		SMIP	$	
PLAN CHECK	$	5.00	PERMIT ISSUANCE	$	
PLUMBING	$		ENERGY P.C.	$	
PLAN CHECK 25%	$		GRADING	$	
ELECTRICAL	$		MICROFILM	$	
PLAN CHECK 50%	$		TOTAL FEE	$	5.00
MECHANICAL	$				
PLAN CHECK 25%	$				

CMF 0865-46, rev. 10/84 White - Building; Canary - Applicant; Pink - Accounting; Goldenrod - Assessor

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Inspector
1. Temporary Electrical Service or Pole		
2. Soil Pipe-Undrgrnd.		
3. Electrical Conduit Utility-Undrgrnd.		
4. Electrical Conduit-Undrgrnd.		
5. Steel Reinforcement		
6. Electrical UFER Grnd.		
7. Footings		
8. Foundation		
9. Water Pipe-Undrgrnd.		
10. Structural Floor System		
11. Property Sewer Line & House Connection	10/4/85	LED
12. Sewer Cap		
13. Roof Drains		
14. Rough Plumbing		
15. Rough Electrical-Conduit		
16. Rough Electric Wiring		
17. Rough Wiring Sign		
18. Rough Electrical-T Bar Ceiling		
19. Rough Heating & Air Conditioning		
20. Rough Factory Fireplace		
21. Ducts, in Structure		
22. Ducts, Ventilating		
23. Gas Pipe-Rough & Test		
24. Roof Framing		
25. Roof Sheathing		
26. T-Bar Ceiling (Structural) & Monocoat		
27. Frame and Flashing		
28. Lathing & Siding		
29. Insulation		
30. Drywall Nailing		
31. Plaster Brown Coat		
32. Electrical Power Meter-Final		
33. Final Electric		
34. Final Heating & Air Conditioning		
35. Final Gas Pipe-Test		
36. Hood or Canopy		
37. Final Factory Fireplace		
38. Final Plumbing	10/4/85	LED
39. Water Service-Final		
40. Gas Service-Final		
41. Solar Domestic-Final		
42. Backflow Preventer		
43. Backflow Irrigation		
44. Landscape Irrigation System		
45. Sound Attenuation		
46. Handicap Regulations		
47. FINAL STRUCTURE & BUILDING		
48. Special Requirements Completed		
49. Electric Release to Edison		
50. Gas Release to Southern California Gas Co		
51. CERTIFICATE OF OCCUPANCY No._____ Date _____		

POOL & SPA APPROVALS Permit #_____	Date	Inspector
52. Pool & Equipment Location		
53. Steel Reinforcement		
54. Forms		
55. Electrical Bonding		
56. Rough Plumbing & Pressure Test		
57. APPROVAL TO COVER-GUNITE		
58. Electrical Conduit-Undrgrnd.		
59. Gas Pipe, ☐ Undrgrnd., Test		
60. Backwash Lines, P-Trap, ☐ Undrgrnd.		
61. APPROVAL TO DECK		
62. Backwash & Receptor-Final		
63. Heater & Vent-Final		
64. Plumbing System - Final		
65. Electrical-Final		
66. Solar System-Final		
67. Fencing & Access Approval		
68. APPROVED FOR PLASTERING		
69. POOL/SPA SYSTEMS FINAL		
FIRE DEPT. REQUIREMENT APPROVALS Permit #_____		
70. Underground Hydro		
71. Product Piping ☐ Gas ☐ Oil		
72. Underground Flush		
73. Undergrnd. Storage Tank ☐ Gas ☐ Oil		
74. Overhead Hydro		
75. Dry Chemical		
76. Dry Standpipe		
77. FIXED SYSTEM FINAL		
78. FIRE PREV. FINAL		
HEALTH DEPT. REQUIREMENT		
79. FINAL INSPECTION		
80. FOOD CERTIFICATE ISSUED		
Notes:		

25463

COSTA MESA BUILDING-SAFETY DEPARTMENT
P. O. BOX 1200 COSTA MESA, CALIFORNIA 92626

CITY OF COSTA MESA
MAR 21 1966
APPLICATION FOR PERMIT
BUILDING
For Office Use Only

For Applicant to Fill In Completely

TYPE OR PRINT Bldg 3 Unit D

BUILDING ADDRESS 2850 MESA VERDE DR
COSTA MESA, CALIFORNIA

OWNER MESA VERDE INVESTMENT
MAIL ADDRESS 2850 MESA VERDE DR
CITY Costa Mesa TEL. NO. 549-0395
ARCHITECT OR ENGINEER TEL. NO.
ADDRESS
CONTRACTOR WALTER R. GAYNER
ADDRESS 2850 MESA VERDE DR
CITY Costa Mesa
STATE LIC. NO. 180186 TEL. NO. 549-0395
SIZE OF LOT NO. OF BLDGS. NOW ON LOT
USE OF EXISTING BLDG. OFFICE
SETBACK LINE FROM CENTER OF STREET REAR YARD
SIDE YARD LEFT RIGHT

DESCRIPTION OF WORK

NEW		ALTERATION		ADDITION	
REPAIR		MOVING		DEMOLISH	

BUILDING SIZE NO. OF ROOMS STORIES
EXTERIOR WALL COVERING ROOF COVERING
USE OF BUILDING AND WORK TO BE PERFORMED
Additional Storage Area - added to Com. Bldg.
Ex. Walls & Roof

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE James Ryan
AUTHORIZED AGENT

RECEIPT NO.	PERMIT NO.
	25463
RECEIVED BY: R	DATE RECEIVED: 3-21-66
	DATE ISSUED: 3-21-66

BUILDING ADDRESS
FIRE ZONE TYPE V GROUP F 2
APPROVED BY DRB DATE 3/21/66

ZONING

ZONE R-1 NO. OF PLANS 2 USE OF NEW BUILDING Interior alterations TR 3485
LEGAL DESCRIPTION Portion of Lot 173
A. P. NO.

NOTE: NO EAVE OVERHANG SHALL BE LESS THAN 30" TO SIDE & REAR P. L.

EAVES ALLOWED	(U. B. C. REQUIREMENT)
YARDS APPROVED MAIN BUILDING (FROM C/L STREET)	YARDS APPROVED ACCESSORY BUILDING
FRONT FT.	FT.
R. SIDE FT.	FT.
L. SIDE FT.	FT.
REAR FT.	FT.
DISTANCE BET. MAIN BLDGS.	BET. MAIN & ACCESS. BLDGS.
VAR. #	DATE
C. U. P. #	APPROVED
APPROVED BY	DATE

SQ. FT.

THE AMOUNT SHOWN UNDER VALUATION IS FOR THE PURPOSE OF ESTABLISHING A PERMIT FEE ONLY.

VALUATION $250.00

PERMIT FEE $ 3.—
PLAN CHECK $ —
TOTAL FEE $ 3.—

Form BU28—10M—3-64—S-B P

18111

Cancelled
21 Units +
2 Spaces

FEE RECEIVED
NOV 2 1962
FINANCE DEPT.
CITY OF COSTA MESA

23 Cards

COSTA MESA BUILDING-SAFETY DEPARTMENT

P. O. BOX 317 COSTA MESA, CALIFORNIA

APPLICATION FOR PERMIT

BUILDING

For Applicant to Fill In Completely

TYPE OR PRINT

BUILDING ADDRESS 2850 Mesa Verde Dr. East
COSTA MESA, CALIFORNIA

OWNER Walter R. Gayner

MAIL ADDRESS 1653 Minorca Drive

CITY Costa Mesa TEL NO. Ki9-0395

ARCHITECT OR ENGINEER Willard Jordan TEL. NO. Li8-7151

ADDRESS 771 West 19th St. Costa Mesa

CONTRACTOR Walter R. Gayner

ADDRESS 1653 Minorca Drive

CITY Costa Mesa

STATE LIC. NO. 180186 TEL. NO. Ki 9-0395

SIZE OF LOT 329.21 x 281.83 NO. OF BLDGS. NOW ON LOT

USE OF EXISTING BLDG. NONE

SETBACK LINE FROM CENTER OF STREET 50' REAR YARD 121.50

SIDE YARD LEFT 89.50 RIGHT 88.88

DESCRIPTION OF WORK

NEW	X	ALTERATION		ADDITION	
REPAIR		MOVING		DEMOLISH	

BUILDING SIZE 18,174 sq ft 4,816 sq ft NO. OF ROOMS STORIES 2

EXTERIOR WALL COVERING Stucco Wood, Stone ROOF COVERING Built up with rock

USE OF BUILDING AND WORK TO BE PERFORMED

Medical, Dental- Offices and Stores

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE Walter R. Gayner

AUTHORIZED AGENT David C McAllister

Ehrs H
Ehrs N
7 + 3 + Spare Bank 1 +
Spare Bank 2

no 4 + 5 + 6 + 7 + 8 + 9 + 10 + 11 + 12 + 13 + 14 + X

For Office Use Only

RECEIPT NO.	PERMIT NO.
	18111
RECEIVED BY FJH/mp	DATE RECEIVED
	DATE ISSUED 12-4-62

BUILDING ADDRESS 2850 Mesa Verde Dr. E.
COSTA MESA, CALIFORNIA

FIRE ZONE 3 TYPE V GROUP 721 M

APPROVED BY DATE

ZONING

ZONE C-1 NO. OF PLANS 2 USE OF NEW BUILDING Medical & Comm.

LEGAL DESCRIPTION TR 3487 - Lot 173

A. P. NO. 139-313-1

YARDS APPROVED EVES ALLOWED

(CENTER LINE ST.) FRONT 50 FT. Mesa Verde East IN.

R. SIDE 88.88 FT. IN.

L. SIDE 89.50 FT. IN.

REAR 121 FT. ± IN.

APPROVED BY WDunn DATE 11-2-62

Need

Date of Request for refund letter
On 9488 Ar sup - 3/18/63
sup 8686
T.T. 18,174 TOT FL 4816 sq sup

THE AMOUNT SHOWN UNDER VALUATION IS FOR THE PURPOSE OF ESTABLISHING A PERMIT FEE ONLY.

VALUATION		
$ 131,375.00	PERMIT FEE	$ 247.50
	PLAN CHECK	$ 123.75
	TOTAL FEE	$ 371.25

FORM #152

19081

COSTA MESA BUILDING-SAFETY DEPARTMENT
P. O. BOX 317 COSTA MESA, CALIFORNIA

Bldg 1 - unit A
Bldg 2 - " B+C
Bldg 3 " D+E
Bldg 4 " F, G, H, J, K
Bldg 5 " L, M
Bldg 6 " N

FEE RECEIVED
MAR 21 1963
FINANCE DEPT.
CITY OF COSTA MESA

APPLICATION FOR PERMIT
BUILDING
For Office Use Only

For Applicant to Fill In Completely
TYPE OR PRINT

BUILDING ADDRESS 2850 MESA VERDE DR
COSTA MESA, CALIFORNIA

OWNER WALTER R GAYNER
MAIL ADDRESS 1653 MINORCA DRIVE
CITY COSTA MESA TEL. NO. KI 90395
ARCHITECT OR ENGINEER WILLARD JORDAN TEL. NO. LI 5-7151
ADDRESS 711 W. 19TH ST C.M
CONTRACTOR WALTER R GAYNER
ADDRESS 1653 MINORCA DR.
CITY COSTA MESA
STATE LIC. NO. 180186 TEL. NO. KI 90395
SIZE OF LOT 331.21 x 281.83 NO. OF BLDGS. NOW ON LOT
USE OF EXISTING BLDG. 331 x 82.06 + 146.89 + 77.82 x 430 + 234 + 64 ONE - N520±

SETBACK LINE FROM CENTER OF STREET 50.
REAR YARD 114'
SIDE YARD LEFT 80 RIGHT 45

DESCRIPTION OF WORK

NEW	X	ALTERATION		ADDITION	
REPAIR		MOVING		DEMOLISH	

BUILDING SIZE 27,710 SQ. FT. NO. OF ROOMS STORIES 1
EXTERIOR WALL COVERING STUCCO WOOD STOR ROOF COVERING SHAKES
USE OF BUILDING AND WORK TO BE PERFORMED
MEDICAL DENTAL OFFICES & STORES 14 units

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE Walter R Gaynor & Donald E McAllister

AUTHORIZED AGENT

	RECEIPT NO.	PERMIT NO.
		19081
RECEIVED BY	DATE RECEIVED	DATE ISSUED
DOB	3-21-63	4-16-63

BUILDING ADDRESS 2850 Mesa Verde dr.
FIRE ZONE TYPE V-N GROUP F-2
APPROVED BY DJH DATE 4/16/63

ZONING

ZONE C-1 NO. OF PLANS 2 USE OF NEW BUILDING Professional & Comm. Retail
LEGAL DESCRIPTION TR 3487 LOT 173
A. P. NO. 139-313-4 & 139-313-1
NOTE: NO EAVE OVERHANG SHALL BE LESS THAN 30" TO SIDE & REAR P. L. 313-03

	EAVES ALLOWED	(U. B. C. REQUIREMENT)
	YARDS APPROVED MAIN BUILDING	YARDS APPROVED ACCESSORY BUILDING
(FROM C/L STREET) FRONT	50 FT.	FT.
R. SIDE	170'	FT.
L. SIDE	184'	FT.
REAR	115 FT.	FT.
DISTANCE BET. MAIN BLDGS.		BET. MAIN & ACCESS. BLDGS.
VAR. # C. U. P. #		DATE APPROVED
APPROVED BY		DATE 3-13-63

Subject to all DR parking req.

27,710 SQ. FT.

THE AMOUNT SHOWN UNDER VALUATION IS FOR THE PURPOSE OF ESTABLISHING A PERMIT FEE ONLY.

VALUATION $160,615.00

PERMIT FEE $276.50
PLAN CHECK $138.25
TOTAL FEE $414.75

FORM BU-28-10M-11-62

OWNER NAKANISKI, Dr. Michael DATE 3-28-73

JOB ADDRESS 2850 Mesa Verde East, Unit F BUILDING PERMIT NO. 36300

GENERAL CONTRACTOR John Glueckert DESCRIPTION of WORK Nitrous Oxide Line

AP No. LOT TRACT FIRE ZONE VALUE $ 200.00

INSPECTIONS	Signature	Date
SOIL		
GAS		
WATER		
ROUGH PLUMBING		
PROP. SWR. LINE ☐ HOUSE CON. ☐		
SPRINKLING SYSTEM		
MISCELLANEOUS		
ROUGH HEATING AND AIR CONDITIONING		
TEMPORARY SERVICE OR POLE		
UNDERGROUND ☐ POWER ☐		
ROUGH WIRING		
TRENCHES ☐ FORMS ☐ STEEL REINF. ☐		
FLOOR SYSTEM		
BOND BEAM ☐ STEEL REINFORCE ☐		
SHEATHING		
FRAME AND FLASHING		
LATHING — IN ☐ OUT ☐		
PLASTER, BROWN COAT		
STRUCTURAL, FINAL		
HEATING, VENT., REFRIG. AND A.C., FINAL		
PLUMBING, FINAL AND GAS TEST ☐	[illegible]	3-29-73
ELECTRIC, FINAL		
BUILDING, FINAL		

GROUP TYPE ZONE

SUBCONTRACTOR	PERMITS ISSUED Date	Number	Signature
Plumbing			
~~[illegible]~~ John Glueckert	3-28-73	62949	
Heating and Vent.			
Electric			

36300

MAR 28-73 PAID CHG 001084* *****5.50

COSTA MESA BUILDING-SAFETY DEPARTMENT
P.O. BOX 1200 COSTA MESA, CALIFORNIA 92626

USE INDELIBLE PENCIL, BALL POINT PEN OR OTHER NON-ERASABLE SUBSTANCE.

INSTRUCTIONS TO APPLICANT

For Applicant to Fill in Completely

BUILDING ADDRESS 2850 Mesa Verde East
OWNER Dr. Mike NAKANISKI
MAIL ADDRESS 2850 Mesa Verde East
CITY Costa Mesa. TEL. NO. 557-96[illegible]
CONSTRUCTION LENDER —
BRANCH —
ADDRESS —
ARCHITECT OR ENGINEER — TEL. NO.
ADDRESS —
CONTRACTOR John Glueckert.
ADDRESS 3703 West. 157
CITY Costa Mesa. TEL. NO. 697-3228
STATE LIC. NO. 250480 CITY LIC. NO.
SIZE OF LOT — NO. OF BLDGS. NOW ON LOT
USE OF EXISTING BLDG. —
SIZE OF NEW BLDG. NO. OF ROOMS STORIES
EXTERIOR WALL COVERING ROOF COVERING
USE OF BUILDING AND WORK TO BE PERFORMED

~~Water, Air, Vacuum~~
~~Lines~~ Nitrous Ox-Oxygen Lines.

I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all laws regulating building construction, and I shall not employ any person in violation of the workman's compensation laws of the State of California.

I hereby certify that I am properly licensed as a contractor under the State of California Business and Professions Code, Division 3, Chapter 9, and that such licenses are in full force and effect, or I am exempt from the provisions of the State of California Business and Professions Code, Division 3, Chapter 9.

Signature of Permittee Jack Glueckert.

Authorized Agent

APPLICATION FOR BUILDING PERMIT

RECEIVED BY WK | DATE RECEIVED | DATE ISSUED 3-28-73
PERMIT NO. 38300
A.P. NO.
BUILDING ADDRESS 2850 Mesa Verde East
TRACT | LOT | BLOCK

NEW	ADD	ALTER	REPAIR	MOVING	DEMOLISH
	X				

OWNER Dr Mike Nakaniski
USE Nitrous Oxide Line VALUE $ 200.00

FIRE ZONE — TYPE — GROUP
APPROVED BY WK DATE 3-28-73

ZONE | NO. OF PLANS | USE OF NEW BUILDING

YARDS APPROVED MAIN BUILDING (FROM C/L STREET)		YARDS APPROVED ACCESSORY BUILDING	
FRONT	FT.		FT.
R. SIDE	FT.		FT.
L. SIDE	FT.		FT.
REAR	FT.		FT.
DISTANCE BET. MAIN BLDGS.		BET. MAIN & ACCESS. BLDGS.	
VAR. # C.U.P. #		DATE APPROVED	
APPROVED BY		DATE	

STATE 50 TAX

SQ. FT.

THE AMOUNT SHOWN UNDER VALUATION IS FOR THE PURPOSE OF ESTABLISHING A PERMIT FEE ONLY:

VALUATION $ 200.00
PERMIT FEE $ 5.00
PLAN CHECK $ —
TOTAL FEE $ 5.00

Form BU28 Rev. 10-68

DEPARTMENT OF CONSERVATION

DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

801 K STREET • MS 20-20 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 445-9686 • **FAX** 916 / 323-0424 • **TDD** 916 / 324-2555 • **WEB SITE** conservation.ca.gov

TO: File

FROM: Department of Conservation
Division of Oil, Gas, and Geothermal Resources
District 1, Cypress, CA

DATE: July 28, 2006

SUBJECT: Files "NC-36" Thru "NC-400"
WEST NEWPORT FIELD and ORANGE COUNTY
Chevron U.S.A. Inc.

See file "NC 36" (059-21561) for map and locations of Geophysical Prospect Holes (In Red).

Richard K. Baker
District Deputy

RKB:cs

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF CONSERVATION
DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

REPORT OF PROPERTY AND WELL TRANSFER

Field or County	District
Imperial Co., Wilmington, L.A. Co., W. Coyote, Montebello, Beverly Hills, Seal Beach, El Segundo, Inglewood, Rosecrans, Venice Beach, Las Cienegas, S. Salt Lake, Dominguez, Hyperion, Lawndale, Leffingwell, Long Beach, Los Angeles Downtown, Potrero, Salt Lake, Santa Fe Springs, Cheviot Hills, Sherman, Torrance, Whittier, Howard Townsite, Huntington Beach, Yorba Linda, Orange Co., Richfield, Kraemer, W. Newport, Sunset Beach, Belmont Offshore	District 1 (Cypress, California)
Former owner: ChevronTexaco Exploration & Production Co. | C5680	Date: 9/23/2005

Well Name	API Number	Section Township Range
See Attached List For Complete List of Wells See Operator Folder (C5640) Chevron U.S.A. Inc. Dist. 1, Cypress, CA	See Attached List For Complete List of Wells See Operator Folder (C5640) Chevron U.S.A. Inc. Dist. 1, Cypress, CA	See Attached List For Complete List of Wells See Operator Folder (C5640) Chevron U.S.A. Inc. Dist. 1, Cypress, CA

Description of the land upon which the well (s) is (are) located.
Various

Date of transfer	New owner		Type of organization
7/11/2005		Chevron U.S.A. Inc. **C5640**	Corp.
	Address:	9525 Camino Media Bakersfield, CA 93311	Telephone: 661/654-7065
Reported by	OG30A received in Sacramento 9/2005		
Confirmed by	Same as above		
New operator new status: **PA**	Designation of Agent: Greg Leyendecker, Agent		
Old operator new status: **AB**	Remarks: For further information see Operator file (C5640) Chevron U.S.A. Inc.		

OPERATOR STATUS ABBREVIATIONS
PA – Producing Active
NPA- No potential, Active
PI- Potential Inactive
NPI-No potential, Inactive
AB-Abandoned or No More Wells

cc: Update; Envir Desk (2); File
Conservation Committee
Harold W. Bertholf, Inc.
L.A. & Orange County Assessors
WellStats – Cypress Dist. 1
WellStats – Sacrament HQS

Deputy Supervisor: R. K. Baker

Signature: Richard K. Baker, District Deputy

FORM AND RECORD CHECK LIST

Form or Record	Initials	Date	Form or Record	Initials	Date
Form OGD121	—	—	Map and Book		
Operator Card	(initials)	9-23-05	Notice cancellations	—	—
Well Records	(initials)	9/26/05 —	Bond Status BB	(initials)	9-23-05
Log Records	(initials)	9/26/05 —	EDP HQS	J.C	7-11-05
Production Reports	—	—	Data Base Dist D1	CM	9-26-05

WELL TRANSFER NOTICE

Effective August 22, 2002

Chevron USA Inc.
Texaco California Inc.
And
Texaco Exploration and Production, Inc.

Transferred ALL THEIR WELLS
To

ChevronTexaco Exploration & Production Company

See OGD156 dated October 18, 2002 in Operator File for ChevronTexaco Exploration & Production Company (C5680) for details

DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

CHECK LIST – RECORDS RECEIVED AND WELL STATUS

Company:	~~Texaco Exploration & Production~~	Well:	See ATTACHED LIST
API#:		Sec. , T. S, R.	W. S. B. B. & M.
County:	Orange	Field:	West Newport

05921561 through 059-21614

RECORDS RECEIVED	DATE
Well Summary (Form OG100)	
History (Form OG103)	
Core Record (Form OG101)	
Directional Survey	
Sidewall Samples	
Date final records received.	
Electric Logs:	
Other:	

STATUS			
Producing	☐	Drilling	☐
Abandoned	☒	Idle	☐
Reabandoned	☐	Other	☐

WELL TYPE			
Oil	☐	Waterflood	☐
Gas	☐	Water Disposal	☐
Water Source	☐	Cyclic Steam	☐
Observation	☐	Steam Flood	☐
Exploratory	☐	Fire Flood	☐
Dry Hole	☒	Other	☐

EFFECTIVE DATE: Sept 6, 1947

REMARKS:
ABANDONED GEOPHYSICAL CORE HOLES

	ENGINEERS CHECK LIST	CLERICAL CHECK LIST
☐	Summary, History & Core Record (Dupl.)	Location change
☐	Electric Log	Elevation change
☐	Operator's Name	Form OGD121
☐	Signature	Form OGD150b (Release of Bond)
☒	Well Designation	Duplicate logs to archives
☒	Location	Notice of Records Due
☐	Elevation	EDP
☐	Notices	District Date Base
☐	"T" Reports	Final Letter (OG159)
☐	Casing Record	Update Center
☐	Plugs	
☐	Directional Survey	
☐	Production/Injection	
☐	E Well on Prod., enter EDP	**TECHNICIAN CHECK LIST**
☐	Surface Inspection Required	Date Surface Inspection Completed:
☐	Surface inspection Waived (181)	Other:
☐	Surface inspection Waived (Island)	
☐	Well site restoration deferred (common cellar)	
☐	Final Letter Required AB: ☐ REAB: ☐	
☐	Other:	

RECORDS NOT APPROVED	RECORDS APPROVED R 5/13/99
(Reason:)	*(Signature)*
	RELEASE BOND
	Date Eligible
	(Use date last needed records received.)
	MAP AND MAP BOOK
	Map 136 + W1-6 5/14/99 M Wells

FORM 3408

TIDE WATER ASSOCIATED OIL COMPANY

ASSOCIATED

DIVISION

PACIFIC ELECTRIC BUILDING
610 SOUTH MAIN STREET
LOS ANGELES, 14, CALIFORNIA

Sept. 22, 1947.

DIVISION OF OIL AND GAS
RECEIVED
SEP 2[illegible]1947
LOS ANGELES, CALIFORNIA

Mr. Ed Musser,
C/O Division of Oil & Gas,
Calif. State Mining Bureau,
1015 W. Olympic Blvd.,
Los Angeles, California.

Dear Mr. Musser: RE - PROSPECT HOLES - L.A.BASIN

On February 18, 1947 I had the privilege of meeting with you and Mr. Steve Rook in your Los Angeles office to discuss regulations pertaining to the program of drilling shallow prospect holes and the running of electric logs which we had in mind at that time.

You made a request that, upon completion of our program, we make report to you showing location of holes, total depth, abandonment procedure, and presence of oil or gas in individual holes.

Our program has now been completed and I am therefore attaching copy of report made by our Mr. Feder for your perusal.

Very truly yours,

Claude C. Feder

District Geologist.

CEL:m
Enc.

FORM 3408

TIDE WATER ASSOCIATED OIL COMPANY

ASSOCIATED

DIVISION

PACIFIC ELECTRIC BUILDING

610 SOUTH MAIN STREET

LOS ANGELES, 14, CALIFORNIA

DIVISION OF OIL AND GAS
RECEIVED
SEP 2 1947
LOS ANGELES, CALIFORNIA

Sept. 16, 1947.

Division of Oil & Gas,
Calif. State Mining Bureau,
Ferry Building,
San Francisco, California.

Att:Mr. Ed Musser.

Gentlemen:

Following is a list of geophysical prospect holes drilled by the Tide Water Associated Oil Company in the West Newport area during the period beginning February 24, 1947, and ending September 6, 1947. The following information is contained:

1. Location.
2. Total depth.
3. Presence of oil or gas.

Except for NC-90A (in which 120' of drill pipe is stuck at the surface) the geophysical holes were cemented at the surface as follows:

A bridge was formed at a depth of 10'. Cement was poured in the hole to within 5' of the surface and then the hole was filled from 5' to the surface with earth. At the request of the Division of Oil and Gas NC-120 and NC-206 were also cemented from 350' to 500'.

No brackish water underlying fresh water was encountered in any of the prospect holes.

A map showing the location of the geophysical holes accompanies this report.

Geophysical Prospect Holes-W.Newport Area

Well No.	Location	Total Depth
NC-36	2400'N., 20 W. of NC-41. (2400'N., + 600'E of NW cor Sec 4-6S/10W)	700'
NC-41	20'S., 650'E. from NW cor.Sec.4-6S/10W.	1170'
NC-43	1200'S., 600'E. of ~~NE~~ NW cor.Sec.4-6S/10W.	905'
NC-45	2500'S., from NW.cor. Sec.4-6S/10W	1205'
NC-47	1750'N., from SW cor. Sec.4-6S/10W	1035'
NC-49	800'N., 300'W. from SE cor. Sec.5-6S/10W.	860'+

DIVISION OF OIL AND GAS
RECEIVED
SEP 22 1947
LOS ANGELES, CALIFORNIA

Div. of Oil & Gas -
Newport Prospect Holes

Sept.16,1947.

Well No.	Location	Total Depth
NC-49A	800'N., 100'E. from SW cor. Sec.4-6S/10W	1200'
NC-51	100'S., 700'W. of NE cor. Sec.8-6S/10W	815'
NC-52	550'S., 700'W. of NE cor. Sec.8-6S/10W	500'
NC-54	1550'S., 1000'W. of NE cor. Sec.8-6S/10W	745'
NC-56	1850'S., 1250'W. of NE cor. Sec.8-6S/10W	780'
NC-58	2250'N., 2300'W. of SE cor. Sec.8-6S/10W	820'
NC-59	1650'N., 2310'W. from SE cor. Sec.8-6S/10W	1200'
NC-61	800'N., 2275'W. from SE cor. Sec.8-6S/10W	1100'
NC-63	165'S., 2525'W. from NE cor. Sec.17-6S/10W	1100'
NC-65	865'S., ~~5125~~ 2525'W. from NE cor. Sec.17-6S/10W	1100'
NC-67	1635'S., 1150'E. from NW cor. Sec.17-6S/10W	1027'
NC-69	2460'S., 825'E. from NW cor. Sec.17-6S/10W	1130'
NC-71	1850'N., 50'E. from SW cor. Sec.17-6S/10W	950'
NC-79	2150'S., 950'W. from NE cor. Sec.19-6S/10W	1200'
NC-80	75'S., 1000'W. of E4 Sec.19-6S/10W	1300'
NC-81	420'S., 1100'W. of E4 Sec.19-6S/10W	900'
NC-82	1350'S., 1500'W. of E4 Sec.19-6S/10W	500'
NC-82A	1350'S., 1500'W. of E4 Sec.19-6S/10W (approx.)	1030'
NC-84	950'S., 2150'W. of E4 Sec.19-6S/10W	1200'
NC-85	1900'N., 2550'E. of SW cor. Sec.19 (Ext.) (Possible very slight trace of gas.)	1000'
NC-87	2400'N., 1900'E. of SW cor. Sec.19 (Ext.)-6S/10W	1050'
NC-90	2200'S., 1300'E. of NW cor. Sec.19-6S/10W	1050'
NC-90A	2200'S., 1300'E. of NW cor. Sec.19-6S/10W (Ap.)	1150'
NC-91	1800'S., 450'E. of NW cor. Sec.19-6S/10W (Possible very slight trace of gas in ditch.)	1160'
NC-93	900'S., 600'W. of NE cor. Sec.24-6S/11W	1160'
NC-94	850'S., 1050'W. from NE cor. Sec.24-6S/11W	950'
NC-95	20'S., 2000'W. from NE cor. Sec.4-6S/10W	810'
NC-95S	450'S., 1160'W. from NE cor. Sec.24-6S/11W (Possible very slight trace of gas in ditch).(El.5').	1160'
NC-99	930'N., 900'W. of Ctr. Sec.13-6S/11W	1200'
NC-100	2650'S., 2000'W. from NE cor. Sec.4-6S/10W	1080'
NC-102	3650'S., 2000'W. from NE cor.Sec.4-6S/10W	800'
NC-103	1650'N., 2000'W. from SE cor.Sec.4-6S/10W	1090'
NC-104	500'N., 2000'W. from SE cor.Sec.4-6S/10W	855'
NC-105	2000'W. from NE cor. Sec.9-6S/10W	900'
NC-106	550'S., 2000'W. from NE cor. Sec.9-6S/10W	800'
NC-107	1100'S., 2000'W. from NE cor. Sec.9-6S/10W	865'
NC-108	1450'S., 2000'W. from NE cor. Sec.9-6S/10W	1205'
NC-110	2500'S., 2000'W. from NE cor. Sec.9-6S/10W	785'
NC-112	3500'S., 2000'W. from NE cor. Sec.9-6S/10W	680'
NC-114	4500'S., 2000'W. from NE cor. Sec.9-6S/10W	1175'
NC-116	250'S., 2000'W. from NE cor. Sec.16-6S/10W	1200'
NC-118	1250'S., 2100'W. from NE cor. Sec.16-6S/10W	1180'
NC-120	2250'S., 2000'W. from NE cor. Sec.16-6S/10W (Trace of oil and gas in ditch. Cemented 350'-500' surface plug.)	1200'
NC-202	600'N., 1250'W. from SE cor. Sec.8-6S/10W	995'
NC-204	800'N., 250'W. of SE cor. Sec.8-6S/10W	1190'

DIVISION OF OIL AND
RECEIVED
SEP 2 1947
LOS ANGELES, CALIFORNIA

Div. of Oil & Gas -
Newport Prospect Holes

-3-

Sept. 16, 1947.

Well No.	Location	Total Depth
NC-206	800'N., 750'E. of SW cor. Sec.9-6S/10W (Trace of gas present. Cemented 350'-500' surface plug.)	1210'
NC-300	20'S., 3250'W. from NE cor.Sec.4-6S/10W	545'
NC-400	750'S., 1800'W. from E4 Sec.13-6S/11W	1170'

Very truly yours,

Harry R Feder

- Harry R. Feder, Geologist -

HRF:m

COUNTY OF ORANGE
HEALTH CARE AGENCY

ENVIRONMENTAL HEALTH
www.ochealthinfo.com/regulatory/environ.htm

MAILING ADDRESS:
1241 E. DYER ROAD STE. 120
SANTA ANA, CA 92702

TELEPHONE: (714) 433-6000
FAX: (714) 433-6424

REQUEST FOR ENVIRONMENTAL HEALTH RECORDS

The undersigned hereby requests a copy of the records prepared and maintained by the Health Care Agency in the ordinary course of business, at or near the time of the act, condition, or event which they depict.

The records requested are maintained under the Public Records Act Government Code § 6250 – 6276.48. Some information held in the documents may be exempt from release pursuant to the Public Records Act.

The undersigned understands that the Health Care Agency will charge $0.15 per page copied. In the case of a request for a large number of copies, the Health Care Agency may provide the requestor an estimate of copy costs prior to making said copies. If any request is to be canceled, this office must be notified at the above number within ten (10) days of receipt of request, otherwise cost incurred will be charged to the undersigned.

In order to assist you, please describe the reason for your request:

Environmental Site Assessment

Please list addresses here (no more than 10 addresses per request):

2850 Mesa Verde Drive East, Costa Mesa 92626

Check here if you would like a review only or to review before copies are made ☐

Brittney Eugenio

SIGNATURE of Requester

Brittney Eugenio

PRINT Name of Requester (and Company Name - if applicable)

1761 East Garry Avenue

PRINT Street Address

714-922-9570

Area Code and Phone Number

Santa Ana, CA 92705

PRINT City, State and Zip Code

6/9/16

Date

RECORDS THAT HAVE NOT BEEN PICKED UP WITHIN 60 DAYS OF NOTIFICATION WILL BE DESTROYED

COUNTY OF ORANGE
HEALTH CARE AGENCY

ENVIRONMENTAL HEALTH
www.ochealthinfo.com/regulatory/environ.htm

MAILING ADDRESS:
1241 E. DYER ROAD STE. 120
SANTA ANA, CA 92702

TELEPHONE: (714) 433-6000
FAX: (714) 433-6424

HAZARDOUS WASTE / OTHER PROGRAM INFORMATION CHECKLIST

Please check only the records you need. This will enable us to search only the actual files that pertain to your request, cutting down time spent on searching for records that you may not want.

Site Specific Information	
☐ X	Above Ground Petroleum Storage Tank File
☐ X	California Accidental Release Prevention Program File
☐ X	Certified Unified Program Agency (CUPA) records
☐ X	City of Brea Hazardous Materials Business Plan File
☐ X	Complaints regarding Hazardous Waste or Underground Storage Tank Facility
☐ X	Hazardous Waste Generator Facility File
☐ X	Hazardous Waste Industrial Cleanup Site File
☐ X	Hazardous Waste Spill Response Log (Emergency Incidents Log)
☐ X	Leaking Underground Storage Tank Cleanup Site File
☐ X	Medical Waste Facility Record
☐ X	Proposition 65 Notification
☐ X	Recycling Program
☐ X	Solid Waste Facility File (large files – need to be specific)
☐ X	Spill Prevention, Control and Countermeasure (SPCC) File
☐ X	Tiered Permit Facility File
☐ X	Underground Storage Tank File
☐ X	Water Quality Information

Available on Environmental Health Website (See www.ochealthinfo.com/regulatory/downloads/reports.htm)
List of Hazardous Waste Generator Facilities (HWFACILITIES.SRW)
List of Industrial Cleanup Sites (IC PROGRAM CASES BY CITY.SRW)
List of Underground Storage Tank Cleanup Sites
List of Underground Storage Tank Facilities (USTFACILITIES.SRW)
A list of Solid Waste landfills (which includes closed landfills) can be obtained through the California website: www.ciwmb.ca.gov/SWIS/

Other information:_____

Eugenio, Brittney

From: DUNN, MICHAEL <MICHAEL.DUNN@costamesaca.gov>
Sent: Friday, June 17, 2016 1:37 PM
To: Eugenio, Brittney
Subject: Records Request #328 (Eugenio): Documents Related to 2850 Mesa Verde Drive East
Attachments: CREDIT CARD AUTHORIZATION.pdf

Importance: High

Dear Ms. Eugenio,

This email serves as response to your public records request of June 9, 2016, for the following documents related to 2580 Mesa Verde East:

1. Current or historical use of hazardous materials and/or hazardous waste;
2. Current or historical underground/aboveground storage tanks;
3. Current or historical clarifiers;
4. Violations or Notices to Comply;
5. Building/construction/demolition permits;
6. Certificate of Occupancy; and
7. Plumbing/sewer permits

Responsive documents totaling 285-pages have been identified, the cost to produce them is $28.50 ($0.10/page), and I have attached a credit card authorization form for your convenience. Please note that personal identification numbers will be redacted pursuant to Government Code § 6255. Please also note that there were no records of HAZMAT, violations, or notices to comply for the property.

Kind Regards.

Michael Dunn
Deputy City Clerk

Costa Mesa

City Hall
77 Fair Dr.
Costa Mesa, CA 92628
714-754-5327
www.costamesaca.gov

Submission information

Submitter DB ID : 21401
Submitter's language : Default language
IP address : 99.127.5.108
Time to take the survey : 1 min. , 9 sec.
Submission recorded on : 6/9/2016 11:32:52 AM

Survey answers

What is your name?
Brittney Eugenio

What is your mailing address?
1761 East Garry Avenue, Santa Ana, CA 92705

What is your e-mail address?
beugenio@partneresi.com

What is your telephone number?
714-922-9570

Please describe the nature of the documents you are requesting. Please be as specific as possible for a timely response.

ANY and ALL records pertaining to

1. Current or historical use of hazardous materials and/or hazardous waste;
2. Current or historical underground/aboveground storage tanks;
3. Current or historical clarifiers;
4. Violations or Notices to Comply;
5. Building/construction/demolition permits;
6. Certificate of Occupancy; and
7. Plumbing/sewer permits

for the property at 2850 Mesa Verde Drive East, Costa Mesa 92626

tional Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

50 0 500 1000

FEET

METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0266J

FIRM

FLOOD INSURANCE RATE MAP

ORANGE COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 266 OF 539

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COSTA MESA, CITY OF	060216	0266	J

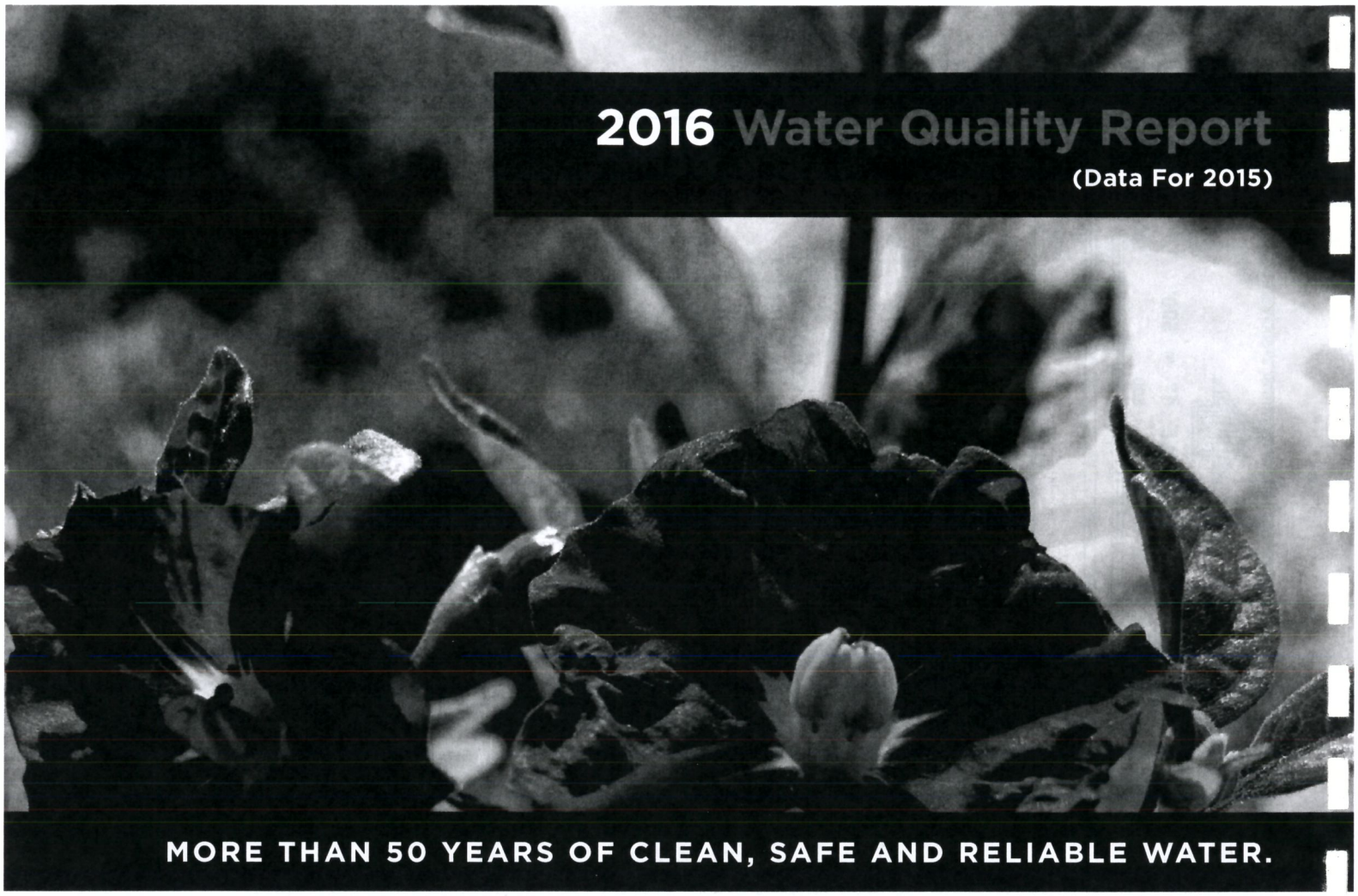
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06059C0266J

MAP REVISED
DECEMBER 3, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Mesa Water District (Mesa Water®) is an independent special district that provides water service to 110,000 customers in an 18-square-mile area. Dedicated to satisfying our community's water needs, Mesa Water® serves most of Costa Mesa, parts of Newport Beach, and some unincorporated areas of Orange County, including John Wayne Airport.

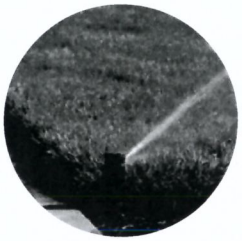
Mesa Water was formed in 1960 when four local water providers merged. The agency's combined resources, along with an independent board of directors focused on providing a reliable supply of drinking water to its service area, allowed the District to build and improve its water delivery infrastructure for its customers.

When the District was formed, nearly all of the water provided to its service area was imported from the Colorado River by Metropolitan Water District of Southern California (Metropolitan). As the price of imported water started to rise in the 1970s, the District turned to its own local groundwater supplies. In 1978, the District changed its name to Mesa Consolidated Water District as a tribute to its history. In 2013, the Board updated its name to Mesa Water District, or Mesa Water for short.

DOING OUR PART TO HELP CONSERVE DURING THE DROUGHT

2015 was the driest year on record in California and, as dry conditions continue, some regions throughout the state continue to be severely impacted. On January 17, 2014, Governor Jerry Brown declared a drought emergency, and heightened that declaration to a State of Emergency on April 1, 2015, asking all Californians to voluntarily reduce their water use by 25 percent. In May 2015, conservation became mandatory statewide. While there is no immediate danger of water supply interruptions here in Orange County, we must use our water supplies as efficiently as possible. Southern California is well prepared and in better shape than other parts of the state because we have made infrastructure investments for dry periods like this. Over the past 20 years, more than $15 billion was invested in water storage and infrastructure improvements that will help sustain us now and ensure reliability in the future. The drought is a serious reminder that we must continue to invest in local water infrastructure and reliability projects.

EASY CONSERVATION TIPS FOR REDUCING WATER USE



Check your sprinkler system for leaks, overspray and broken sprinkler heads and repair promptly:
Saves up to
500 gallons per month.

Use a broom instead of a hose to clean driveways and sidewalks:
Saves up to
150 gallons each time.

Water your plants in the early morning or evening to reduce evaporation and ineffective watering due to wind:
Saves up to
25 gallons each time.

Did you know that water-saving devices are available and some are eligible for rebates? Consider replacing your lawn with drought-tolerant plants, synthetic turf, or permeable hardscape, or add rotating sprinkler nozzles, a weather-based controller, or drip line to enhance the irrigation of your yard. Hundreds of gallons a year can be saved by simply using mulch around plants to reduce evaporation.

Further conservation ideas and rebate information are available at MesaWater.org/conservation. Talk to family and friends about saving water. If everyone does a little, we can all benefit a lot.

Conservation Rules for Mesa Water's service area

- Watering **before 8am or after 5pm** improves efficiency and keeps plants healthy
- A hand-held hose equipped with a fully-functioning automatic water shutoff nozzle is allowed anytime
- No runoff onto sidewalks and driveways
- Leaks, breaks or malfunctions must be fixed immediately
- No washing down hard or paved surfaces
- No watering during and 48 hours after rainfall
- Drinking water in restaurants served only on request
- Hotels must provide option to decline daily linen service

Drought rules apply to residents, businesses and public agencies. For the complete ordinance and list of rules, please visit MesaWater.org/water_conservation_ordinance.

More than Fifty years

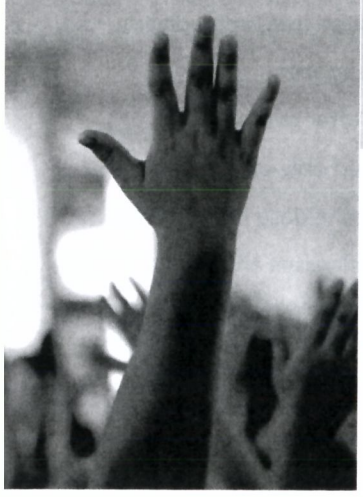
of clean, safe and reliable water

Mesa Water is one of the most efficient water agencies in Orange County, according to a recent study of nearby water districts. The report compared annual expenditures per capita, that is, the operational costs needed to bring water to the District's customers. Among 10 Orange County water districts, Mesa Water was determined the most efficient water provider.

Groundwater supplies are Mesa Water's primary source of drinking water provided to its service area. The majority is pumped from the upper or clear water basin and supplemental supplies are produced and treated through the Mesa Water Reliability Facility (MWRF). The facility existed as the CWTF from 2000 to 2010, producing water through an ozone treatment process. To increase its capacity, the facility underwent the MWRF Improvements Project and reopened in late 2012 as the Mesa Water Reliability Facility. The MWRF now has the capacity to treat more water, making it possible for Mesa Water to provide 100 percent of its supplies from local, reliable sources.

Mesa Water is financially stable and responsible, with a AAA rating from both Fitch and Standard & Poor's. The District has been a California Special District's Association *District of Distinction* since the program's inaugural year in 2007. This accreditation recognizes agencies that provide essential public services in a fiscally-responsible manner.

Governed by a publicly-elected, five-member Board of Directors, Mesa Water enjoys strong leadership and high customer satisfaction. Mesa Water's directors are knowledgeable, visionary leaders committed to advocating for customers and consumers, ensuring water resource and infrastructure sustainability, and furthering Mesa Water's long-term viability through its perpetual agency management style. According to a recent survey, over 90 percent of Mesa Water's customers are satisfied with their water quality and customer service. Mesa Water has provided clean, safe, and reliable drinking water to its service area since 1960 with no reportable water quality issues.



QUESTIONS ABOUT YOUR WATER? CONTACT US FOR ANSWERS.

For more information about this report, or if you have questions related to your drinking water, please contact Kay Lee, Water Quality & Compliance Supervisor, at 949.207.5491.

Mesa Water's Board of Directors meets on the second Thursday of each month at 6:00 p.m. at the District's headquarters at 1965 Placentia Avenue in Costa Mesa. Members of the public are encouraged to attend and participate.

For more information please call 949.631.1206 or visit MesaWater.org.

English - This report contains important information about your drinking water. Translate it, or speak with someone who understands it.

Spanish - Este informe contiene información muy importante sobre su agua potable. Tradúzcalo o hable con alguien que lo entienda bien.

Chinese - 此份有關你的食水報告,內有重要資料和訊息,請找他人為你翻譯及解釋清楚。

Vietnamese - Chi tiết này thật quan trọng. Xin nhờ người dịch cho quý vị.

Japanese - この報告書には上水道に関する重要な情報が記されております。翻訳を御依頼なされるか、内容をご理解なさっておられる方にお尋ね下さい。

Korean - 이 안내는 매우 중요합니다. 본인을 위해 번역인을 사용하십시요.

Arabic - "هذا التقرير يحتوي على معلومات مهمّة تتعلق بمياه الشفة (أو الشرب). ترجم التقرير, أو تكلم مع شخص يستطيع أن يفهم التقرير."

THE QUALITY OF YOUR WATER IS OUR PRIMARY CONCERN

Water Supply Sources

Mesa Water provides water that is a blend of local groundwater supplies. Groundwater, or well water, is pumped from Orange County's natural underground reservoir, or groundwater basin, via Mesa Water's seven wells. The groundwater is layered with sand and gravel and was formed over thousands of years by the Santa Ana River flowing from the San Bernardino Mountains to the Pacific Ocean. It underlies north-central Orange County, from the Los Angeles County border south to Irvine and from Yorba Linda in the east to Huntington Beach in the west. The groundwater basin works as a natural filter and is replenished by water from both the Santa Ana River and imported water purchased from the Metropolitan Water District of Southern California. Mesa Water's groundwater is disinfected with chloramines — a combination of chlorine and ammonia — before it enters the distribution system.

Mesa Water supplements its groundwater with water from the Mesa Water Reliability Facility (MWRF). Source water for the MWRF is pulled from deep below ground. The water is safe to drink prior to treatment, but has an amber tint from ancient redwoods in the groundwater basin. Mesa Water uses nanofiltration technology to remove the color, adding the clear, purified water to its water supply. Mesa Water's backup supply, should it be needed, would be provided by imported water from the Municipal Water District of Orange County (MWDOC). MWDOC delivers water supplies imported by Metropolitan from the Colorado River, distributed via the Colorado River aqueduct. Water from the aqueduct is filtered at Metropolitan's Diemer and Weymouth Filtration Plants, which also use chloramines for disinfection.

Basic Information About Drinking Water Contaminants

The sources of drinking water (for both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of land, or through the layers of the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animal and human activity.

Contaminants that may be present in source water include:

- **Radioactive contaminants,** which can be naturally-occurring or be the result of oil and gas production or mining activities;
- **Microbial contaminants,** such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife;
- **Inorganic contaminants,** such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, and farming;
- **Pesticides and herbicides,** which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses;
- **Organic chemical contaminants,** including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gasoline stations, urban stormwater runoff, agricultural application, and septic systems.

In order to ensure that tap water is safe to drink, the U.S. Environmental Protection Agency (U.S. EPA) and the State Water Resources Control Board (State Board) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. The state allows us to monitor for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data, though representative, are more than one year old. State regulations also establish limits for contaminants in bottled water that must provide the same protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline at 800.426.4791.

INFORMATION THE EPA WOULD LIKE YOU TO KNOW

Drinking Water Fluoridation

Mesa Water provides drinking water that contains naturally-occurring fluoride. Mesa Water does not add fluoride to the water it provides. Mesa Water occasionally supplements its local groundwater supply with water purchased from Metropolitan. In November 2007, Metropolitan began adding fluoride to drinking water. Fluoride levels in drinking water are limited under California state regulations to a maximum dosage of 2 parts per million. Metropolitan adjusts the fluoride level to 0.6 to 1.2 parts per million to achieve an optimal fluoride level of 0.7 parts per million.

For more information about Metropolitan's fluoridation program, please contact:

Metropolitan Water District (Water Quality)

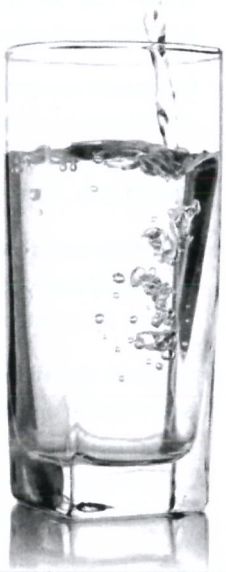
800.354.4420

Additional information about the fluoridation of drinking water is available from:

U.S. Centers for Disease Control and Prevention

800.232.4636
cdc.gov/fluoridation

American Water Works Association
awwa.org



Cryptosporidium

Cryptosporidium is a microscopic organism that, when ingested, can cause diarrhea, fever and other gastro-intestinal symptoms. The organism comes from animal and/or human wastes and may be in surface water. Metropolitan tested their source water and treated surface water for *Cryptosporidium* in 2015 but did not detect it. If it ever is detected, *Cryptosporidium* is eliminated by an effective treatment combination including sedimentation, filtration and disinfection.

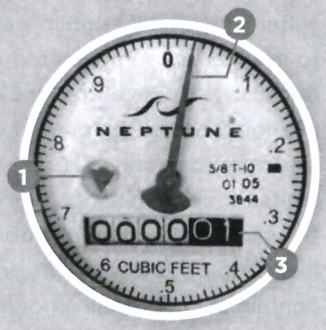
The U.S. EPA and Centers for Disease Control guidelines on the appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from U.S. EPA's Safe Drinking Water Hotline at 800.426.4791.

About Lead in Tap Water

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Mesa Water is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking.

If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline: 800.426.4791 or at epa.gov/lead.

HOW TO READ YOUR RESIDENTIAL WATER METER



Your water meter is usually located between the sidewalk and curb under a cement cover. The meter reads straight across, like the odometer on your car. Read only the white numbers (0000). If you are trying to determine if you have a leak, turn off all the water in your home, both indoor and outdoor faucets, and then check the dial for any movement of the low-flow indicator. If there is movement, that indicates a possible leak between the meter and your plumbing system. For additional water saving tips, visit MesaWater.org/conservation.

1. **Low Flow Indicator** – The low-flow indicator will spin if any water is flowing through the meter.
2. **Sweep Hand** – Each full revolution of the sweep hand indicates that one cubic foot of water (7.48 gallons) has passed through the meter. The markings at the outer edge of the dial indicate tenths and hundredths of one cubic foot.
3. **Meter Register** – The meter register is a lot like the odometer on your car. The numbers keep a running total of all the water that has passed through the meter. The register will indicate the cubic feet of water that has passed through the meter.

ISSUES IN WATER QUALITY THAT COULD AFFECT YOUR HEALTH

1,4-dioxane

1,4-dioxane is a chemical contaminant primarily used as an industrial stabilizer to enhance performance of solvents in many manufacturing processes. It is found in foods (shrimp, chicken, tomatoes, etc.) and food additives and ordinary household products (cosmetics, deodorants, and shampoos). The U.S. EPA has classified 1,4-dioxane as a probable human carcinogen. Due to limited data on health effects, there is no federal or state drinking water standard or maximum contaminant level (MCL). The State Board established a Notification Level of 1 part per billion (1 ppb) for 1,4-dioxane. The State Board does not recommend treatment or removal from service at the levels detected in Mesa Water's groundwater.

Mesa Water believes that the 1,4-dioxane found in the groundwater originated from the seawater injection barrier. An industrial discharger was identified as the principal source in the recycled water. This source was eliminated and an additional advanced oxidation treatment step was added to reduce 1,4-dioxane from future injection water.

For more information on 1,4-dioxane or other contaminants go to waterboards.ca.gov/drinking_water/certlic/drinkingwater/14-Dioxane.shtml.

Chloramines

Mesa Water's supply, like Metropolitan's, is treated with chloramines, a combination of chlorine and ammonia, as the drinking water disinfectant. Chloramines are effective in controlling the growth of bacteria and other microorganisms that may cause disease. Chloramines form fewer disinfection byproducts and may have no odor. People who use kidney dialysis machines may want to take special precautions and consult their physician for the appropriate type of water treatment.

Customers who maintain fish ponds, tanks, or aquaria should also make necessary adjustments in water quality treatment, as these disinfectants are toxic to fish.

For further information or if you have any questions about chloramines, please call Kay Lee, Mesa Water's Water Quality & Compliance Supervisor at 949.207.5491.

Immuno-Compromised People

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised people — such as those with cancer who are undergoing chemotherapy, persons who have had organ transplants, people with HIV/AIDS or other immune system disorders, some elderly persons, and infants — can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers.

Unregulated Contaminants

In 2013-2014, Mesa Water conducted sampling under the Unregulated Contaminant Monitoring Rule (UCMR3). The most recent results for the detected contaminants are listed at the bottom of Tables 1, 2 and 3.

To obtain additional information on this testing, please contact Kay Lee at 949.207.5491.

SOURCE WATER ASSESSMENTS

Imported (Metropolitan) Water Assessment

Every five years, Metropolitan is required by the State Board to examine possible sources of drinking water contamination in its State Water Project and Colorado River source waters.

In 2012, Metropolitan submitted to the State Board its updated Watershed Sanitary Surveys for the Colorado River and State Water Project, which include suggestions for how to better protect these source waters. Both source waters are exposed to stormwater runoff, recreational activities, wastewater discharges, wildlife, fires, and other watershed-related factors that could affect water quality.

Water from the Colorado River is considered to be most vulnerable to contamination from recreation, urban and stormwater runoff, increasing urbanization in the watershed, and wastewater. Water supplies from Northern California's State Water Project are most vulnerable to contamination from urban and stormwater runoff, wildlife, agriculture, recreation and wastewater.

U.S. EPA also requires Metropolitan to complete one Source Water Assessment (SWA) that utilizes information collected in the watershed sanitary surveys. Metropolitan completed its SWA in December 2002. The SWA is used to evaluate the vulnerability of water sources to contamination and helps determine whether more protective measures are needed.

A copy of the most recent summary of either Watershed Sanitary Survey or the SWA can be obtained by calling Metropolitan at 800.354.4420.

Groundwater Assessment

An assessment of the drinking water sources for Mesa Water was completed in December 2002 and was updated in 2011. The sources are considered most vulnerable to the following activities: dry cleaners, gas stations, known contaminant plumes, metal plating/finishing/fabricating and plastics/synthetics producers.

A copy of the complete assessment is available at the State Water Resources Control Board, Division of Drinking Water, Santa Ana District, 605 W. Santa Ana Blvd, Bldg #28, Santa Ana, California 92701. You may request a summary of the assessment by contacting Kay Lee, Water Quality & Compliance Supervisor, at 949.207.5491.

2015 METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA TREATED SURFACE WATER

TABLE 1

Constituent	MCL	PHG (MCLG)	Diemer Average	Weymouth Average	Range of Detections	MCL Violation?	Typical Source in Drinking Water
Radiologicals - Tested in 2014							
Alpha Radiation (pCi/L)	15	(0)	ND	ND	ND - 4	No	Erosion of Natural Deposits
Beta Radiation (pCi/L)	50	(0)	5	5	4 - 6	No	Decay of Man-made or Natural Deposits
Uranium (pCi/L)	20	0.43	3	3	2 - 3	No	Erosion of Natural Deposits
Inorganic Constituents Tested in 2015							
Aluminum (ppm)	1	0.6	0.155	0.156	0.073 - 0.240	No	Treatment Process Residue, Natural Deposits
Arsenic (ppb)	10	0.004	2.3	2.1	2.1 - 2.3	No	Erosion of Natural Deposits
Barium (ppm)	1	2	0.125	0.122	0.122 - 0.125	No	Refinery Discharge, Erosion of Natural Deposits
Fluoride (ppm)	Control Range 0.6 - 1.2 ppm Optimal Level 0.7 ppm		0.8	0.8	0.6 - 1.0	No	Water Additive for Dental Health
Secondary Standards * Tested in 2015							
Aluminum (ppb)	200*	600	155	156	73 - 240	No	Treatment Process Residue, Natural Deposits
Chloride (ppm)	500*	n/a	100	100	98 - 102	No	Runoff or Leaching from Natural Deposits
Color (color units)	15*	n/a	1	1	1	No	Runoff or Leaching from Natural Deposits
Odor (threshold odor number)	3*	n/a	2	2	2	No	Naturally-occuring Organic Materials
Specific Conductance (µmho/cm)	1,600*	n/a	1,040	1,040	1,030 - 1,060	No	Substances that form Ions in Water
Sulfate (ppm)	500*	n/a	257	257	252 - 261	No	Runoff or Leaching from Natural Deposits
Total Dissolved Solids (ppm)	1,000*	n/a	663	660	654 - 665	No	Runoff or Leaching from Natural Deposits
Unregulated Constituents - Tested in 2015							
Alkalinity, total (ppm as $CaCO_3$)	n/a	n/a	126	126	120 - 131	n/a	Runoff or Leaching from Natural Deposits
Boron (ppm)	n/a	n/a	0.12	0.12	0.12	n/a	Runoff or Leaching from Natural Deposits
Calcium (ppm)	n/a	n/a	78	78	76 - 80	n/a	Runoff or Leaching from Natural Deposits
Hardness, total (ppm as $CaCO_3$)	n/a	n/a	303	300	296 - 306	n/a	Runoff or Leaching from Natural Deposits
Hardness, total (grains/gal)	n/a	n/a	17.8	17.6	17.4 - 17.9	n/a	Runoff or Leaching from Natural Deposits
Magnesium (ppm)	n/a	n/a	27	27	26 - 28	n/a	Runoff or Leaching from Natural Deposits
pH (units)	n/a	n/a	8.1	8.1	8.1	n/a	Hydrogen Ion Concentration
Potassium (ppm)	n/a	n/a	4.9	4.9	4.8 - 5	n/a	Runoff or Leaching from Natural Deposits
Sodium (ppm)	n/a	n/a	101	100	97 - 104	n/a	Runoff or Leaching from Natural Deposits
Total Organic Carbon (ppm)	n/a	TT	2.6	2.6	2.3 - 2.8	n/a	Various Natural and Man-made Sources

ppb = parts-per-billion; **ppm** = parts-per-million; **pCi/L** = picoCuries per liter; **µmho/cm** = micromhos per centimeter; **ND** = not detected; **n/a** = not applicable; **MCL** = Maximum Contaminant Level; **(MCLG)** = federal MCL Goal; **PHG** = California Public Health Goal; **TT** = treatment technique *Constituent is regulated by a secondary standard.

Turbidity - combined filter effluent		Turbidity Measurements				
Metropolitan Water District Filtration Plants	Treatment Technique	Diemer	Weymouth	Range of Detections	TT Violation?	Typical Source in Drinking Water
1) Highest single turbidity measurement (NTU)	0.3	0.04	0.05	--	No	Soil Runoff
2) Percentage of samples less than 0.3 NTU	95%	100%	100%	--	No	Soil Runoff

Turbidity is a measure of the cloudiness of the water, an indication of particulate matter, some of which might include harmful microorganisms. Low turbidity in Metropolitan's treated water is a good indicator of effective filtration. Filtration is called a "treatment technique" (TT). A treatment technique is a required process intended to reduce the level of constituents in drinking water that is difficult and sometimes impossible to measure directly.

UNREGULATED CONSTITUENTS REQUIRING MONITORING***

Constituent	Notification Level	PHG	Average Amount	Range of Detections	Most Recent Sampling Date
Chlorate (ppb)	800	n/a	67.6	67.6	2013
Chromium, Hexavalent (ppb)**	MCL = 10	0.02	0.06	0.06	2013
Molybdenum, total (ppb)	n/a	n/a	4.5	4.5	2013
Strontium, total (ppb)	n/a	n/a	899	899	2013
Vanadium, total (ppb)	50	n/a	2.9	2.9	2013

** Hexavalent chromium is regulated with an MCL of 10 ppb but was not detected, based on the detection limit for purposes of reporting of 1 ppb. Hexavalent chromium was included as part of the unregulated constituents requiring monitoring. *** UCMR3 testing completed in 2013 - 2014.

2015 MESA WATER DISTRICT GROUNDWATER QUALITY

TABLE 2

Constituent	MCL	PHG (MCLG)	Average Amount	Range of Detections	MCL Violation?	Most Recent Sampling Date	Typical Source in Drinking Water
Radiologicals							
Uranium (pCi/L)	20	0.43	ND	ND - 1.96	No	2015	Erosion of Natural Deposits
Inorganic Constituents							
Arsenic (ppb)	10	0.004	ND	ND - 2.8	No	2015	Erosion of Natural Deposits
Fluoride (ppm)	2	1	0.49	0.29 - 0.80	No	2015	Erosion of Natural Deposits
Nitrate (ppm as N)	10	10	ND	ND - 1.12	No	2015	Fertilizers, Septic Tanks
Nitrate + Nitrite (ppm as N)	10	10	ND	ND - 1.12	No	2015	Fertilizers, Septic Tanks
Secondary Standards*							
Color (color units)	15*	n/a	1	ND - 10	No	2015	Erosion of Natural Deposits
Chloride (ppm)	500*	n/a	66.2	23.9 - 117	No	2015	Erosion of Natural Deposits
Manganese (ppb)	50*	n/a	ND	ND - 39.5	No	2015	Erosion of Natural Deposits
Odor (threshold odor number)	3*	n/a	ND	ND - 4	No	2015	Naturally-occuring Organic Materials
Specific Conductance (µmho/cm)	1,600*	n/a	616	363 - 1,060	No	2015	Erosion of Natural Deposits
Sulfate (ppm)	500*	n/a	49.2	1.9 - 109	No	2015	Erosion of Natural Deposits
Total Dissolved Solids (ppm)	1,000*	n/a	351	206 - 506	No	2015	Erosion of Natural Deposits
Turbidty (NTU)	5*	n/a	0.33	ND - 1.1	No	2015	Erosion of Natural Deposits
Unregulated Constituents							
Alkalinity, total (ppm as $CaCO_3$)	n/a	n/a	150	105 - 182	n/a	2015	Erosion of Natural Deposits
Bicarbonate (ppm as HCO_3)	n/a	n/a	178	129 - 214	n/a	2015	Erosion of Natural Deposits
Boron (ppm)	n/a	n/a	0.21	ND - 0.42	n/a	2015	Erosion of Natural Deposits
Calcium (ppm)	n/a	n/a	36.8	9.6 - 73.1	n/a	2015	Erosion of Natural Deposits
1,4 Dioxane (ppb)	n/a	n/a	1.4	ND - 5	n/a	2015	Treated Wastewater
Hardness, total (ppm as $CaCO_3$)	n/a	n/a	122	26.8 - 251	n/a	2015	Erosion of Natural Deposits
Hardness, total (grains/gal)	n/a	n/a	7.1	1.6 - 14.7	n/a	2015	Erosion of Natural Deposits
Magnesium (ppm)	n/a	n/a	7.4	0.7 - 16.7	n/a	2015	Erosion of Natural Deposits
N-Nitrosodimethylamine (NDMA) (ppt)	n/a	3	ND	ND - 2.4	n/a	2015	Treated Wastewater
pH (units)	n/a	n/a	8.15	7.90 - 8.70	n/a	2015	Acidity, hydrogen ions
Potassium (ppm)	n/a	n/a	1.7	1.0 - 2.3	n/a	2015	Erosion of Natural Deposits
Sodium (ppm)	n/a	n/a	78	39 - 150	n/a	2015	Erosion of Natural Deposits
Vanadium (ppb)	n/a	n/a	4.9	ND - 8.1	n/a	2015	Erosion of Natural Deposits

ppb = parts-per-billion; **ppm** = parts-per-million; **ppt** = parts-per-trillion; **pCi/L** = picoCuries per liter; **NTU** = nephelometric turbidity units; **ND** = not detected; **n/a** = not applicable; **MCL** = Maximum Contaminant Level; **(MCLG)** = federal MCL Goal; **PHG** = California Public Health Goal ; **µmho/cm** = micromho per centimeter; *Constituent is regulated by a secondary standard to maintain aesthetic qualities (taste, odor, color).

UNREGULATED CONSTITUENTS REQUIRING MONITORING****

Constituent	Notification Level	PHG	Average Amount	Range of Detections	Most Recent Sampling Date
1,4-Dioxane (ppb)	1	n/a	2.19	ND - 5.42	2014
Chlorate (ppb)	800	n/a	132	61.6 - 328	2014
Chromium, Hexavalent (ppb)**	MCL = 10	0.02	0.29	ND - 0.68	2014
Chromium, total (ppb)***	MCL = 50	MCLG = 100	0.2	ND - 0.5	2014
Molybdenum, total (ppb)	n/a	n/a	4.8	3.3 - 7.2	2014
Strontium, total (ppb)	n/a	n/a	428	120 - 775	2014
Vanadium, total (ppb)	50	n/a	3.7	0.4 - 5.8	2014

**Hexavalent chromium is regulated with an MCL of 10 ppb but was not detected, based on the detection limit for purposes of reporting of 1 ppb. Hexavalent chromium was included as part of the unregulated constituents requiring monitoring. ***Total chromium is regulated with an MCL of 50 ppb but was not detected, based on the detection limit for purposes of reporting of 10 ppb. Total chromium was included as part of the unregulated constituents requiring monitoring. ****UCMR3 testing completed 2013 - 2014.

2015 MESA WATER DISTRICT DISTRIBUTION SYSTEM WATER QUALITY

TABLE 3

Disinfection Byproducts	MCL (MRDL/ MRDLG)	Average Amount	Range of Detections	MCL Violation?	Typical Source in Drinking Water
Total Trihalomethanes (ppb)	80	32	ND - 37	No	Byproducts of Chlorine Disinfection
Haloacetic Acids (ppb)	60	9	ND - 6.8	No	Byproducts of Chlorine Disinfection
Chlorine Residual (ppm)	(4 / 4)	2.14	0.52 - 3.13	No	Disinfectant Added for Treatment
Aesthetic Quality					
Color (color units)	15*	1	ND - 10	No	Erosion of Natural Deposits
Odor (threshold odor number)	3*	1	ND - 3	No	Erosion of Natural Deposits
Turbidity (NTU)	5*	0.10	0.06 - 0.25	No	Erosion of Natural Deposits

Eight locations in the distribution system are tested quarterly for total trihalomethanes and haloacetic acids; 25 locations are tested monthly for color, odor and turbidity.

MRDL = Maximum Resdiual Disnfectant Level; **MRDLG** = Maximum Residual Disinfectant Level Goal; **NTU** = nephelometric turbidity units; **ND** = not detected; **PHG** = Public Health Goal; *Constituent is regulated by a secondary standard to maintain aesthetic qualities.

LEAD AND COPPER ACTION LEVELS AT RESIDENTIAL TAPS

	Action Levels (AL)	Public Health Goal	90th Percentile Value	Sites Exceeding AL / Number of Sites	AL Violation?	Typical Source in Drinking Water
Copper (ppm)	1.3	0.3	0.1	0 / 53	No	Corrosion of Household Plumbing
Lead (ppb)	15	0.2	ND	0 / 53	No	Corrosion of Household Plumbing

Every three years, at least 50 residences are tested for lead and copper at-the-tap. The most recent set of samples was collected in 2014. Lead was not detected in any sample. Copper was detected in 12 samples; none exceeded the action level. A regulatory action level is the concentration of a contituent which, if exceeded, triggers treatment or other requirements that a water system must follow.

UNREGULATED CONSTITUENTS REQUIRING MONITORING IN THE DISTRIBUTION SYSTEM****

Constituent	Notification Level	PHG	Average Amount	Range of Detections	Most Recent Sampling Date
Chlorate (ppb)	800	n/a	213	88.1 - 320	2014
Chromium, Hexavalent (ppb)**	MCL = 10	0.02	0.25	0.19 - 0.34	2014
Chromium, total (ppb)***	MCL = 50	MCLG = 100	ND	ND - 0.3	2014
Molybdenum, total (ppb)	n/a	n/a	5.2	3.5 - 6.0	2014
Strontium, total (ppb)	n/a	n/a	534	372 - 614	2014
Vanadium, total (ppb)	50	n/a	3.9	3.7 - 4.0	2014

**Hexavalent chromium is regulated with an MCL of 10 ppb but was not detected, based on the detection limit for purposes of reporting of 1 ppb. Hexavalent chromium was included as part of the unregulated constituents requiring monitoring. ***Total chromium is regulated with an MCL of 50 ppb but was not detected, based on the detection limit for purposes of reporting of 10 ppb. Total chromium was included as part of the unregulated constituents requiring monitoring. ****UCMR3 testing completed 2013 - 2014.

Table Legend

What are Water Quality Standards?

Drinking water standards established by U.S. EPA and the State Board set limits for substances that may affect consumer health or aesthetic qualities of drinking water. The chart in this report shows the following types of water quality standards:

- **Maximum Contaminant Level (MCL):** The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible.
- **Maximum Residual Disinfectant Level (MRDL):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Secondary MCLs** are set to protect the odor, taste, and appearance of drinking water.
- **Primary Drinking Water Standard:** MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements and water treatment requirements.
- **Regulatory Action Level (AL):** The concentration of a contaminant, which, if exceeded, triggers treatment or other requirements that a water system must follow.

How are Contaminants Measured?

Water is sampled and tested throughout the year. Contaminants are measured in:

- **parts per million (ppm) or milligrams per liter (mg/L)**
- **parts per billion (ppb) or micrograms per liter (µg/L)**
- **parts per trillion (ppt) or nanograms per liter (ng/L)**

What is a Water Quality Goal?

In addition to mandatory water quality standards, U.S. EPA and the State Board have set voluntary water quality goals for some contaminants. Water quality goals are often set at such low levels that they are not achievable in practice and are not directly measurable. Nevertheless, these goals provide useful guideposts and direction for water management practices. The chart in this report includes three types of water quality goals:

- **Maximum Contaminant Level Goal (MCLG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by U.S. EPA.
- **Maximum Residual Disinfectant Level Goal (MRDLG):** The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Public Health Goal (PHG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.

APPENDIX C: REGULATORY DATABASE REPORT

PARTNER

2850 Mesa Verde Drive East
2850 Mesa Verde Drive East
Costa Mesa, CA 92626

Inquiry Number: 4641613.1s
June 08, 2016

The EDR Radius Map™ Report

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

GeoCheck - Not Requested

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

2850 MESA VERDE DRIVE EAST
COSTA MESA, CA 92626

COORDINATES

Latitude (North):	33.6741980 - 33° 40' 27.11"
Longitude (West):	117.9255320 - 117° 55' 31.91"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	414200.8
UTM Y (Meters):	3726223.5
Elevation:	59 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640950 NEWPORT BEACH, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140514, 20140513
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
2850 MESA VERDE DRIVE EAST
COSTA MESA, CA 92626

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	TROJAN COMMERCIAL PA	2850 E MESA VERDE DR	HAZNET		TP
A2	CLARENCE J SKETCH DD	2850 MESA VERDE DRIV	HAZNET		TP
A3	MONITORING STATION	2850 MESA VERDE DR E	FINDS, ECHO		TP
4		2775 MESA VERDE DR	EDR Hist Auto	Higher	590, 0.112, South
B5	UNOCAL #5436	1645 ADAMS AVE	LUST, SWEEPS UST, CA FID UST, HIST CORTESE	Higher	601, 0.114, SSE
B6	UNOCAL #5436	1645 ADAMS AVE # 543	UST	Higher	601, 0.114, SSE
B7	STATION 5436	1645 ADAMS AVE	HIST UST	Higher	601, 0.114, SSE
B8	UNION OIL SERVICE ST	1645 ADAMS AVE	HIST UST	Higher	601, 0.114, SSE
C9	FIRE STATION #1	2803 ROYAL PALM DR	UST, SWEEPS UST	Lower	1062, 0.201, East
C10	COSTA MESA FIRE STAT	2803 ROYAL PALM	LUST	Lower	1062, 0.201, East
C11	FIRE STATION #1	2803 ROYAL PALM DR	CA FID UST	Lower	1062, 0.201, East
C12	FIRE STATION 1	2803 ROYAL PALM DR	HIST UST	Lower	1062, 0.201, East
D13	COSTA MESA MITSUBISH	2833 HARBOR BLVD	RCRA-SQG, LUST, UST, SWEEPS UST, CA FID UST,...	Lower	1871, 0.354, East
E14	99706	2801 HARBOR BLVD	LUST, HIST UST	Higher	1884, 0.357, East
E15	MOBIL STATION (18-HD	2799 HARBOR BLVD	LUST, UST, SWEEPS UST, CA FID UST, HIST CORTESE	Higher	1896, 0.359, East
16	HOLMES TUTTLE NISSAN	2845 HARBOR BLVD	LUST, UST, HIST UST, Orange Co. Industrial Site,...	Lower	1898, 0.359, ENE
D17	CONELL CHEVROLET	2828 HARBOR BLVD	RCRA-SQG, UST, HIST UST, FINDS, EMI, HIST CORTESE,...	Lower	1963, 0.372, East
E18	SHELL OIL	2800 HARBOR	LUST, HIST CORTESE	Higher	1978, 0.375, East
F19	SOUTH COAST ACURA	2925 HARBOR BLVD	LUST, RCRA NonGen / NLR, FINDS, HAZNET, HIST...	Lower	2210, 0.419, ENE
20	COSTA MESA HONDA	2888 HARBOR BLVD	RCRA-SQG, LUST, UST, HIST UST, EMI, HAZNET, HIST...	Lower	2218, 0.420, ENE
F21	ATLAS DODGE	2929 HARBOR	LUST, Orange Co. Industrial Site	Lower	2251, 0.426, NE
F22	ATLAS CHRYSLER-PLYMO	2929 HARBOR BL	LUST, HIST UST, EMI, HIST CORTESE	Lower	2259, 0.428, NE
23	UNIVERSITY OLDSMOBIL	2850 HARBOR BLVD	LUST, UST, HIST UST, EMI	Lower	2495, 0.473, ENE
24	METRO CAR WASH	2950 HARBOR BLVD	LUST, UST, SWEEPS UST, HIST UST, CHMIRS	Lower	2536, 0.480, NE
25	PLAINS HOME CENTER	2666 HARBOR BLVD	LUST, UST, HAZNET	Higher	2577, 0.488, SE
G26	(CAMFP) SCHOOL DISTR		ENVIROSTOR	Lower	2732, 0.517, East
G27	(CMAFP) CITY COSTA M		ENVIROSTOR	Lower	2732, 0.517, East
G28	COSTA MESA AF PLT		ENVIROSTOR	Lower	2732, 0.517, East
29	FAIRVIEW DEVELOPMENT	2501 HARBOR BLVD	UST, SWEEPS UST, EMI, HWP	Higher	4395, 0.832, SSE
30	METROPOLITAN CIRCUIT	1267 LOGAN AVENUE	RESPONSE, ENVIROSTOR, HIST Cal-Sites, CA BOND EXP....	Lower	4629, 0.877, ENE

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
TROJAN COMMERCIAL PA 2850 E MESA VERDE DR COSTA MESA, CA 92626	HAZNET GEPAID: CAC002117704	N/A
CLARENCE J SKETCH DD 2850 MESA VERDE DRIV COSTA MESA, CA 92626	HAZNET GEPAID: CAL000100775	N/A
MONITORING STATION 2850 MESA VERDE DR E COSTA MESA, CA 92626	FINDS Registry ID:: 110020816223 ECHO	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

EXECUTIVE SUMMARY

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-SQG..... RCRA - Small 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
SLIC..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfieds Sites Listing

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
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
ODI	Open Dump Inventory

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	Delisted National Clandestine Laboratory Register
SCH	School Property Evaluation Program
CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
Orange Co. Industrial Site	List of Industrial Site Cleanups
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing

DOT OPS---------- Incident and Accident Data
CONSENT---------- Superfund (CERCLA) Consent Decrees
INDIAN RESERV---------- Indian Reservations
FUSRAP---------- Formerly Utilized Sites Remedial Action Program
UMTRA---------- Uranium Mill Tailings Sites
LEAD SMELTERS---------- Lead Smelter Sites
US AIRS---------- Aerometric Information Retrieval System Facility Subsystem
US MINES---------- Mines Master Index File
UXO---------- Unexploded Ordnance Sites
DOCKET HWC---------- Hazardous Waste Compliance Docket Listing
Cortese---------- "Cortese" Hazardous Waste & Substances Sites List
CUPA Listings---------- CUPA Resources List
DRYCLEANERS---------- Cleaner Facilities
EMI---------- Emissions Inventory Data
ENF---------- Enforcement Action Listing
Financial Assurance---------- Financial Assurance Information 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
FUELS PROGRAM---------- EPA Fuels Program Registered Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner---------- EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent NPL

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, and dated 02/01/2016 has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
METROPOLITAN CIRCUIT	***1267 LOGAN AVENUE***	***ENE 1/2 - 1 (0.877 mi.)***	***30***	***102***
Status: Certified				
Facility Id: 30360008				

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 02/01/2016 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
(CAMFP) SCHOOL DISTR		E 1/2 - 1 (0.517 mi.)	G26	90
Facility Id: 80000027				
Status: Inactive - Needs Evaluation				
(CMAFP) CITY COSTA M		E 1/2 - 1 (0.517 mi.)	G27	91
Facility Id: 80000021				
Status: Inactive - Needs Evaluation				
COSTA MESA AF PLT		E 1/2 - 1 (0.517 mi.)	G28	92
Facility Id: 80000231				
Status: Inactive - Needs Evaluation				
METROPOLITAN CIRCUIT	***1267 LOGAN AVENUE***	***ENE 1/2 - 1 (0.877 mi.)***	***30***	***102***
Facility Id: 30360008				
Status: Certified				

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 03/14/2016 has revealed that there are 14 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #5436 Status: Completed - Case Closed Facility Status: Case Closed Global Id: T0605901538 Current Status: 9 Global ID: T0605901538 Facility Id: 92UT090	***1645 ADAMS AVE***	***SSE 0 - 1/8 (0.114 mi.)***	***B5***	***10***
99706 Status: Completed - Case Closed Facility Status: Case Closed Global Id: T0605900388 Current Status: 9 Global ID: T0605900388 Facility Id: 89UT045	***2801 HARBOR BLVD***	***E 1/4 - 1/2 (0.357 mi.)***	***E14***	***30***
MOBIL STATION (18-HD Status: Completed - Case Closed Facility Status: Case Closed Global Id: T0605914736 Global Id: T0605900216 Current Status: 9 Global ID: T0605900216 Facility Id: 94UT024 Facility Id: 86UT067	***2799 HARBOR BLVD***	***E 1/4 - 1/2 (0.359 mi.)***	***E15***	***33***
SHELL OIL Status: Completed - Case Closed Facility Status: Case Closed Global Id: T0605997625 Global Id: T0605900270 Current Status: 9 Global ID: T0605900270 Facility Id: 93UT013 Facility Id: 86UT122	***2800 HARBOR***	***E 1/4 - 1/2 (0.375 mi.)***	***E18***	***47***
PLAINS HOME CENTER Status: Completed - Case Closed Facility Status: Case Closed Global Id: T0605900242 Current Status: 9 Global ID: T0605900242 Facility Id: 86UT157	***2666 HARBOR BLVD***	***SE 1/4 - 1/2 (0.488 mi.)***	***25***	***86***

Lower Elevation	Address	Direction / Distance	Map ID	Page
COSTA MESA FIRE STAT	2803 ROYAL PALM	E 1/8 - 1/4 (0.201 mi.)	C10	17

Status: Completed - Case Closed
Facility Status: Pollution Characterization
Facility Status: Case Closed
Global Id: T0605952190
Global Id: T0605938376
Current Status: 9
Global ID: T0605938376
Facility Id: 87UT162

COSTA MESA MITSUBISH ***2833 HARBOR BLVD*** ***E 1/4 - 1/2 (0.354 mi.)*** ***D13*** ***25***
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0605901731
Current Status: 9
Global ID: T0605901731
Facility Id: 94UT004

HOLMES TUTTLE NISSAN ***2845 HARBOR BLVD*** ***ENE 1/4 - 1/2 (0.359 mi.)*** ***16*** ***40***
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0605900870
Current Status: 9
Global ID: T0605900870
Facility Id: 88UT187

SOUTH COAST ACURA ***2925 HARBOR BLVD*** ***ENE 1/4 - 1/2 (0.419 mi.)*** ***F19*** ***52***
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0605901209
Current Status: 9
Global ID: T0605901209
Facility Id: 89UT180

COSTA MESA HONDA ***2888 HARBOR BLVD*** ***ENE 1/4 - 1/2 (0.420 mi.)*** ***20*** ***57***
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0605900302
Current Status: 9
Global ID: T0605900302
Facility Id: 86UT229

ATLAS DODGE ***2929 HARBOR*** ***NE 1/4 - 1/2 (0.426 mi.)*** ***F21*** ***64***
Status: Completed - Case Closed
Global Id: T0605900044
Global Id: T0605902325
Current Status: 9
Facility Id: 87UT003
Facility Id: 99UT041

ATLAS CHRYSLER-PLYMO ***2929 HARBOR BL*** ***NE 1/4 - 1/2 (0.428 mi.)*** ***F22*** ***68***
Facility Status: Case Closed
Facility Status: Remedial action (cleanup) Underway
Global ID: T0605900044
Global ID: T0605902325

UNIVERSITY OLDSMOBIL ***2850 HARBOR BLVD*** ***ENE 1/4 - 1/2 (0.473 mi.)*** ***23*** ***73***
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0605901146
Current Status: 9

Global ID: T0605901146
Facility Id: 90UT094

METRO CAR WASH	***2950 HARBOR BLVD***	***NE 1/4 - 1/2 (0.480 mi.)***	***24***	***77***

Status: Completed - Case Closed
Facility Status: Remedial action (cleanup) Underway
Global Id: T0605902129
Current Status: 9
Global ID: T0605902129
Facility Id: 98UT006

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 03/14/2016 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #5436 Facility Id: 2072	1645 ADAMS AVE # 543	SSE 0 - 1/8 (0.114 mi.)	B6	14

Lower Elevation	Address	Direction / Distance	Map ID	Page
FIRE STATION #1 Facility Id: 6415	***2803 ROYAL PALM DR***	***E 1/8 - 1/4 (0.201 mi.)***	***C9***	***16***

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.

Lower Elevation	Address	Direction / Distance	Map ID	Page
METROPOLITAN CIRCUIT	***1267 LOGAN AVENUE***	***ENE 1/2 - 1 (0.877 mi.)***	***30***	***102***

EXECUTIVE SUMMARY

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 2 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #5436 Status: A Tank Status: A Comp Number: 2072	***1645 ADAMS AVE***	***SSE 0 - 1/8 (0.114 mi.)***	***B5***	***10***

Lower Elevation	Address	Direction / Distance	Map ID	Page
FIRE STATION #1 Status: A Tank Status: A Comp Number: 6415	***2803 ROYAL PALM DR***	***E 1/8 - 1/4 (0.201 mi.)***	***C9***	***16***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 3 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
STATION 5436 Facility Id: 00000043719	1645 ADAMS AVE	SSE 0 - 1/8 (0.114 mi.)	B7	15
UNION OIL SERVICE ST Facility Id: 00000019981	1645 ADAMS AVE	SSE 0 - 1/8 (0.114 mi.)	B8	15

Lower Elevation	Address	Direction / Distance	Map ID	Page
FIRE STATION 1 Facility Id: 00000033137	2803 ROYAL PALM DR	E 1/8 - 1/4 (0.201 mi.)	C12	24

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #5436 Facility Id: 30001316 Status: A	***1645 ADAMS AVE***	***SSE 0 - 1/8 (0.114 mi.)***	***B5***	***10***

Lower Elevation	Address	Direction / Distance	Map ID	Page
FIRE STATION #1	2803 ROYAL PALM DR	E 1/8 - 1/4 (0.201 mi.)	C11	24

Facility Id: 30017547
Status: A

Other Ascertainable Records

CA BOND EXP. 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.

A review of the CA BOND EXP. PLAN list, as provided by EDR, and dated 01/01/1989 has revealed that there is 1 CA BOND EXP. PLAN site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
METROPOLITAN CIRCUIT	***1267 LOGAN AVENUE***	***ENE 1/2 - 1 (0.877 mi.)***	***30***	***102***

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 9 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #5436 Reg Id: 083002070T	***1645 ADAMS AVE***	***SSE 0 - 1/8 (0.114 mi.)***	***B5***	***10***
MOBIL STATION (18-HD Reg Id: 083000278T	***2799 HARBOR BLVD***	***E 1/4 - 1/2 (0.359 mi.)***	***E15***	***33***
SHELL OIL Reg Id: 083000344T	***2800 HARBOR***	***E 1/4 - 1/2 (0.375 mi.)***	***E18***	***47***

Lower Elevation	Address	Direction / Distance	Map ID	Page
COSTA MESA MITSUBISH Reg Id: 083002420T	***2833 HARBOR BLVD***	***E 1/4 - 1/2 (0.354 mi.)***	***D13***	***25***
HOLMES TUTTLE NISSAN Reg Id: 083001101T	***2845 HARBOR BLVD***	***ENE 1/4 - 1/2 (0.359 mi.)***	***16***	***40***
CONELL CHEVROLET Reg Id: 2440	***2828 HARBOR BLVD***	***E 1/4 - 1/2 (0.372 mi.)***	***D17***	***43***
SOUTH COAST ACURA Reg Id: 083001590T	***2925 HARBOR BLVD***	***ENE 1/4 - 1/2 (0.419 mi.)***	***F19***	***52***
COSTA MESA HONDA Reg Id: 083000379T	***2888 HARBOR BLVD***	***ENE 1/4 - 1/2 (0.420 mi.)***	***20***	***57***
ATLAS CHRYSLER-PLYMO Reg Id: 083000055T Reg Id: 083003553T	***2929 HARBOR BL***	***NE 1/4 - 1/2 (0.428 mi.)***	***F22***	***68***

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 02/22/2016 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FAIRVIEW DEVELOPMENT	***2501 HARBOR BLVD***	***SSE 1/2 - 1 (0.832 mi.)***	***29***	***93***
EPA Id: CAX000225151				
Cleanup Status: KNOWN GENERATORS				

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 09/10/2015 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HOLMES TUTTLE NISSAN	***2845 HARBOR BLVD***	***ENE 1/4 - 1/2 (0.359 mi.)***	***16***	***40***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

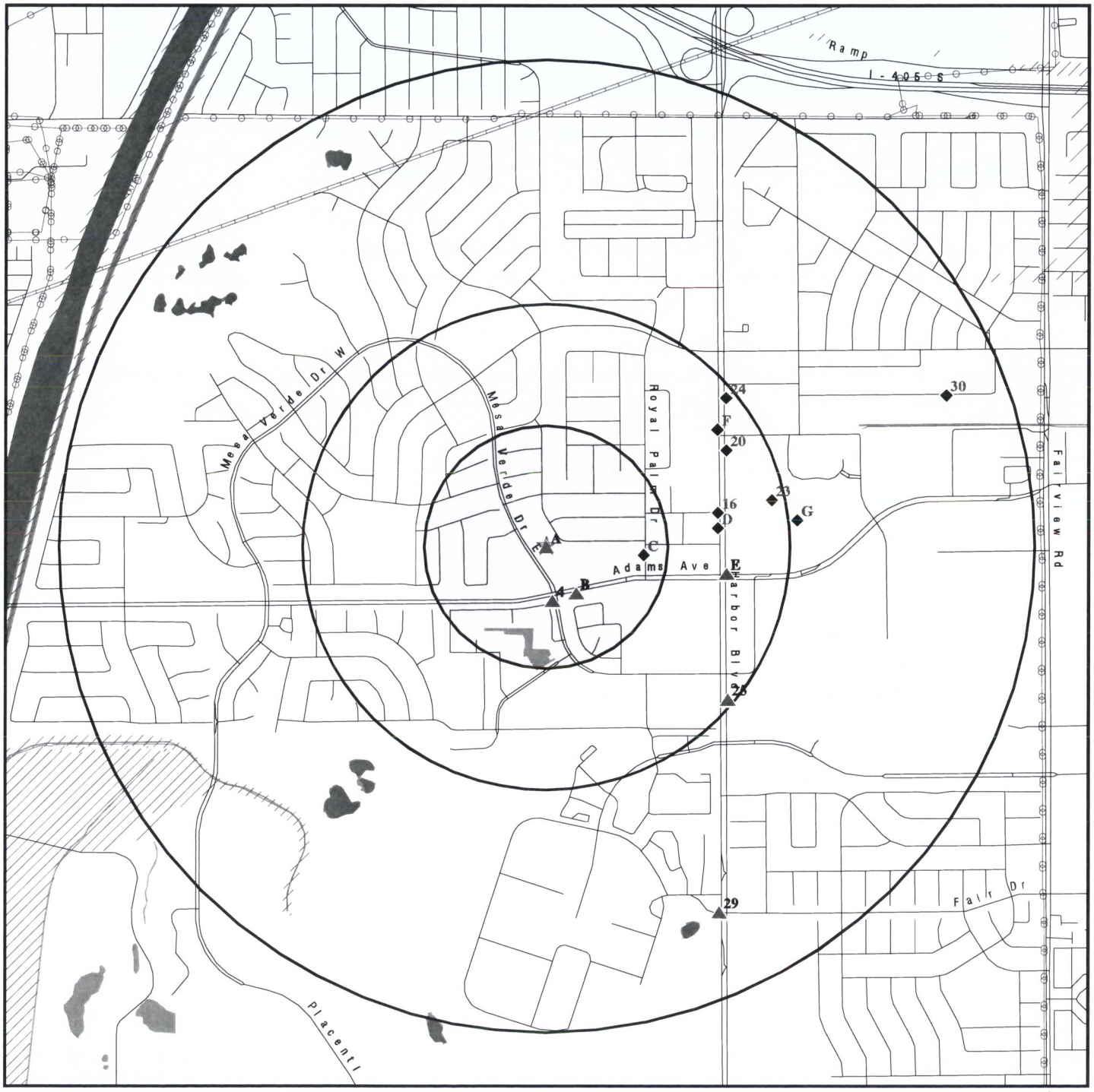
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	2775 MESA VERDE DR	S 0 - 1/8 (0.112 mi.)	4	10

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
	CDL

OVERVIEW MAP - 4641613.1S



0 1/4 1/2 1 Miles

- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ♟ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 2850 Mesa Verde Drive East	CLIENT: Partner Engineering and Science, Inc.
ADDRESS: 2850 Mesa Verde Drive East Costa Mesa CA 92626	CONTACT: Cheyenne Ringlero
LAT/LONG: 33.674198 / 117.925532	INQUIRY #: 4641613.1s DATE: June 08, 2016 3:00 pm

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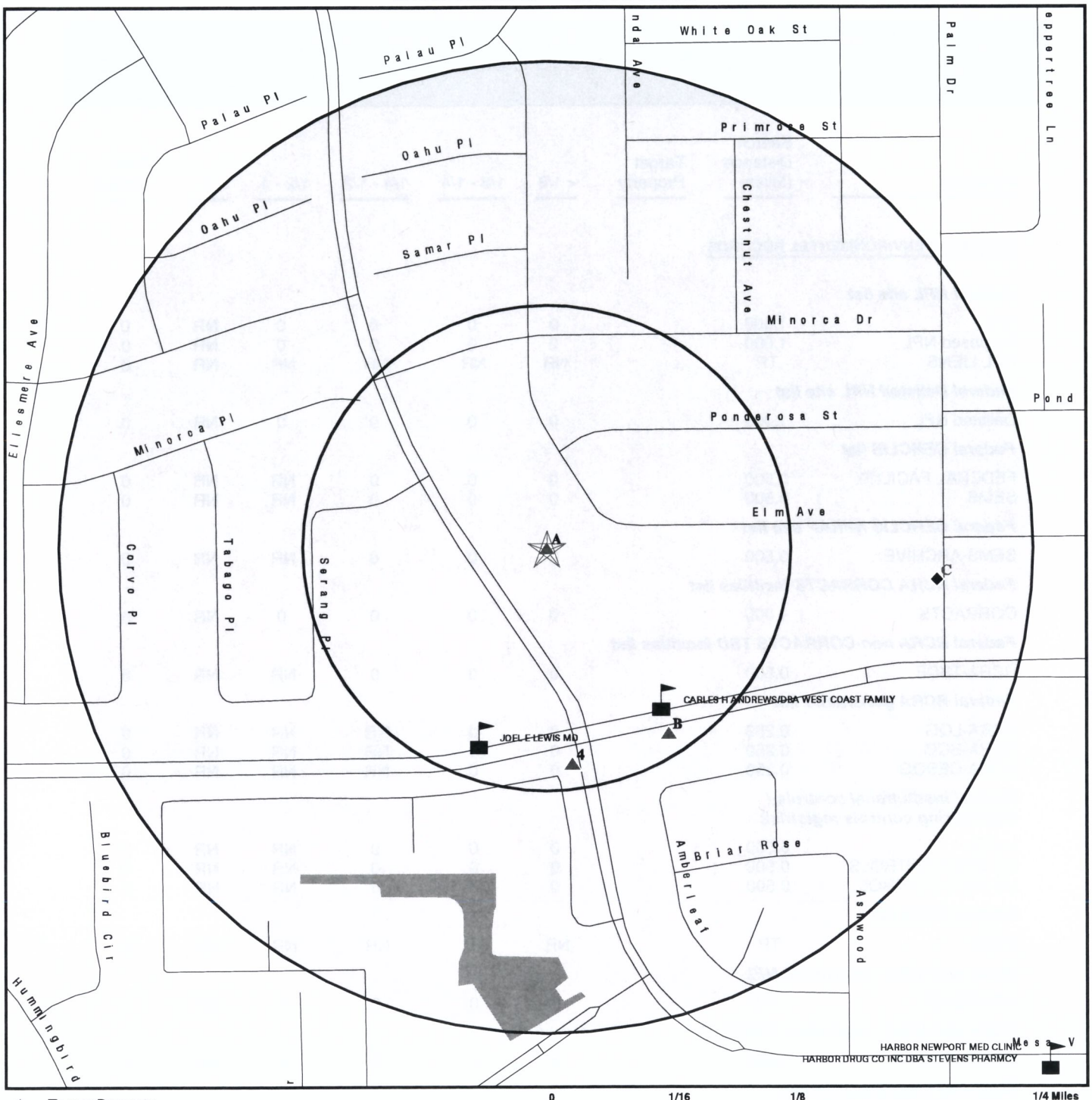
DETAIL MAP - 4641613.1S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

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ADDRESS: 2850 Mesa Verde Drive East Costa Mesa CA 92626	CONTACT: Cheyenne Ringlero
LAT/LONG: 33.674198 / 117.925532	INQUIRY #: 4641613.1s DATE: June 08, 2016 3:02 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
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
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		0	0	NR	NR	NR	0
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	0	4	NR	4
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	1	12	NR	NR	14

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	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	1	NR	NR	NR	2
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	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
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	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	1	NR	NR	NR	2
HIST UST	0.250		2	1	NR	NR	NR	3
CA FID UST	0.250		1	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		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	1	NR	1
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	2	NR	NR	NR	NR	NR	2
HIST CORTESE	0.500		1	0	8	NR	NR	9
HWP	1.000		0	0	0	1	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	1	0	NR	1
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ECHO	TP	1	NR	NR	NR	NR	NR	1
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		4	8	5	21	8	0	46

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
Target
Property

TROJAN COMMERCIAL PAINTING
2850 E MESA VERDE DR STE 120
COSTA MESA, CA 92626

HAZNET **S112898444**
N/A

Site 1 of 3 in cluster A

Actual:
59 ft.

HAZNET:

envid:	S112898444
Year:	1999
GEPAID:	CAC002117704
Contact:	HECTOR GOMEZ
Telephone:	7144380175
Mailing Name:	Not reported
Mailing Address:	2850 E MESA VERDE DR STE 120
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Recycler
Tons:	.4586
Cat Decode:	Off-specification, aged or surplus organics
Method Decode:	Recycler
Facility County:	Orange

A2
Target
Property

CLARENCE J SKETCH DDS
2850 MESA VERDE DRIVE
COSTA MESA, CA 92626

HAZNET **S113060227**
N/A

Site 2 of 3 in cluster A

Actual:
59 ft.

HAZNET:

envid:	S113060227
Year:	2002
GEPAID:	CAL000100775
Contact:	TED COTE
Telephone:	2136287000
Mailing Name:	Not reported
Mailing Address:	2850 MESA VERDE DR E
Mailing City,St,Zip:	COSTA MESA, CA 926264857
Gen County:	Not reported
TSD EPA ID:	CAL000212588
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Not reported
Tons:	0
Cat Decode:	Other inorganic solid waste
Method Decode:	Not reported
Facility County:	Orange

envid:	S113060227
Year:	2000
GEPAID:	CAL000100775
Contact:	TED COTE
Telephone:	2136287000
Mailing Name:	Not reported
Mailing Address:	2850 MESA VERDE DR E
Mailing City,St,Zip:	COSTA MESA, CA 926264857
Gen County:	Not reported
TSD EPA ID:	CAD028409019

CLARENCE J SKETCH DDS (Continued) **S113060227**

TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Transfer Station
Tons: 0
Cat Decode: Other inorganic solid waste
Method Decode: Transfer Station
Facility County: Orange

envid: S113060227
Year: 1999
GEPAID: CAL000100775
Contact: CLARENCE J SKETCH
Telephone: 7145463230
Mailing Name: Not reported
Mailing Address: 2850 MESA VERDE DR E
Mailing City,St,Zip: COSTA MESA, CA 926264857
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Transfer Station
Tons: .0000
Cat Decode: Other inorganic solid waste
Method Decode: Transfer Station
Facility County: Orange

envid: S113060227
Year: 1998
GEPAID: CAL000100775
Contact: CLARENCE J SKETCH
Telephone: 7145463230
Mailing Name: Not reported
Mailing Address: 2850 MESA VERDE DR E
Mailing City,St,Zip: COSTA MESA, CA 926264857
Gen County: Not reported
TSD EPA ID: CAD050806850
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Transfer Station
Tons: .0001
Cat Decode: Other inorganic solid waste
Method Decode: Transfer Station
Facility County: Orange

envid: S113060227
Year: 1998
GEPAID: CAL000100775
Contact: CLARENCE J SKETCH
Telephone: 7145463230
Mailing Name: Not reported
Mailing Address: 2850 MESA VERDE DR E
Mailing City,St,Zip: COSTA MESA, CA 926264857
Gen County: Not reported
TSD EPA ID: Not reported
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Not reported

CLARENCE J SKETCH DDS (Continued) **S113060227**

Tons: .0001
Cat Decode: Other inorganic solid waste
Method Decode: Not reported
Facility County: Orange

Click this hyperlink while viewing on your computer to access
1 additional CA_HAZNET: record(s) in the EDR Site Report.

A3
Target Property
MONITORING STATION
2850 MESA VERDE DR EAST
COSTA MESA, CA 92626

FINDS **1007999462**
ECHO **N/A**

Site 3 of 3 in cluster A

Actual: 59 ft.

FINDS:

Registry ID: 110020816223

Environmental Interest/Information System
US EPA Air Quality System (AQS) contains ambient air pollution data collected by EPA, State, Local, and Tribal air pollution control agencies from thousands of monitoring stations.

ECHO:
Envid: 1007999462
Registry ID: 110020816223
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110020816223

4
South
< 1/8
0.112 mi.
590 ft.

2775 MESA VERDE DR E
COSTA MESA, CA 92626

EDR Hist Auto **1015384182**
N/A

Relative: Higher

Actual: 62 ft.

EDR Historical Auto Stations:
Name: A PLUS AUTO ENHANCEMENTS
Year: 2004
Address: 2775 MESA VERDE DR E

Name: SO CALIF GAS CO
Year: 2005
Address: 2775 MESA VERDE DR E

B5
SSE
< 1/8
0.114 mi.
601 ft.

UNOCAL #5436
1645 ADAMS AVE
COSTA MESA, CA 92626

LUST **S101589108**
SWEEPS UST **N/A**
CA FID UST
HIST CORTESE

Site 1 of 4 in cluster B

Relative: Higher

Actual: 61 ft.

LUST:
Region: STATE
Global Id: T0605901538
Latitude: 33.6727175

UNOCAL #5436 (Continued) **S101589108**

Longitude:	-117.9248622
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	08/08/1992
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083002070T
LOC Case Number:	92UT090
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:	T0605901538
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:	T0605901538
Contact Type:	Regional Board Caseworker
Contact Name:	NANCY OLSON-MARTIN
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	nolson-martin@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0605901538
Status:	Completed - Case Closed
Status Date:	08/08/1992

Global Id:	T0605901538
Status:	Open - Case Begin Date
Status Date:	07/14/1992

Regulatory Activities:

Global Id:	T0605901538
Action Type:	Other
Date:	07/14/1992
Action:	Leak Discovery

Global Id:	T0605901538
Action Type:	Other
Date:	07/14/1992
Action:	Leak Reported

Global Id:	T0605901538
Action Type:	REMEDIATION

UNOCAL #5436 (Continued) **S101589108**

Date: 07/13/1992
Action: Excavation

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 92UT090
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 08/08/1997
Case Type: Other Ground Water
Record ID: RO0000754

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083002070T
Local Case Num:	92UT090
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:	T0605901538
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:	7/14/1992
Enforcement Date:	Not reported
Close Date:	8/8/1992
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:	33.6727175
Longitude:	-117.9248622
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0

UNOCAL #5436 (Continued) **S101589108**

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

SWEEPS UST:

Status:	Active
Comp Number:	2072
Number:	9
Board Of Equalization:	44-001057
Referral Date:	09-30-92
Action Date:	06-18-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-002072-000001
Tank Status:	A
Capacity:	280
Active Date:	Not reported
Tank Use:	PETROLEUM
STG:	P
Content:	Not reported
Number Of Tanks:	3

Status:	Active
Comp Number:	2072
Number:	9
Board Of Equalization:	44-001057
Referral Date:	09-30-92
Action Date:	06-18-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-002072-000005
Tank Status:	A
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	2072
Number:	9
Board Of Equalization:	44-001057
Referral Date:	09-30-92
Action Date:	06-18-92
Created Date:	02-29-88

UNOCAL #5436 (Continued) **S101589108**

Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002072-000006
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 30001316
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7145401206
Mail To: Not reported
Mailing Address: 911 WILSHIRE BLVD STE 10
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: 083002070T

B6 **UNOCAL #5436** **UST** **U003942693**
SSE **1645 ADAMS AVE # 5436** **N/A**
< 1/8 **COSTA MESA, CA 92626**
0.114 mi.
601 ft. **Site 2 of 4 in cluster B**

Relative:
Higher

Actual:
61 ft.

UST:
Facility ID: 2072
Permitting Agency: ORANGE COUNTY
Latitude: 33.67281
Longitude: -117.92467

B7 **STATION 5436** **HIST UST** **U001576842**
SSE **1645 ADAMS AVE** **N/A**
< 1/8 **COSTA MESA, CA 92626**
0.114 mi.
601 ft. **Site 3 of 4 in cluster B**

Relative:
Higher

Actual:
61 ft.

HIST UST:

File Number:	0002D68A
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002D68A.pdf
Region:	STATE
Facility ID:	00000043719
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	CARMEN FITZGERALD
Telephone:	7145401206
Owner Name:	UNION OIL COMPANY OF CALIFORNI
Owner Address:	1450 FRAZEE ROAD
Owner City,St,Zip:	SAN DIEGO, CA 92108
Total Tanks:	0001
Tank Num:	001
Container Num:	5436-00
Year Installed:	1965
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	6
Leak Detection:	Visual

Click here for Geo Tracker PDF:

B8 **UNION OIL SERVICE STATION 543** **HIST UST** **U001576855**
SSE **1645 ADAMS AVE** **N/A**
< 1/8 **COSTA MESA, CA 92626**
0.114 mi.
601 ft. **Site 4 of 4 in cluster B**

Relative:
Higher

Actual:
61 ft.

HIST UST:

File Number:	0002D630
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002D630.pdf
Region:	STATE
Facility ID:	00000019981
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	CARMEN FITZGERALD
Telephone:	7145401206
Owner Name:	UNION OIL COMPANY OF CALIFORNI
Owner Address:	123 CAMINO DELA REINA
Owner City,St,Zip:	SAN DIEGO, CA 92108
Total Tanks:	0003
Tank Num:	001
Container Num:	5436-34
Year Installed:	1965
Tank Capacity:	00000280
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

UNION OIL SERVICE STATION 543 (Continued) **U001576855**

Tank Num:	002
Container Num:	5436-11
Year Installed:	1965
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10

Tank Num:	003
Container Num:	5436-22
Year Installed:	1965
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10

Click here for Geo Tracker PDF:

C9
East
1/8-1/4
0.201 mi.
1062 ft.

Relative:
Lower

Actual:
57 ft.

FIRE STATION #1 **UST U003939746**
2803 ROYAL PALM DR **SWEEPS UST N/A**
COSTA MESA, CA 92626

Site 1 of 4 in cluster C

UST:

Facility ID:	6415
Permitting Agency:	ORANGE COUNTY
Latitude:	33.674769
Longitude:	-117.920977

SWEEPS UST:

Status:	Active
Comp Number:	6415
Number:	9
Board Of Equalization:	44-016478
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-006415-000001
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	2

Status:	Active
Comp Number:	6415
Number:	9
Board Of Equalization:	44-016478
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88

FIRE STATION #1 (Continued) **U003939746**

Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-006415-000002
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

C10 **COSTA MESA FIRE STATION #1** **LUST** **S103956864**
East **2803 ROYAL PALM** **N/A**
1/8-1/4 **COSTA MESA, CA 92626**
0.201 mi.
1062 ft. **Site 2 of 4 in cluster C**

Relative:
Lower

Actual:
57 ft.

LUST:

Region:	STATE
Global Id:	T0605952190
Latitude:	33.673955
Longitude:	-117.922348
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	10/07/1987
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	Not reported
LOC Case Number:	87UT162
File Location:	Local Agency
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605952190
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:	T0605952190
Contact Type:	Regional Board Caseworker
Contact Name:	NONE
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	Not reported
City:	RIVERSIDE
Email:	Not reported
Phone Number:	Not reported

Status History:

Global Id:	T0605952190
Status:	Completed - Case Closed

COSTA MESA FIRE STATION #1 (Continued) **S103956864**

Status Date: 10/07/1987

Global Id: T0605952190
Status: Open - Case Begin Date
Status Date: 10/07/1987

Region: STATE
Global Id: T0605938376
Latitude: 33.673955
Longitude: -117.922348
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 06/28/2011
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: Not reported
LOC Case Number: 02UT026
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water), Soil
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: T0605938376
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: T0605938376
Contact Type: Regional Board Caseworker
Contact Name: VALERIE JAHN-BULL
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: vjahn-bull@waterboards.ca.gov
Phone Number: 9517824903

Status History:
Global Id: T0605938376
Status: Completed - Case Closed
Status Date: 06/28/2011

Global Id: T0605938376
Status: Open - Case Begin Date
Status Date: 10/16/2002

COSTA MESA FIRE STATION #1 (Continued) **S103956864**

Global Id: T0605938376
Status: Open - Remediation
Status Date: 10/31/2008

Global Id: T0605938376
Status: Open - Site Assessment
Status Date: 11/05/2002

Global Id: T0605938376
Status: Open - Verification Monitoring
Status Date: 06/14/2010

Regulatory Activities:
Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 03/07/2005
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 03/23/2005
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 04/06/2005
Action: Staff Letter - #1

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 06/13/2005
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 09/26/2005
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 11/28/2006
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 05/21/2007
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 09/24/2007
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 09/21/2004
Action: Staff Letter

COSTA MESA FIRE STATION #1 (Continued) **S103956864**

Global Id: T0605938376
Action Type: Other
Date: 10/16/2002
Action: Leak Discovery

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 10/21/2002
Action: Notice of Responsibility

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 10/31/2002
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 05/16/2003
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 09/17/2004
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 12/13/2004
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 01/22/2009
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 12/30/2009
Action: Staff Letter

Global Id: T0605938376
Action Type: Other
Date: 10/16/2002
Action: Leak Reported

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 04/26/2010
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 05/02/2011
Action: Staff Letter

Global Id: T0605938376
Action Type: REMEDIATION

COSTA MESA FIRE STATION #1 (Continued) **S103956864**

Date: 02/02/2009
Action: Other (Use Description Field)

Global Id: T0605938376
Action Type: REMEDIATION
Date: 11/09/2006
Action: Soil Vapor Extraction (SVE)

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 12/02/2002
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 04/06/2005
Action: Staff Letter - #2

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 07/03/2007
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 04/13/2009
Action: Staff Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 06/28/2011
Action: Closure/No Further Action Letter

Global Id: T0605938376
Action Type: ENFORCEMENT
Date: 07/03/2009
Action: Staff Letter

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 87UT162
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed: 10/07/1987
Case Type: Undetermined
Record ID: RO0002538

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Pollution Characterization
Case Number: Not reported
Local Case Num: 02UT026
Case Type: Soil only

COSTA MESA FIRE STATION #1 (Continued) **S103956864**

Substance:	Gasoline
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	EDFNL
Funding:	Not reported
How Discovered:	UM
How Stopped:	Other Means
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605938376
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:	10/16/2002
Enforcement Date:	Not reported
Close Date:	Not reported
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	11/5/2002
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	=
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	0
Longitude:	0
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	350
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	VJJ
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:	Not reported
Local Case Num:	87UT162
Case Type:	Undefined

COSTA MESA FIRE STATION #1 (Continued) **S103956864**

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:	T0605952190
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:	1/1/1965
Enforcement Date:	Not reported
Close Date:	10/7/1987
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:	Not reported
Longitude:	Not reported
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:	Not reported
Staff Initials:	AR
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

C11
East
1/8-1/4
0.201 mi.
1062 ft.

Relative:
Lower

Actual:
57 ft.

FIRE STATION #1
2803 ROYAL PALM DR
COSTA MESA, CA 92626

Site 3 of 4 in cluster C

CA FID UST **S101629962**
N/A

CA FID UST:

Facility ID:	30017547
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7146427952
Mail To:	Not reported
Mailing Address:	77 FAIR DRIVE P O BOX
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

C12
East
1/8-1/4
0.201 mi.
1062 ft.

Relative:
Lower

Actual:
57 ft.

FIRE STATION 1
2803 ROYAL PALM DR
COSTA MESA, CA 92626

Site 4 of 4 in cluster C

HIST UST **U001576800**
N/A

HIST UST:

File Number:	0002E784
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002E784.pdf
Region:	STATE
Facility ID:	00000033137
Facility Type:	Other
Other Type:	FIRE STATION
Contact Name:	BRUCE COVEY
Telephone:	7146427952
Owner Name:	CITY OF COSTA MESA
Owner Address:	77 FAIR DRIVE
Owner City,St,Zip:	COSTA MESA, CA 92626
Total Tanks:	0002
Tank Num:	001
Container Num:	16
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	15
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL

FIRE STATION 1 (Continued) **U001576800**

Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

D13
East
1/4-1/2
0.354 mi.
1871 ft.

Relative:
Lower

Actual:
56 ft.

COSTA MESA MITSUBISHI
2833 HARBOR BLVD
COSTA MESA, CA 92626

Site 1 of 2 in cluster D

RCRA-SQG **1000395237**
LUST **CAD981447485**
UST
SWEEPS UST
CA FID UST
FINDS
HIST CORTESE
ECHO

RCRA-SQG:
Date form received by agency: 12/14/1995
Facility name: COSTA MESA MITSUBISHI
Facility address: 2833 HARBOR BLVD
COSTA MESA, CA 92626
EPA ID: CAD981447485
Contact: MICHAEL KARLS
Contact address: 2833 HARBOR BLVD
COSTA MESA, CA 92626
Contact country: US
Contact telephone: (714) 545-1700
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: MMIP DEALER CORP II
Owner/operator address: 2833 HARBOR
COSTA MESA, CA 92626
Owner/operator country: Not reported
Owner/operator telephone: (714) 545-1700
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

COSTA MESA MITSUBISHI (Continued) **1000395237**

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

LUST:

Region:	STATE
Global Id:	T0605901731
Latitude:	33.674512
Longitude:	-117.919682
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	06/10/1996
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083002420T
LOC Case Number:	94UT004
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:	T0605901731
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:	T0605901731
Contact Type:	Regional Board Caseworker
Contact Name:	VALERIE JAHN-BULL
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	vjahn-bull@waterboards.ca.gov
Phone Number:	9517824903

Status History:

Global Id:	T0605901731

COSTA MESA MITSUBISHI (Continued) **1000395237**

Status: Completed - Case Closed
Status Date: 06/10/1996

Global Id: T0605901731
Status: Open - Case Begin Date
Status Date: 11/10/1993

Regulatory Activities:
Global Id: T0605901731
Action Type: ENFORCEMENT
Date: 06/10/1996
Action: Closure/No Further Action Letter

Global Id: T0605901731
Action Type: Other
Date: 11/10/1993
Action: Leak Discovery

Global Id: T0605901731
Action Type: Other
Date: 11/10/1993
Action: Leak Reported

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 94UT004
Current Status: Certification (Case Closed)
Released Substance: Waste oil/Used oil
Date Closed: 06/10/1996
Case Type: Soil Only
Record ID: RO0001607

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083002420T
Local Case Num: 94UT004
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: T0605901731
How Stopped Date: 9/9/9999
Enter Date: Not reported
Date Confirmation of Leak Began: Not reported
Date Preliminary Assessment Began: Not reported

COSTA MESA MITSUBISHI (Continued) **1000395237**

Discover Date:	11/10/1993
Enforcement Date:	Not reported
Close Date:	6/10/1996
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:	33.6744354
Longitude:	-117.919409
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:	VJJ
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:	1830
Permitting Agency:	ORANGE COUNTY
Latitude:	33.6758679
Longitude:	-117.91834

SWEEPS UST:

Status:	Active
Comp Number:	1830
Number:	9
Board Of Equalization:	44-015824
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-001830-000001
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	PETROLEUM
STG:	P

COSTA MESA MITSUBISHI (Continued) **1000395237**

Content: Not reported
Number Of Tanks: 1

CA FID UST:
Facility ID: 30006171
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7145404491
Mail To: Not reported
Mailing Address: 2833 HARBOR BLVD
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

FINDS:

Registry ID: 110002710317

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.

HIST CORTESE:
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083002420T

ECHO:
Envid: 1000395237
Registry ID: 110002710317
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002710317

E14
East
1/4-1/2
0.357 mi.
1884 ft.

99706
2801 HARBOR BLVD
COSTA MESA, CA 92627

LUST U001576865
HIST UST N/A

Site 1 of 3 in cluster E

Relative:
Higher

Actual:
59 ft.

LUST:

Region:	STATE
Global Id:	T0605900388
Latitude:	33.6733165
Longitude:	-117.91945
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	04/04/2003
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083000486T
LOC Case Number:	89UT045
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:	T0605900388
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:	T0605900388
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:	T0605900388
Status:	Completed - Case Closed
Status Date:	04/04/2003

Global Id:	T0605900388
Status:	Open - Case Begin Date
Status Date:	02/16/1989

Regulatory Activities:

Global Id:	T0605900388
Action Type:	ENFORCEMENT
Date:	05/23/2003
Action:	Closure/No Further Action Letter

99706 (Continued) **U001576865**

Global Id: T0605900388
Action Type: Other
Date: 02/16/1989
Action: Leak Discovery

Global Id: T0605900388
Action Type: Other
Date: 02/17/1989
Action: Leak Reported

Global Id: T0605900388
Action Type: ENFORCEMENT
Date: 04/04/2003
Action: LOP Case Closure Summary to RB

Global Id: T0605900388
Action Type: REMEDIATION
Date: 03/05/1990
Action: Soil Vapor Extraction (SVE)

Global Id: T0605900388
Action Type: REMEDIATION
Date: 08/02/1993
Action: Soil Vapor Extraction (SVE)

Global Id: T0605900388
Action Type: REMEDIATION
Date: 02/10/1995
Action: Soil Vapor Extraction (SVE)

Global Id: T0605900388
Action Type: REMEDIATION
Date: 06/26/2002
Action: Soil Vapor Extraction (SVE)

Global Id: T0605900388
Action Type: Other
Date: 02/16/1989
Action: Leak Stopped

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 89UT045
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 05/23/2003
Case Type: Other Ground Water
Record ID: RO0001937

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083000486T

99706 (Continued) **U001576865**

Local Case Num:	89UT045
Case Type:	Other ground water affected
Substance:	Gasoline
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	CLOS
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Tank
Global ID:	T0605900388
How Stopped Date:	2/16/1989
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	2/16/1989
Enforcement Date:	Not reported
Close Date:	4/4/2003
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:	=
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6733165
Longitude:	-117.91945
MTBE Date:	11/8/2001
Max MTBE GW:	75
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

HIST UST:

File Number:	0002E745
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002E745.pdf
Region:	STATE
Facility ID:	00000063233

99706 (Continued) **U001576865**

Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	GRASSO,ANTHONY A.
Telephone:	7145454755
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

E15 **MOBIL STATION (18-HD4)** **LUST** **U003783785**
East **2799 HARBOR BLVD** **UST** **N/A**
1/4-1/2 **COSTA MESA, CA 92626** **SWEEPS UST**
0.359 mi. **CA FID UST**
1896 ft. **Site 2 of 3 in cluster E** **HIST CORTESE**

Relative: **Higher**

Actual: **59 ft.**

LUST:

Region:	STATE
Global Id:	T0605914736
Latitude:	33.672934
Longitude:	-117.919765

MOBIL STATION (18-HD4) (Continued) **U003783785**

Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/13/1986
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	Not reported
LOC Case Number:	86UT067
File Location:	Local Agency
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605914736
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:	T0605914736
Contact Type:	Regional Board Caseworker
Contact Name:	ROSE SCOTT
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	rscott@waterboards.ca.gov
Phone Number:	9513206375

Status History:

Global Id:	T0605914736
Status:	Completed - Case Closed
Status Date:	05/13/1986

Global Id:	T0605914736
Status:	Open - Case Begin Date
Status Date:	05/13/1986

Regulatory Activities:

Global Id:	T0605914736
Action Type:	ENFORCEMENT
Date:	09/24/1986
Action:	Closure/No Further Action Letter

Region:	STATE
Global Id:	T0605900216
Latitude:	33.6731905
Longitude:	-117.919453
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/24/2002

MOBIL STATION (18-HD4) (Continued) **U003783785**

Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083000278T
LOC Case Number:	94UT024
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:	T0605900216
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:	T0605900216
Contact Type:	Regional Board Caseworker
Contact Name:	ROSE SCOTT
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	rscott@waterboards.ca.gov
Phone Number:	9513206375

Status History:

Global Id:	T0605900216
Status:	Completed - Case Closed
Status Date:	05/24/2002

Global Id:	T0605900216
Status:	Open - Case Begin Date
Status Date:	05/04/1994

Regulatory Activities:

Global Id:	T0605900216
Action Type:	Other
Date:	05/04/1994
Action:	Leak Discovery

Global Id:	T0605900216
Action Type:	Other
Date:	05/04/1994
Action:	Leak Reported

Global Id:	T0605900216
Action Type:	REMEDIATION
Date:	09/11/1995
Action:	Excavation

Global Id: T0605900216

MOBIL STATION (18-HD4) (Continued) **U003783785**

Action Type:	REMEDIATION
Date:	09/11/1995
Action:	Other (Use Description Field)

ORANGE CO. LUST:

Region:	ORANGE
Facility Id:	94UT024
Current Status:	Certification (Case Closed)
Released Substance:	Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	05/24/2002
Case Type:	Other Ground Water
Record ID:	RO0001522

Region:	ORANGE
Facility Id:	86UT067
Current Status:	Certification (Case Closed)
Released Substance:	Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	05/13/1986
Case Type:	Undetermined
Record ID:	RO0002435

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083000278T
Local Case Num:	94UT024
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:	T0605900216
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:	5/4/1994
Enforcement Date:	Not reported
Close Date:	5/24/2002
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:	ND

MOBIL STATION (18-HD4) (Continued) **U003783785**

Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6731905
Longitude:	-117.919453
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	10
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	RS
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:	Not reported
Local Case Num:	86UT067
Case Type:	Undefined
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:	T0605914736
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:	1/1/1965
Enforcement Date:	Not reported
Close Date:	5/13/1986
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

MOBIL STATION (18-HD4) (Continued) **U003783785**

Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	Not reported
Longitude:	Not reported
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:	RS
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:	6342
Permitting Agency:	ORANGE COUNTY
Latitude:	33.674309
Longitude:	-117.918374

SWEEPS UST:

Status:	Active
Comp Number:	6342
Number:	9
Board Of Equalization:	44-000400
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-006342-000001
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	PETROLEUM
STG:	P
Content:	Not reported
Number Of Tanks:	4

Status:	Active
Comp Number:	6342
Number:	9
Board Of Equalization:	44-000400
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported

MOBIL STATION (18-HD4) (Continued) **U003783785**

SWRCB Tank Id: 30-000-006342-000004
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: 6342
Number: 9
Board Of Equalization: 44-000400
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-006342-000005
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 6342
Number: 9
Board Of Equalization: 44-000400
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-006342-000006
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 30017219
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7147546348
Mail To: Not reported
Mailing Address: 3225 GALLOWS RD ATTN: EAR
Mailing Address 2: Not reported
Mailing City,St,Zip: COSTA MESA 92626
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported

MOBIL STATION (18-HD4) (Continued) **U003783785**

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: 083000278T

16
ENE
1/4-1/2
0.359 mi.
1898 ft.

Relative:
Lower

Actual:
55 ft.

HOLMES TUTTLE NISSAN INC
2845 HARBOR BLVD
COSTA MESA, CA 92626

LUST **U003779347**
UST **N/A**
HIST UST
Orange Co. Industrial Site
HIST CORTESE
Notify 65

LUST:
Region: STATE
Global Id: T0605900870
Latitude: 33.674957
Longitude: -117.920019
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 11/13/1989
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083001101T
LOC Case Number: 88UT187
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: T0605900870
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: T0605900870
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

HOLMES TUTTLE NISSAN INC (Continued) **U003779347**

Status History:
Global Id: T0605900870
Status: Completed - Case Closed
Status Date: 11/13/1989

Global Id: T0605900870
Status: Open - Case Begin Date
Status Date: 11/04/1988

Regulatory Activities:
Global Id: T0605900870
Action Type: Other
Date: 11/04/1988
Action: Leak Discovery

Global Id: T0605900870
Action Type: Other
Date: 11/04/1988
Action: Leak Reported

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 88UT187
Current Status: Certification (Case Closed)
Released Substance: Waste oil/Used oil
Date Closed: 11/13/1989
Case Type: Soil Only
Record ID: RO0000954

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083001101T
Local Case Num: 88UT187
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: T0605900870
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: 11/4/1988
Enforcement Date: Not reported

HOLMES TUTTLE NISSAN INC (Continued) **U003779347**

Close Date:	11/13/1989
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:	33.6748664
Longitude:	-117.919412
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

UST:

Facility ID:	1833
Permitting Agency:	ORANGE COUNTY
Latitude:	33.6763154
Longitude:	-117.9187256

HIST UST:

File Number:	0002E9D0
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002E9D0.pdf
Region:	STATE
Facility ID:	00000065752
Facility Type:	Other
Other Type:	DEALER
Contact Name:	SERVICE MANAGER JOHN FATRELL
Telephone:	7145406410
Owner Name:	HOLMES TUTTLE INC.
Owner Address:	7 OLD FIELD RD. #B
Owner City,St,Zip:	IRVINE, CA 92714
Total Tanks:	0002
Tank Num:	001
Container Num:	2
Year Installed:	1971

HOLMES TUTTLE NISSAN INC (Continued) **U003779347**

Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	002
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000600
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

Orange Co. Industrial Site:

Case ID:	05IC016
Region:	ORANGE
Record ID:	RO0003355
Current Status:	CLOSED 1/10/2006
Closure Type:	Closure certification issued
Released Chemical:	WASTE (OR SLOP) OIL; DICHLOROBENZENE

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083001101T

NOTIFY 65:

Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported
Discharge Date:	Not reported
Issue Date:	Not reported
Incident Description:	Not reported

D17 **CONELL CHEVROLET** **RCRA-SQG 1000204977**
East **2828 HARBOR BLVD** **UST CAD981618325**
1/4-1/2 **COSTA MESA, CA 92626** **HIST UST**
0.372 mi. **FINDS**
1963 ft. **Site 2 of 2 in cluster D** **EMI**
HIST CORTESE
Relative: **ECHO**
Lower

Actual: RCRA-SQG:
57 ft.

Date form received by agency:	09/01/1996
Facility name:	CONELL CHEVROLET
Facility address:	2828 HARBOR BLVD COSTA MESA, CA 92626
EPA ID:	CAD981618325
Contact:	Not reported
Contact address:	Not reported

CONELL CHEVROLET (Continued) **1000204977**

	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:	PAT CONELL
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

Historical Generators:

Date form received by agency:	12/08/1986
Site name:	CONELL CHEVROLET
Classification:	Large Quantity Generator

CONELL CHEVROLET (Continued) **1000204977**

Facility Has Received Notices of Violations:
- Regulation violated: FR - 262.10-12.A
- Area of violation: Generators - General
- Date violation determined: 07/24/1990
- Date achieved compliance: 05/17/1994
- 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: 05/17/1994
- Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
- Area of violation: Not reported
- Date achieved compliance: Not reported
- Evaluation lead agency: State Contractor/Grantee

- Evaluation date: 07/24/1990
- Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
- Area of violation: Generators - General
- Date achieved compliance: 05/17/1994
- Evaluation lead agency: State Contractor/Grantee

UST:
- Facility ID: 1832
- Permitting Agency: ORANGE COUNTY
- Latitude: 33.675636
- Longitude: -117.916902

HIST UST:
- File Number: 0002E7F3
- URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002E7F3.pdf
- Region: STATE
- Facility ID: 00000064305
- Facility Type: Other
- Other Type: AUTO DEALER
- Contact Name: STEVEN B. SMITH
- Telephone: 7145461200
- Owner Name: CONNELL CHEVROLET
- Owner Address: 2828 HARBOR BLVD.
- Owner City,St,Zip: COSTA MESA, CA 92626
- Total Tanks: 0004

- Tank Num: 001
- Container Num: 1
- Year Installed: Not reported
- Tank Capacity: 00000000
- Tank Used for: PRODUCT
- Type of Fuel: WASTE OIL
- Container Construction Thickness: Not reported
- Leak Detection: Visual

CONELL CHEVROLET (Continued) **1000204977**

Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	06
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	06
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	06
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Click here for Geo Tracker PDF:

FINDS:

Registry ID: 110002725935

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

EMI:

Year:	1993
County Code:	30
Air Basin:	SC
Facility ID:	2440
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported

CONELL CHEVROLET (Continued) **1000204977**

Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1995
County Code:	30
Air Basin:	SC
Facility ID:	2440
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	2440

ECHO:

Envid:	1000204977
Registry ID:	110002725935
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002725935

E18
East
1/4-1/2
0.375 mi.
1978 ft.

SHELL OIL **LUST S100855874**
2800 HARBOR **HIST CORTESE N/A**
COSTA MESA, CA 92626

Site 3 of 3 in cluster E

Relative:
Higher

Actual:
59 ft.

LUST:

Region:	STATE
Global Id:	T0605997625
Latitude:	33.67372
Longitude:	-117.918856
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/31/1988
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	Not reported
LOC Case Number:	86UT122
File Location:	Local Agency

SHELL OIL (Continued) **S100855874**

Potential Media Affect: Under Investigation
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0605997625
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: T0605997625
Contact Type: Regional Board Caseworker
Contact Name: CARL BERNHARDT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: cbernhardt@waterboards.ca.gov
Phone Number: 9517824495

Status History:
Global Id: T0605997625
Status: Completed - Case Closed
Status Date: 03/31/1988

Global Id: T0605997625
Status: Completed - Case Closed
Status Date: 03/31/1988

Global Id: T0605997625
Status: Open - Case Begin Date
Status Date: 07/29/1986

Region: STATE
Global Id: T0605900270
Latitude: 33.6733305
Longitude: -117.919058
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 09/19/1994
Lead Agency: ORANGE COUNTY LOP
Case Worker: DB
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083000344T
LOC Case Number: 93UT013
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

SHELL OIL (Continued) **S100855874**

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605900270
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:	T0605900270
Contact Type:	Regional Board Caseworker
Contact Name:	CARL BERNHARDT
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	cbernhardt@waterboards.ca.gov
Phone Number:	9517824495

Status History:

Global Id:	T0605900270
Status:	Completed - Case Closed
Status Date:	09/19/1994

Global Id:	T0605900270
Status:	Open - Case Begin Date
Status Date:	02/01/1993

Regulatory Activities:

Global Id:	T0605900270
Action Type:	Other
Date:	02/01/1993
Action:	Leak Discovery

Global Id:	T0605900270
Action Type:	Other
Date:	02/01/1993
Action:	Leak Reported

Global Id:	T0605900270
Action Type:	REMEDIATION
Date:	04/20/1994
Action:	Excavation

ORANGE CO. LUST:

Region:	ORANGE
Facility Id:	93UT013
Current Status:	Certification (Case Closed)
Released Substance:	Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	09/19/1994
Case Type:	Soil Only
Record ID:	RO0001192

SHELL OIL (Continued) **S100855874**

Region: ORANGE
Facility Id: 86UT122
Current Status: Certification (Case Closed)
Released Substance: Hydrocarbons
Date Closed: 06/24/1986
Case Type: Undetermined
Record ID: RO0001237

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083000344T
Local Case Num:	93UT013
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605900270
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:	2/1/1993
Enforcement Date:	Not reported
Close Date:	9/19/1994
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:	33.6733305
Longitude:	-117.919058
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	CAB
Staff Initials:	AR

SHELL OIL (Continued) **S100855874**

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:	Not reported
Local Case Num:	86UT122
Case Type:	Undefined
Substance:	Hydrocarbons
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:	T0605997625
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:	1/1/1965
Enforcement Date:	Not reported
Close Date:	6/24/1986
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:	Not reported
Longitude:	Not reported
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	CAB
Staff Initials:	AR

SHELL OIL (Continued) **S100855874**

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:	083000344T

F19 **SOUTH COAST ACURA** **LUST** **1000818803**
ENE **2925 HARBOR BLVD** **RCRA NonGen / NLR** **CAD983647165**
1/4-1/2 **COSTA MESA, CA 92626** **FINDS**
0.419 mi. **HAZNET**
2210 ft. **Site 1 of 3 in cluster F** **HIST CORTESE**
ECHO

Relative:
Lower

Actual:
53 ft.

LUST:

Region:	STATE
Global Id:	T0605901209
Latitude:	33.6780283
Longitude:	-117.919504
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/27/1991
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083001590T
LOC Case Number:	89UT180
File Location:	Local Agency
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating, Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605901209
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:	T0605901209
Contact Type:	Regional Board Caseworker
Contact Name:	PATRICIA HANNON
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE

SOUTH COAST ACURA (Continued) **1000818803**

Email: phannon@waterboards.ca.gov
Phone Number: Not reported

Status History:
Global Id: T0605901209
Status: Completed - Case Closed
Status Date: 03/27/1991

Global Id: T0605901209
Status: Open - Case Begin Date
Status Date: 10/03/1989

Regulatory Activities:
Global Id: T0605901209
Action Type: Other
Date: 10/03/1989
Action: Leak Discovery

Global Id: T0605901209
Action Type: Other
Date: 10/03/1989
Action: Leak Reported

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 89UT180
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 03/27/1991
Case Type: Soil Only
Record ID: RO0000987

Region: ORANGE
Facility Id: 89UT180
Current Status: Certification (Case Closed)
Released Substance: Waste oil/Used oil
Date Closed: 03/27/1991
Case Type: Soil Only
Record ID: RO0000987

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083001590T
Local Case Num: 89UT180
Case Type: Soil only
Substance: 12035,800661
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported

SOUTH COAST ACURA (Continued) **1000818803**

How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605901209
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:	10/3/1989
Enforcement Date:	Not reported
Close Date:	3/27/1991
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:	33.6780283
Longitude:	-117.919504
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

RCRA NonGen / NLR:

Date form received by agency:	06/21/2006
Facility name:	SOUTH COAST ACURA
Facility address:	2925 HARBOR BLVD COSTA MESA, CA 92626
EPA ID:	CAD983647165
Contact:	STEPHANIE BARRETT
Contact address:	2925 HARBOR BLVD COSTA MESA, CA 92626
Contact country:	US
Contact telephone:	714-979-2500
Contact email:	Not reported
EPA Region:	09

SOUTH COAST ACURA (Continued) **1000818803**

Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: HUNTINGTON BEACH IMPORTS
Owner/operator address: 2925 HARBOR BLVD
COSTA MESA, CA 92626
Owner/operator country: Not reported
Owner/operator telephone: (714) 979-2500
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

Historical Generators:
Date form received by agency: 03/18/1994
Site name: SOUTH COAST ACURA
Classification: Small Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002883808

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: 1000818803
Year: 2007
GEPAID: CAD983647165
Contact: EDDIE RASHID

SOUTH COAST ACURA (Continued) **1000818803**

Telephone:	8009622872
Mailing Name:	Not reported
Mailing Address:	2925 HARBOR BLVD
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAT000613893
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:	0.29
Cat Decode:	Aqueous solution with total organic residues less than 10 percent
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Orange

envid:	1000818803
Year:	2006
GEPAID:	CAD983647165
Contact:	UNDELIVERABLE 1996 FEES FORM
Telephone:	7149792500
Mailing Name:	Not reported
Mailing Address:	2925 HARBOR BLVD
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Transfer Station
Tons:	0.06
Cat Decode:	Unspecified solvent mixture
Method Decode:	Transfer Station
Facility County:	Orange

envid:	1000818803
Year:	2005
GEPAID:	CAD983647165
Contact:	UNDELIVERABLE 1996 FEES FORM
Telephone:	7149792500
Mailing Name:	Not reported
Mailing Address:	2925 HARBOR BLVD
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAT000613893
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Transfer Station
Tons:	0.09
Cat Decode:	Aqueous solution with total organic residues less than 10 percent
Method Decode:	Transfer Station
Facility County:	Orange

envid:	1000818803
Year:	2005
GEPAID:	CAD983647165
Contact:	UNDELIVERABLE 1996 FEES FORM
Telephone:	7149792500

SOUTH COAST ACURA (Continued) **1000818803**

Mailing Name: Not reported
Mailing Address: 2925 HARBOR BLVD
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Tons: 2.37
Cat Decode: Oil/water separation sludge
Method Decode: Recycler
Facility County: Orange

envid: 1000818803
Year: 2005
GEPAID: CAD983647165
Contact: UNDELIVERABLE 1996 FEES FORM
Telephone: 7149792500
Mailing Name: Not reported
Mailing Address: 2925 HARBOR BLVD
Mailing City,St,Zip: COSTA MESA, CA 926260000
Gen County: Not reported
TSD EPA ID: CAD981696420
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Not reported
Tons: 0.2
Cat Decode: Other organic solids
Method Decode: Not reported
Facility County: Orange

Click this hyperlink while viewing on your computer to access
31 additional CA_HAZNET: record(s) in the EDR Site Report.

HIST CORTESE:
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083001590T

ECHO:
Envid: 1000818803
Registry ID: 110002883808
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002883808

20
ENE
1/4-1/2
0.420 mi.
2218 ft.

Relative:
Lower

Actual:
53 ft.

COSTA MESA HONDA
2888 HARBOR BLVD
COSTA MESA, CA 92626

RCRA-SQG **1000405638**
LUST **CAD981968050**
UST
HIST UST
EMI
HAZNET
HIST CORTESE

RCRA-SQG:
Date form received by agency: 11/23/1992
Facility name: COSTA MESA HONDA
Facility address: 2888 HARBOR BLVD

COSTA MESA HONDA (Continued) **1000405638**

COSTA MESA, CA 92626
EPA ID: CAD981968050
Contact: DAVID COPE
Contact address: 2888 HARBOR BLVD
COSTA MESA, CA 92626
Contact country: US
Contact telephone: (714) 436-5050
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: ED WEST CO
Owner/operator address: 2888 HARBOR BLVD
COSTA MESA, CA 92626
Owner/operator country: Not reported
Owner/operator telephone: (714) 436-5050
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

COSTA MESA HONDA (Continued) **1000405638**

LUST:

Region:	STATE
Global Id:	T0605900302
Latitude:	33.676842
Longitude:	-117.917988
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	01/21/1992
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083000379T
LOC Case Number:	86UT229
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:	T0605900302
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:	T0605900302
Contact Type:	Regional Board Caseworker
Contact Name:	ROSE SCOTT
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	rscott@waterboards.ca.gov
Phone Number:	9513206375

Status History:

Global Id:	T0605900302
Status:	Completed - Case Closed
Status Date:	01/21/1992

Global Id:	T0605900302
Status:	Open - Case Begin Date
Status Date:	12/11/1986

Regulatory Activities:

Global Id:	T0605900302
Action Type:	Other
Date:	12/11/1986
Action:	Leak Discovery

Global Id:	T0605900302
Action Type:	Other

COSTA MESA HONDA (Continued) **1000405638**

Date: 12/11/1986
Action: Leak Reported

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 86UT229
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 01/21/1992
Case Type: Soil Only
Record ID: RO0001416

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083000379T
Local Case Num: 86UT229
Case Type: Soil only
Substance: Gasoline
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Close Tank
Leak Cause: Unknown
Leak Source: Unknown
Global ID: T0605900302
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: 12/11/1986
Enforcement Date: Not reported
Close Date: 1/21/1992
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: 33.6757194
Longitude: -117.919086
MTBE Date: Not reported
Max MTBE GW: Not reported
MTBE Concentration: 0

COSTA MESA HONDA (Continued) **1000405638**

Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	RS
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:	1900
Permitting Agency:	ORANGE COUNTY
Latitude:	33.6779766
Longitude:	-117.9168319

HIST UST:

File Number:	0002EE41
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002EE41.pdf
Region:	STATE
Facility ID:	00000005679
Facility Type:	Other
Other Type:	NEW CAR DEALER
Contact Name:	TOM SIMONS
Telephone:	7145400330
Owner Name:	SOUTH COAST DODGE INC.
Owner Address:	2888 HARBOR BL.
Owner City,St,Zip:	COSTA MESA, CA 92626
Total Tanks:	0003
Tank Num:	001
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00000250
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor
Tank Num:	002
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	Not reported

COSTA MESA HONDA (Continued) **1000405638**

Tank Capacity: 00000250
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Visual

Click here for Geo Tracker PDF:

EMI:
Year: 1987
County Code: 30
Air Basin: SC
Facility ID: 26008
Air District Name: SC
SIC Code: 7538
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

HAZNET:
envid: 1000405638
Year: 2014
GEPAID: CAD981968050
Contact: BILL GUNNING/SERVICE DIR.
Telephone: 7144345260
Mailing Name: Not reported
Mailing Address: 2888 HARBOR BLVD
Mailing City,St,Zip: COSTA MESA, CA 926263911
Gen County: Orange
TSD EPA ID: CAD044429835
TSD County: Los Angeles
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.245
Cat Decode: Other inorganic solid waste
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Orange

envid: 1000405638
Year: 2014
GEPAID: CAD981968050
Contact: BILL GUNNING/SERVICE DIR.
Telephone: 7144345260
Mailing Name: Not reported
Mailing Address: 2888 HARBOR BLVD
Mailing City,St,Zip: COSTA MESA, CA 926263911
Gen County: Orange

COSTA MESA HONDA (Continued) **1000405638**

TSD EPA ID: CAD044429835
TSD County: Los Angeles
Waste Category: Oil/water separation sludge
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.10425
Cat Decode: Oil/water separation sludge
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Orange

envid: 1000405638
Year: 2014
GEPAID: CAD981968050
Contact: BILL GUNNING/SERVICE DIR.
Telephone: 7144345260
Mailing Name: Not reported
Mailing Address: 2888 HARBOR BLVD
Mailing City,St,Zip: COSTA MESA, CA 926263911
Gen County: Orange
TSD EPA ID: CAD981696420
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.72975
Cat Decode: Aqueous solution with total organic residues 10 percent or more
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Orange

envid: 1000405638
Year: 2014
GEPAID: CAD981968050
Contact: BILL GUNNING/SERVICE DIR.
Telephone: 7144345260
Mailing Name: Not reported
Mailing Address: 2888 HARBOR BLVD
Mailing City,St,Zip: COSTA MESA, CA 926263911
Gen County: Orange
TSD EPA ID: CAD981696420
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 1.33
Cat Decode: Waste oil and mixed oil
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Orange

envid: 1000405638
Year: 2014
GEPAID: CAD981968050
Contact: BILL GUNNING/SERVICE DIR.
Telephone: 7144345260
Mailing Name: Not reported

COSTA MESA HONDA (Continued) **1000405638**

Mailing Address:	2888 HARBOR BLVD
Mailing City,St,Zip:	COSTA MESA, CA 926263911
Gen County:	Orange
TSD EPA ID:	NED981723513
TSD County:	99
Waste Category:	Other organic solids
Disposal Method:	Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	0.24
Cat Decode:	Other organic solids
Method Decode:	Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
87 additional CA_HAZNET: record(s) in the EDR Site Report.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083000379T

F21 **ATLAS DODGE** **LUST** **S111711328**
NE **2929 HARBOR** **Orange Co. Industrial Site** **N/A**
1/4-1/2 **COSTA MESA, CA 92626**
0.426 mi.
2251 ft. **Site 2 of 3 in cluster F**

Relative:
Lower

Actual:
52 ft.

LUST:

Region:	STATE
Global Id:	T0605900044
Latitude:	33.6781113
Longitude:	-117.919504
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	10/29/1987
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083000055T
LOC Case Number:	87UT003
File Location:	Local Agency
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating, Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605900044
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

ATLAS DODGE (Continued) **S111711328**

Status History:

Global Id:	T0605900044
Status:	Completed - Case Closed
Status Date:	10/29/1987
Global Id:	T0605900044
Status:	Open - Case Begin Date
Status Date:	01/09/1987

Regulatory Activities:

Global Id:	T0605900044
Action Type:	Other
Date:	01/09/1987
Action:	Leak Discovery
Global Id:	T0605900044
Action Type:	Other
Date:	01/09/1987
Action:	Leak Reported

Region:	STATE
Global Id:	T0605902325
Latitude:	33.6781113
Longitude:	-117.919504
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/12/2005
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083003553T
LOC Case Number:	99UT041
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:	T0605902325
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:	T0605902325
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

ATLAS DODGE (Continued) **S111711328**

Phone Number: 9513202007

Status History:
Global Id: T0605902325
Status: Completed - Case Closed
Status Date: 09/12/2005

Global Id: T0605902325
Status: Open - Case Begin Date
Status Date: 04/29/1999

Global Id: T0605902325
Status: Open - Remediation
Status Date: 06/26/2002

Global Id: T0605902325
Status: Open - Verification Monitoring
Status Date: 03/01/2005

Regulatory Activities:
Global Id: T0605902325
Action Type: Other
Date: 04/29/1999
Action: Leak Discovery

Global Id: T0605902325
Action Type: Other
Date: 06/10/1999
Action: Leak Reported

Global Id: T0605902325
Action Type: REMEDIATION
Date: 06/26/2002
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902325
Action Type: ENFORCEMENT
Date: 09/12/2005
Action: Closure/No Further Action Letter

Global Id: T0605902325
Action Type: ENFORCEMENT
Date: 01/22/2003
Action: Staff Letter

Global Id: T0605902325
Action Type: ENFORCEMENT
Date: 06/14/1999
Action: Notice of Responsibility

Global Id: T0605902325
Action Type: ENFORCEMENT
Date: 08/20/2003
Action: Staff Letter

Global Id: T0605902325

ATLAS DODGE (Continued) **S111711328**

Action Type: ENFORCEMENT
Date: 12/27/2004
Action: Staff Letter

Global Id: T0605902325
Action Type: ENFORCEMENT
Date: 03/01/2005
Action: Staff Letter

Global Id: T0605902325
Action Type: ENFORCEMENT
Date: 05/06/2005
Action: Staff Letter

Global Id: T0605902325
Action Type: ENFORCEMENT
Date: 07/14/2005
Action: LOP Case Closure Summary to RB

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 87UT003
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 10/29/1987
Case Type: Soil Only
Record ID: RO0000909

Region: ORANGE
Facility Id: 87UT003
Current Status: Certification (Case Closed)
Released Substance: Waste oil/Used oil
Date Closed: 10/29/1987
Case Type: Soil Only
Record ID: RO0000909

Region: ORANGE
Facility Id: 99UT041
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 09/12/2005
Case Type: Other Ground Water
Record ID: RO0002105

Orange Co. Industrial Site:
Case ID: 01IC033
Region: ORANGE
Record ID: RO0000054
Current Status: CLOSED 7/19/2002
Closure Type: Closure certification issued
Released Chemical: FUEL WASTE

F22
NE
1/4-1/2
0.428 mi.
2259 ft.

ATLAS CHRYSLER-PLYMOUTH INC
2929 HARBOR BL
COSTA MESA, CA 92626

Site 3 of 3 in cluster F

LUST **1000156820**
HIST UST **N/A**
EMI
HIST CORTESE

Relative:
Lower

Actual:
52 ft.

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083000055T
Local Case Num:	87UT003
Case Type:	Soil only
Substance:	12035,800661
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:	T0605900044
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:	1/9/1987
Enforcement Date:	Not reported
Close Date:	10/29/1987
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:	33.6781113
Longitude:	-117.919504
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

ATLAS CHRYSLER-PLYMOUTH INC (Continued) **1000156820**

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:	Remedial action (cleanup) Underway
Case Number:	083003553T
Local Case Num:	99UT041
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:	Tank
Global ID:	T0605902325
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:	4/29/1999
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:	Not reported
Date Remedial Action Underway:	6/26/2002
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:	33.6781113
Longitude:	-117.919504
MTBE Date:	3/14/2004
Max MTBE GW:	32
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

ATLAS CHRYSLER-PLYMOUTH INC (Continued) **1000156820**

Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

HIST UST:
File Number: 0002E54C
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002E54C.pdf
Region: STATE
Facility ID: 00000016505
Facility Type: Other
Other Type: CAR DEALER
Contact Name: KEN CAMPBELL
Telephone: 7145461934
Owner Name: NICK VARZAK
Owner Address: 2929 HARBOR BLVD.
Owner City,St,Zip: COSTA MESA, CA 92626
Total Tanks: 0003

Tank Num: 001
Container Num: GAS 1
Year Installed: 1983
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 001
Container Num: 21010
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: WASTE
Type of Fuel: 2
Container Construction Thickness: X
Leak Detection: None

Tank Num: 001
Container Num: OIL 1
Year Installed: Not reported
Tank Capacity: 00000280
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 001
Container Num: OIL 1
Year Installed: Not reported
Tank Capacity: 00000280
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 001
Container Num: GAS 1

ATLAS CHRYSLER-PLYMOUTH INC (Continued) **1000156820**

Year Installed:	1983
Tank Capacity:	00002000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	001
Container Num:	21010
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	2
Container Construction Thickness:	X
Leak Detection:	None

Tank Num:	002
Container Num:	00043741
Year Installed:	Not reported
Tank Capacity:	00000350
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	002
Container Num:	00043741
Year Installed:	Not reported
Tank Capacity:	00000350
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	002
Container Num:	210101
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	002
Container Num:	210101
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	003
Container Num:	TRANS 1
Year Installed:	Not reported
Tank Capacity:	00000280
Tank Used for:	PRODUCT

ATLAS CHRYSLER-PLYMOUTH INC (Continued) **1000156820**

Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: TRANS 1
Year Installed: Not reported
Tank Capacity: 00000280
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: None

Click here for Geo Tracker PDF:

EMI:

Year: 1987
County Code: 30
Air Basin: SC
Facility ID: 21925
Air District Name: SC
SIC Code: 5511
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 1990
County Code: 30
Air Basin: SC
Facility ID: 21925
Air District Name: SC
SIC Code: 5510
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 1993
County Code: 30
Air Basin: SC
Facility ID: 21925
Air District Name: SC
SIC Code: 5511
Air District Name: SOUTH COAST AQMD

ATLAS CHRYSLER-PLYMOUTH INC (Continued) **1000156820**

Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	3
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1995
County Code:	30
Air Basin:	SC
Facility ID:	21925
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	3
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083000055T

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083003553T

23
ENE
1/4-1/2
0.473 mi.
2495 ft.

Relative:
Lower

Actual:
55 ft.

UNIVERSITY OLDSMOBILE
2850 HARBOR BLVD
COSTA MESA, CA 92626

LUST **U003299662**
UST **N/A**
HIST UST
EMI

LUST:

Region:	STATE
Global Id:	T0605901146
Latitude:	33.675191
Longitude:	-117.918255
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	10/29/2001
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083001503T
LOC Case Number:	90UT094

UNIVERSITY OLDSMOBILE (Continued) **U003299662**

File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Diesel, Waste Oil / Motor / Hydraulic / Lubricating, Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0605901146
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: T0605901146
Contact Type: Regional Board Caseworker
Contact Name: VALERIE JAHN-BULL
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: vjahn-bull@waterboards.ca.gov
Phone Number: 9517824903

Status History:
Global Id: T0605901146
Status: Completed - Case Closed
Status Date: 10/29/2001

Global Id: T0605901146
Status: Open - Case Begin Date
Status Date: 03/06/1990

Regulatory Activities:
Global Id: T0605901146
Action Type: Other
Date: 03/06/1990
Action: Leak Discovery

Global Id: T0605901146
Action Type: Other
Date: 03/06/1990
Action: Leak Reported

Global Id: T0605901146
Action Type: ENFORCEMENT
Date: 10/29/2001
Action: Closure/No Further Action Letter

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 90UT094
Current Status: Certification (Case Closed)

UNIVERSITY OLDSMOBILE (Continued) **U003299662**

Released Substance: Waste oil/Used oil
Date Closed: 10/29/2001
Case Type: Other Ground Water
Record ID: RO0000803

Region: ORANGE
Facility Id: 90UT094
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 10/29/2001
Case Type: Other Ground Water
Record ID: RO0000803

Region: ORANGE
Facility Id: 90UT094
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed: 10/29/2001
Case Type: Other Ground Water
Record ID: RO0000803

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083001503T
Local Case Num:	90UT094
Case Type:	Other ground water affected
Substance:	12034,12035,
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:	T0605901146
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	3/6/1990
Enforcement Date:	Not reported
Close Date:	10/29/2001
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

UNIVERSITY OLDSMOBILE (Continued) **U003299662**

Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6750824
Longitude:	-117.91907
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:	VJJ
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:	1839
Permitting Agency:	ORANGE COUNTY
Latitude:	33.676685
Longitude:	-117.9173208

HIST UST:

File Number:	0002E630
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002E630.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

EMI:

Year:	1987
County Code:	30

UNIVERSITY OLDSMOBILE (Continued) **U003299662**

Air Basin:	SC
Facility ID:	4195
Air District Name:	SC
SIC Code:	5511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	4195
Air District Name:	SC
SIC Code:	55
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

24
NE
1/4-1/2
0.480 mi.
2536 ft.

METRO CAR WASH
2950 HARBOR BLVD
COSTA MESA, CA 92626

LUST **U001576821**
UST **N/A**
SWEEPS UST
HIST UST
CHMIRS

Relative:
Lower

Actual:
50 ft.

LUST:

Region:	STATE
Global Id:	T0605902129
Latitude:	33.6785743
Longitude:	-117.919119
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	06/15/2006
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083003124T
LOC Case Number:	98UT006
File Location:	Local Agency
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Diesel, Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

METRO CAR WASH (Continued) **U001576821**

Contact:
Global Id: T0605902129
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: T0605902129
Contact Type: Regional Board Caseworker
Contact Name: NANCY OLSON-MARTIN
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: nolson-martin@waterboards.ca.gov
Phone Number: Not reported

Status History:
Global Id: T0605902129
Status: Completed - Case Closed
Status Date: 06/15/2006

Global Id: T0605902129
Status: Open - Case Begin Date
Status Date: 01/22/1998

Global Id: T0605902129
Status: Open - Remediation
Status Date: 04/24/2001

Regulatory Activities:
Global Id: T0605902129
Action Type: Other
Date: 01/22/1998
Action: Leak Discovery

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 09/21/2005
Action: Staff Letter

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 01/26/1998
Action: Notice of Responsibility

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 04/14/2003
Action: Staff Letter

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 05/27/2004

METRO CAR WASH (Continued) **U001576821**

Action: Staff Letter

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 12/13/2004
Action: Staff Letter

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 05/16/2005
Action: Staff Letter

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 06/21/2005
Action: Staff Letter

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 09/23/2005
Action: Staff Letter

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 02/02/2006
Action: Staff Letter

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 02/16/2006
Action: Staff Letter

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 06/15/2006
Action: Closure/No Further Action Letter

Global Id: T0605902129
Action Type: ENFORCEMENT
Date: 12/23/2005
Action: Staff Letter

Global Id: T0605902129
Action Type: Other
Date: 01/22/1998
Action: Leak Reported

Global Id: T0605902129
Action Type: REMEDIATION
Date: 11/16/2000
Action: Free Product Removal

Global Id: T0605902129
Action Type: REMEDIATION
Date: 04/24/2001
Action: Soil Vapor Extraction (SVE)

METRO CAR WASH (Continued) **U001576821**

ORANGE CO. LUST:

Region:	ORANGE
Facility Id:	98UT006
Current Status:	Certification (Case Closed)
Released Substance:	Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	06/15/2006
Case Type:	Other Ground Water
Record ID:	RO0000812

Region:	ORANGE
Facility Id:	98UT006
Current Status:	Certification (Case Closed)
Released Substance:	Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed:	06/15/2006
Case Type:	Other Ground Water
Record ID:	RO0000812

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Remedial action (cleanup) Underway
Case Number:	083003124T
Local Case Num:	98UT006
Case Type:	Other ground water affected
Substance:	12034,800661
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:	T0605902129
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:	1/22/1998
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:	Not reported
Date Remedial Action Underway:	4/24/2001
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:	33.6785743

METRO CAR WASH (Continued) **U001576821**

Longitude:	-117.919119
MTBE Date:	3/16/2004
Max MTBE GW:	14
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
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:	6371
Permitting Agency:	ORANGE COUNTY
Latitude:	33.6799731
Longitude:	-117.9175598

SWEEPS UST:

Status:	Active
Comp Number:	6371
Number:	9
Board Of Equalization:	44-016466
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-006371-000001
Tank Status:	A
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	5

Status:	Active
Comp Number:	6371
Number:	9
Board Of Equalization:	44-016466
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-006371-000002
Tank Status:	A
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL

METRO CAR WASH (Continued) **U001576821**

STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 6371
Number: 9
Board Of Equalization: 44-016466
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-006371-000003
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 6371
Number: 9
Board Of Equalization: 44-016466
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-006371-000004
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Status: Active
Comp Number: 6371
Number: 9
Board Of Equalization: 44-016466
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-006371-000005
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

HIST UST:
File Number: 0002EB41

METRO CAR WASH (Continued) **U001576821**

URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002EB41.pdf
Region:	STATE
Facility ID:	00000052755
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	BOB WILDER
Telephone:	7145468191
Owner Name:	METRO CALIF. BUS. ENT.
Owner Address:	387 N. TUSTIN AVE.
Owner City,St,Zip:	ORANGE, CA 92667
Total Tanks:	0005
Tank Num:	001
Container Num:	1
Year Installed:	1964
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	10
Tank Num:	002
Container Num:	2
Year Installed:	1964
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	None
Tank Num:	003
Container Num:	3
Year Installed:	1964
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	None
Tank Num:	004
Container Num:	4
Year Installed:	1964
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	1/4
Leak Detection:	None
Tank Num:	005
Container Num:	5
Year Installed:	1964
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	None

METRO CAR WASH (Continued) **U001576821**

Click here for Geo Tracker PDF:

CHMIRS:

OES Incident Number:	7-4279
OES notification:	10/27/1997
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
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:	Yes
Waterway:	STORM DRAIN
Spill Site:	Not reported
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1997
Agency:	SANITARY DISTRICT
Incident Date:	10/25/199712:00:00 AM
Admin Agency:	Orange Cnty Management Div - HazMat Div.
Amount:	Not reported
Contained:	Yes
Site Type:	Road
E Date:	Not reported
Substance:	SEWAGE
Gallons:	900
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0

METRO CAR WASH (Continued) **U001576821**

Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	PRIVATE LATERAL OVERFLOWED FOR 7.5 HOURS INTO PUBLIC RIGHT OF WAY AND INTO A STORM DRAIN.
OES Incident Number:	7-6667
OES notification:	10/30/2007
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
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:	Not reported
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Contractor
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2007
Agency:	Costa Mesa Sanitary Dist
Incident Date:	10/29/2007 12:00:00 AM
Admin Agency:	Orange Cnty Management Div - HazMat Div.

METRO CAR WASH (Continued) **U001576821**

Amount:	Not reported
Contained:	Yes
Site Type:	Merchant/Business
E Date:	Not reported
Substance:	sewage
Gallons:	14
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	RP Sate: Grease blockage in a private lateral. Release came out a private manhole and went towards a storm drain but did not enter the storm drain.

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25 **PLAINS HOME CENTER** **LUST U003783820**
SE **2666 HARBOR BLVD** **UST N/A**
1/4-1/2 **COSTA MESA, CA 92626** **HAZNET**
0.488 mi.
2577 ft.

Relative:
Higher

Actual:
67 ft.

LUST:

Region:	STATE
Global Id:	T0605900242
Latitude:	33.66999
Longitude:	-117.918594
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/27/2003
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083000307T
LOC Case Number:	86UT157
File Location:	Local Agency
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Stoddard solvent / Mineral Spriits / Distillates
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605900242
Contact Type:	Local Agency Caseworker
Contact Name:	DENAMARIE BAKER
Organization Name:	ORANGE COUNTY LOP

PLAINS HOME CENTER (Continued) **U003783820**

Address: 1241 E. DYER ROAD, STE. 120
City: SANTA ANA
Email: dbaker@ochca.com
Phone Number: 7144336255

Global Id: T0605900242
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: T0605900242
Status: Completed - Case Closed
Status Date: 03/27/2003

Global Id: T0605900242
Status: Open - Case Begin Date
Status Date: 08/13/1986

Regulatory Activities:
Global Id: T0605900242
Action Type: Other
Date: 08/13/1986
Action: Leak Discovery

Global Id: T0605900242
Action Type: Other
Date: 08/13/1986
Action: Leak Reported

Global Id: T0605900242
Action Type: ENFORCEMENT
Date: 05/23/2003
Action: Closure/No Further Action Letter

Global Id: T0605900242
Action Type: REMEDIATION
Date: 02/02/1995
Action: Soil Vapor Extraction (SVE)

Global Id: T0605900242
Action Type: ENFORCEMENT
Date: 04/17/2003
Action: LOP Case Closure Summary to RB

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 86UT157
Current Status: Certification (Case Closed)
Released Substance: Paint thinner
Date Closed: 05/23/2003

PLAINS HOME CENTER (Continued) **U003783820**

Case Type: Other Ground Water
Record ID: RO0002179

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083000307T
Local Case Num:	86UT157
Case Type:	Other ground water affected
Substance:	Paint Thinner
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:	Tank
Global ID:	T0605900242
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	8/13/1986
Enforcement Date:	Not reported
Close Date:	3/27/2003
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:	=
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6696696
Longitude:	-117.91903
MTBE Date:	5/3/2002
Max MTBE GW:	4
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
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

PLAINS HOME CENTER (Continued) **U003783820**

Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

UST:
Facility ID: 6441
Permitting Agency: ORANGE COUNTY
Latitude: 33.671341
Longitude: -117.91725

HAZNET:
envid: U003783820
Year: 2013
GEPAID: CAL000384790
Contact: FRANK ROGERS
Telephone: 7149624160
Mailing Name: Not reported
Mailing Address: 9045 ADAMS AVE
Mailing City,St,Zip: HUNTINGTON BEACH, CA 92646
Gen County: Orange
TSD EPA ID: ARD069748192
TSD County: 99
Waste Category: Not reported
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.0635
Cat Decode: Not reported
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Not reported

envid: U003783820
Year: 2013
GEPAID: CAL000384790
Contact: FRANK ROGERS
Telephone: 7149624160
Mailing Name: Not reported
Mailing Address: 9045 ADAMS AVE
Mailing City,St,Zip: HUNTINGTON BEACH, CA 92646
Gen County: Orange
TSD EPA ID: CAD008252405
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: 0.019
Cat Decode: Not reported
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Not reported

envid: U003783820
Year: 2013
GEPAID: CAL000384790
Contact: FRANK ROGERS
Telephone: 7149624160
Mailing Name: Not reported
Mailing Address: 9045 ADAMS AVE

PLAINS HOME CENTER (Continued) **U003783820**

Mailing City,St,Zip:	HUNTINGTON BEACH, CA 92646
Gen County:	Orange
TSD EPA ID:	CAD008252405
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	2.5815
Cat Decode:	Not reported
Method Decode:	Fuel Blending Prior To Energy Recovery At Another Site
Facility County:	Not reported

G26 **(CAMFP) SCHOOL DISTRICT** **ENVIROSTOR** **S107735757**
East **N/A**
1/2-1 **COSTA MESA, CA**
0.517 mi.
2732 ft. **Site 1 of 3 in cluster G**

Relative:
Lower

Actual:
56 ft.

ENVIROSTOR:

Facility ID:	80000027
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:	33.675
Longitude:	-117.9166
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CA99799F693700
Alias Type:	Federal Facility ID
Alias Name:	J09CA0041
Alias Type:	INPR
Alias Name:	80000027
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

(CAMFP) SCHOOL DISTRICT (Continued) **S107735757**

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

G27 **(CMAFP) CITY COSTA MESA** **ENVIROSTOR** **S107735758**
East **N/A**
1/2-1 **COSTA MESA, CA**
0.517 mi.
2732 ft. **Site 2 of 3 in cluster G**

Relative:
Lower

Actual:
56 ft.

ENVIROSTOR:
Facility ID: 80000021
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: 33.675
Longitude: -117.9166
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CA99799F693600
Alias Type: Federal Facility ID
Alias Name: J09CA0035
Alias Type: INPR
Alias Name: 80000021
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: 03/04/1993
Comments: Not reported

Future Area Name: Not reported

(CMAFP) CITY COSTA MESA (Continued) **S107735758**

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

G28 **COSTA MESA AF PLT** **ENVIROSTOR** **S107736173**
East **N/A**
1/2-1 **COSTA MESA, CA**
0.517 mi.
2732 ft. **Site 3 of 3 in cluster G**

Relative:
Lower

Actual:
56 ft.

ENVIROSTOR:

Facility ID:	80000231
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:	33.675
Longitude:	-117.9166
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CA99799F542000
Alias Type:	Federal Facility ID
Alias Name:	J09CA0311
Alias Type:	INPR
Alias Name:	80000231
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

COSTA MESA AF PLT (Continued) **S107736173**

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

29
SSE
1/2-1
0.832 mi.
4395 ft.

FAIRVIEW DEVELOPMENTAL CENTER **UST** **U003432980**
2501 HARBOR BLVD **SWEEPS UST** **N/A**
COSTA MESA, CA 92626 **EMI**
HWP

Relative:
Higher

Actual:
73 ft.

UST:
Facility ID: 6732
Permitting Agency: ORANGE COUNTY
Latitude: 33.66331
Longitude: -117.91931

SWEEPS UST:
Status: Not reported
Comp Number: 6732
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: 30-000-006732-000004
Tank Status: Not reported
Capacity: 18000
Active Date: Not reported
Tank Use: UNKNOWN
STG: PRODUCT
Content: Not reported
Number Of Tanks: 2

Status: Not reported
Comp Number: 6732
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: 30-000-006732-000005
Tank Status: Not reported
Capacity: 18000
Active Date: Not reported
Tank Use: UNKNOWN
STG: PRODUCT
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 6732

FAIRVIEW DEVELOPMENTAL CENTER (Continued) **U003432980**

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: 30-000-006732-000006
Tank Status: A
Capacity: 2000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 3

Status: Active
Comp Number: 6732
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: 30-000-006732-000007
Tank Status: A
Capacity: 12000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Status: Active
Comp Number: 6732
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: 30-000-006732-000010
Tank Status: A
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: OTHER
Number Of Tanks: Not reported

EMI:
Year: 1987
County Code: 30
Air Basin: SC
Facility ID: 3496
Air District Name: SC
SIC Code: 8062
Air District Name: SOUTH COAST AQMD

FAIRVIEW DEVELOPMENTAL CENTER (Continued) **U003432980**

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:	4
SOX - Oxides of Sulphur Tons/Yr:	2
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8069
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:	6
Carbon Monoxide Emissions Tons/Yr:	66
NOX - Oxides of Nitrogen Tons/Yr:	11
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1

Year:	1993
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8069
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:	6
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	3
NOX - Oxides of Nitrogen Tons/Yr:	11
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1

Year:	1995
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8069
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:	6
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	3
NOX - Oxides of Nitrogen Tons/Yr:	11

FAIRVIEW DEVELOPMENTAL CENTER (Continued) **U003432980**

SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smllr Tons/Yr: 1

Year: 1996
County Code: 30
Air Basin: SC
Facility ID: 3496
Air District Name: SC
SIC Code: 8069
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: 5
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 5
NOX - Oxides of Nitrogen Tons/Yr: 8
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smllr Tons/Yr: 1

Year: 1997
County Code: 30
Air Basin: SC
Facility ID: 3496
Air District Name: SC
SIC Code: 8069
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: 3
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 7
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 1998
County Code: 30
Air Basin: SC
Facility ID: 3496
Air District Name: SC
SIC Code: 8069
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: 3
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 7
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 1999
County Code: 30

FAIRVIEW DEVELOPMENTAL CENTER (Continued) **U003432980**

Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8069
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:	3
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	7
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2000
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8069
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:	3
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	7
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2001
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8069
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:	2
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	6
NOX - Oxides of Nitrogen Tons/Yr:	6
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1

Year:	2002
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8051
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported

FAIRVIEW DEVELOPMENTAL CENTER (Continued) **U003432980**

Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	4
NOX - Oxides of Nitrogen Tons/Yr:	6
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2003
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8051
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:	4
NOX - Oxides of Nitrogen Tons/Yr:	6
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2004
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8051
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:	1.4314004
Reactive Organic Gases Tons/Yr:	1.03
Carbon Monoxide Emissions Tons/Yr:	4.3819
NOX - Oxides of Nitrogen Tons/Yr:	5.802
SOX - Oxides of Sulphur Tons/Yr:	0.040846
Particulate Matter Tons/Yr:	0.5172044
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.5

Year:	2005
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8051
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:	.63504
Reactive Organic Gases Tons/Yr:	.449895054
Carbon Monoxide Emissions Tons/Yr:	4.71928
NOX - Oxides of Nitrogen Tons/Yr:	2.90512
SOX - Oxides of Sulphur Tons/Yr:	.042765

FAIRVIEW DEVELOPMENTAL CENTER (Continued) **U003432980**

Particulate Matter Tons/Yr: .460095
Part. Matter 10 Micrometers and Smllr Tons/Yr:.45894045

Year: 2006
County Code: 30
Air Basin: SC
Facility ID: 3496
Air District Name: SC
SIC Code: 8051
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: 1.153118100016011875
Reactive Organic Gases Tons/Yr: .663
Carbon Monoxide Emissions Tons/Yr: .267
NOX - Oxides of Nitrogen Tons/Yr: 2.232
SOX - Oxides of Sulphur Tons/Yr: .043
Particulate Matter Tons/Yr: .479
Part. Matter 10 Micrometers and Smllr Tons/Yr:.47788

Year: 2007
County Code: 30
Air Basin: SC
Facility ID: 3496
Air District Name: SC
SIC Code: 8051
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: 1.096053982850030067
Reactive Organic Gases Tons/Yr: .663
Carbon Monoxide Emissions Tons/Yr: .267
NOX - Oxides of Nitrogen Tons/Yr: 2.232
SOX - Oxides of Sulphur Tons/Yr: .043
Particulate Matter Tons/Yr: .479
Part. Matter 10 Micrometers and Smllr Tons/Yr:.47788

Year: 2008
County Code: 30
Air Basin: SC
Facility ID: 3496
Air District Name: SC
SIC Code: 8063
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: .8881087109595239453
Reactive Organic Gases Tons/Yr: .463588308
Carbon Monoxide Emissions Tons/Yr: .45561
NOX - Oxides of Nitrogen Tons/Yr: .75153
SOX - Oxides of Sulphur Tons/Yr: .0394245
Particulate Matter Tons/Yr: .45486875
Part. Matter 10 Micrometers and Smllr Tons/Yr:.454844015

Year: 2009
County Code: 30
Air Basin: SC

FAIRVIEW DEVELOPMENTAL CENTER (Continued) **U003432980**

Facility ID:	3496
Air District Name:	SC
SIC Code:	8063
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:	0.57433391876683804
Reactive Organic Gases Tons/Yr:	0.33700140000000001
Carbon Monoxide Emissions Tons/Yr:	0.90561000000000003
NOX - Oxides of Nitrogen Tons/Yr:	1.8515299999999999
SOX - Oxides of Sulphur Tons/Yr:	2.0414499999999999E-2
Particulate Matter Tons/Yr:	0.26697149999999997
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.265942595

Year:	2010
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8063
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:	0.87765890147301595
Reactive Organic Gases Tons/Yr:	0.48020000000000002
Carbon Monoxide Emissions Tons/Yr:	0.38718999999999998
NOX - Oxides of Nitrogen Tons/Yr:	1.1500999999999999
SOX - Oxides of Sulphur Tons/Yr:	4.2009999999999999E-2
Particulate Matter Tons/Yr:	0.43049999999999999
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.42903192000000001

Year:	2011
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8063
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:	0.83356223201
Reactive Organic Gases Tons/Yr:	0.4275
Carbon Monoxide Emissions Tons/Yr:	1.51372
NOX - Oxides of Nitrogen Tons/Yr:	1.57033
SOX - Oxides of Sulphur Tons/Yr:	0.03360265
Particulate Matter Tons/Yr:	0.40740325
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.4070335905

Year:	2012
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8063
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported

FAIRVIEW DEVELOPMENTAL CENTER (Continued) **U003432980**

Total Organic Hydrocarbon Gases Tons/Yr:	0.87049154837
Reactive Organic Gases Tons/Yr:	0.47516
Carbon Monoxide Emissions Tons/Yr:	0.29945
NOX - Oxides of Nitrogen Tons/Yr:	1.06416
SOX - Oxides of Sulphur Tons/Yr:	0.029832965
Particulate Matter Tons/Yr:	0.43804325
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.4364686305

Year:	2013
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8322
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:	0.80371476661
Reactive Organic Gases Tons/Yr:	0.39838303
Carbon Monoxide Emissions Tons/Yr:	1.26039
NOX - Oxides of Nitrogen Tons/Yr:	0.84516
SOX - Oxides of Sulphur Tons/Yr:	0.031682965
Particulate Matter Tons/Yr:	0.44480325
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.4435499105

Year:	2014
County Code:	30
Air Basin:	SC
Facility ID:	3496
Air District Name:	SC
SIC Code:	8322
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:	0.91793227671
Reactive Organic Gases Tons/Yr:	0.59779
Carbon Monoxide Emissions Tons/Yr:	3.88036
NOX - Oxides of Nitrogen Tons/Yr:	1.96864
SOX - Oxides of Sulphur Tons/Yr:	0.02678
Particulate Matter Tons/Yr:	0.39445
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.39300204

HWP:

EPA Id:	CAX000225151
Cleanup Status:	KNOWN GENERATORS
Latitude:	33.66327
Longitude:	-117.9192
Facility Type:	Historical - Non-Operating
Facility Size:	Not reported
Team:	Not reported
Supervisor:	Not reported
Site Code:	Not reported
Assembly District:	74
Senate District:	37
Public Information Officer:	Not reported
Public Information Officer:	Not reported

30 ENE 1/2-1 0.877 mi. 4629 ft.

METROPOLITAN CIRCUITS
1267 LOGAN AVENUE
COSTA MESA, CA 92626

RESPONSE **S100833316**
ENVIROSTOR **N/A**
HIST Cal-Sites
CA BOND EXP. PLAN
HIST CORTESE

Relative: Lower

Actual: 46 ft.

RESPONSE:

Facility ID:	30360008
Site Type:	State Response
Site Type Detail:	State Response or NPL
Acres:	2.5
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Emad Yemut
Division Branch:	Cleanup Cypress
Site Code:	400096
Site Mgmt. Req.:	NONE SPECIFIED
Assembly:	74
Senate:	37
Special Program Status:	Not reported
Status:	Certified
Status Date:	11/20/2000
Restricted Use:	NO
Funding:	Responsible Party
Latitude:	33.67829
Longitude:	-117.9103
APN:	141-202-15
Past Use:	MANUFACTURING - ELECTRONIC
Potential COC :	Arsenic Lead Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE Cadmium and compounds Chromium VI Copper and compounds 1,2-Dichloroethane (EDC 1,1-Dichloroethylene Mercury and compounds 1,1,2-Trichloroethane Zinc
Confirmed COC:	1,1,2-Trichloroethane Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE Cadmium and compounds Chromium VI Copper and compounds 1,2-Dichloroethane (EDC 1,1-Dichloroethylene Mercury and compounds Arsenic Lead Zinc
Potential Description:	OTH, SOIL, SV, IA, SURFW
Alias Name:	METROPOLITAN WEST (IN 1971)
Alias Type:	Alternate Name
Alias Name:	VELIE CIRCUITS INC
Alias Type:	Alternate Name
Alias Name:	141-202-15
Alias Type:	APN
Alias Name:	CAD982360232
Alias Type:	EPA Identification Number
Alias Name:	110033610634
Alias Type:	EPA (FRS #)
Alias Name:	SLT8R0273912
Alias Type:	GeoTracker Global ID
Alias Name:	CAD980816763
Alias Type:	HWTS Identification Code
Alias Name:	P41025
Alias Type:	PCode
Alias Name:	300096
Alias Type:	Project Code (Site Code)
Alias Name:	400096
Alias Type:	Project Code (Site Code)

METROPOLITAN CIRCUITS (Continued) **S100833316**

Alias Name: 30360008
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Final Determination of Non-Compliance
Completed Date: 11/30/1990
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 04/11/1988
Comments: RAO

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 08/01/1981
Comments: Facility Identified: Phone Co Search. Records Search: 07/01/76 NPDES #477B8872, IWP #7-217. 03/19/79 EMA - chemical waste onto Logan Avenue. 04/24/79 EMA-WPC - IWDP #202. 05/11/79 County Sanitation - discharge to sewer at night.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 10/12/1999
Comments: A settlement agreement was reached with Velie Circuits in which final remediation has been approved. O&M will continue until the second quarter of the year 2000.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 10/10/1996
Comments: The CEQA and RAW were completed and approved. Onsite pump and treat system (2-phase vapor extraction) to remediate 2 perched aquifers contaminated with various VOCs. Remediation is just starting - so total removed water is not projected at this time. Operating 11/96.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 11/20/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 05/23/1995
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Imminent and/or Substantial Endangerment Order
Completed Date: 12/09/1994

METROPOLITAN CIRCUITS (Continued) **S100833316**

Comments:	DTSC issued an Imminent and/or Substantial Endangerment Order and Consent Agreement.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Amendment - Order/Agreement
Completed Date:	11/22/1993
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	10/10/1996
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Action Completion Report
Completed Date:	05/10/1999
Comments:	DTSC has determined that the remedial objectives of the ground- water and soil treatment system have been achieved.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	09/06/1995
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Investigation / Feasibility Study
Completed Date:	02/20/1996
Comments:	Additional contours of contaminated groundwater were provided. Pilot test results were also found acceptable. RI/FS complete.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Engineering Evaluation / Cost Analysis
Completed Date:	06/30/1993
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Public Participation Plan / Community Relations Plan
Completed Date:	09/30/1990
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Assessment Report
Completed Date:	09/14/1989
Comments:	Preliminary Assessment Done: On-going remedial investigation for this BEP site.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening

METROPOLITAN CIRCUITS (Continued) **S100833316**

Completed Date: 01/02/1987
Comments: Site Screening Done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 09/30/1986
Comments: Removal Action: Soil excavation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 08/20/2015
Comments: Triage meeting completed.

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

ENVIROSTOR:
Facility ID: 30360008
Status: Certified
Status Date: 11/20/2000
Site Code: 400096
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: 2.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Emad Yemut
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 33.67829
Longitude: -117.9103
APN: 141-202-15
Past Use: MANUFACTURING - ELECTRONIC
Potential COC: Arsenic Lead Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE Cadmium and compounds Chromium VI Copper and compounds 1,2-Dichloroethane (EDC 1,1-Dichloroethylene Mercury and compounds 1,1,2-Trichloroethane Zinc
Confirmed COC: 1,1,2-Trichloroethane Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE Cadmium and compounds Chromium VI Copper and compounds 1,2-Dichloroethane (EDC 1,1-Dichloroethylene Mercury and compounds Arsenic Lead Zinc

METROPOLITAN CIRCUITS (Continued) **S100833316**

Potential Description: OTH, SOIL, SV, IA, SURFW
Alias Name: METROPOLITAN WEST (IN 1971)
Alias Type: Alternate Name
Alias Name: VELIE CIRCUITS INC
Alias Type: Alternate Name
Alias Name: 141-202-15
Alias Type: APN
Alias Name: CAD982360232
Alias Type: EPA Identification Number
Alias Name: 110033610634
Alias Type: EPA (FRS #)
Alias Name: SLT8R0273912
Alias Type: GeoTracker Global ID
Alias Name: CAD980816763
Alias Type: HWTS Identification Code
Alias Name: P41025
Alias Type: PCode
Alias Name: 300096
Alias Type: Project Code (Site Code)
Alias Name: 400096
Alias Type: Project Code (Site Code)
Alias Name: 30360008
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Final Determination of Non-Compliance
Completed Date: 11/30/1990
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 04/11/1988
Comments: RAO

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 08/01/1981
Comments: Facility Identified: Phone Co Search. Records Search: 07/01/76 NPDES #477B8872, IWP #7-217. 03/19/79 EMA - chemical waste onto Logan Avenue. 04/24/79 EMA-WPC - IWDP #202. 05/11/79 County Sanitation - discharge to sewer at night.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 10/12/1999
Comments: A settlement agreement was reached with Velie Circuits in which final remediation has been approved. O&M will continue until the second quarter of the year 2000.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 10/10/1996

METROPOLITAN CIRCUITS (Continued) **S100833316**

Comments: The CEQA and RAW were completed and approved. Onsite pump and treat system (2-phase vapor extraction) to remediate 2 perched aquifers contaminated with various VOCs. Remediation is just starting - so total removed water is not projected at this time. Operating 11/96.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 11/20/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 05/23/1995
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Imminent and/or Substantial Endangerment Order
Completed Date: 12/09/1994
Comments: DTSC issued an Imminent and/or Substantial Endangerment Order and Consent Agreement.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 11/22/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 10/10/1996
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 05/10/1999
Comments: DTSC has determined that the remedial objectives of the ground- water and soil treatment system have been achieved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 09/06/1995
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 02/20/1996
Comments: Additional contours of contaminated groundwater were provided. Pilot test results were also found acceptable. RI/FS complete.

Completed Area Name: PROJECT WIDE

METROPOLITAN CIRCUITS (Continued) **S100833316**

Completed Sub Area Name: Not reported
Completed Document Type: * Engineering Evaluation / Cost Analysis
Completed Date: 06/30/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 09/30/1990
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 09/14/1989
Comments: Preliminary Assessment Done: On-going remedial investigation for this BEP site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 01/02/1987
Comments: Site Screening Done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 09/30/1986
Comments: Removal Action: Soil excavation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 08/20/2015
Comments: Triage meeting completed.

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

Calsite:
Region: CYPRESS
Facility ID: 30360008
Facility Type: RP
Type: RESPONSIBLE PARTY
Branch: SB
Branch Name: SO CAL - CYPRESS
File Name: Not reported
State Senate District: 11202000
Status: CERTIFIED AS HAVING BEEN REMEDIED SATISFACTORILY UNDER DTSC OVERSIGHT
Status Name: CERTIFIED

METROPOLITAN CIRCUITS (Continued) **S100833316**

Lead Agency:	DEPT OF TOXIC SUBSTANCES CONTROL
NPL:	Not Listed
SIC Code:	36
SIC Name:	MANU - ELECTRONIC & OTHER ELECTRIC EQUIP
Access:	Controlled
Cortese:	Not reported
Hazardous Ranking Score:	Not reported
Date Site Hazard Ranked:	Not reported
Groundwater Contamination:	Suspected
Staff Member Responsible for Site:	Not reported
Supervisor Responsible for Site:	Not reported
Region Water Control Board:	SA
Region Water Control Board Name:	SANTA ANA
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:	30360008
Activity:	DISC
Activity Name:	DISCOVERY
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	08011981
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	SOIL
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	09301986
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0

METROPOLITAN CIRCUITS (Continued) **S100833316**

Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	SS
Activity Name:	SITE SCREENING
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	01021987
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	RAO
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	04301988
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
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

METROPOLITAN CIRCUITS (Continued) **S100833316**

Unknown Type:	0
Facility ID:	30360008
Activity:	PPP
Activity Name:	PUBLIC PARTICIPATION PLAN
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	09301990
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	FDNC
Activity Name:	FINAL DETERMINATION OF NON-COMPLIANCE
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	11301990
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	FRIFS
Activity Name:	FOCUSED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
AWP Code:	GW
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06301993

METROPOLITAN CIRCUITS (Continued) **S100833316**

Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	AMEND
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	11221993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	I&SE
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	12091994
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported

METROPOLITAN CIRCUITS (Continued) **S100833316**

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:	30360008
Activity:	CEQA
Activity Name:	CEQA INCLUDING NEGATIVE DECS
AWP Code:	NOD
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	05231995
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	RIFS
Activity Name:	REMEDIAL INVESTIGATION / FEASIBILITY STUDY
AWP Code:	GW
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	03251996
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	RA

METROPOLITAN CIRCUITS (Continued) **S100833316**

Activity Name:	REMOVAL ACTION
AWP Code:	SOIL
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	09061995
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	435
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	EXCAVATION AND DISPOSAL OF NON-RCRA WASTE.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	RMDL
Activity Name:	REMEDIAL ACTION (RAP REQUIRED)
AWP Code:	S/GW
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	05101999
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
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:	N
Activity Comments:	750 LBS. VOCS REMOVED (GALLONS)6.6 MILLION GALLONS TREATED
For Commercial Reuse:	0
For Industrial Reuse:	2.50000
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	CERT
Activity Name:	CERTIFICATION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	11202000
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported

METROPOLITAN CIRCUITS (Continued) **S100833316**

Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	650
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	X
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	CEQA
Activity Name:	CEQA INCLUDING NEGATIVE DECS
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	10101996
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	RAW
Activity Name:	REMOVAL ACTION WORKPLAN
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	10101996
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
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

METROPOLITAN CIRCUITS (Continued) **S100833316**

For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	30360008
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	SETTL
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	10121999
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
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:	1267 LOGAN AVENUE
Alternate City,St,Zip:	COSTA MESA, CA 92626
Alternate Address:	1261 LOGAN AVENUE (CERCLIS)
Alternate City,St,Zip:	COSTA MESA, CA
Alternate Address:	3232 FAIRVIEW (NEW LOCATION)
Alternate City,St,Zip:	COSTA MESA, CA
Background Info:	This site is a printed circuit board manufacturing plant which was operated by Metropolitan Circuits from 1969 to 1981. The facility is presently occupied by Velie Circuits, which has operated a similar manufacturing plant at the location since 1984. During the production of the printed circuit boards, a process was used that involved the plating of copper and other metals. The soils in the chemical handling and storage areas on the site have been contaminated by metals used in this manufacturing process. The company completed a prior RI/FS in 1985, and developed a RAP for the excavation and removal of contaminated soil. The RAP was approved in February 1986, and the excavation and removal of soil was implemented in September 1986. However, post-excavation sampling revealed that metals were still present in the soils and that they appeared to be increasing in depth. Therefore, in April 1988, the Department issued an RAO to the RPs requiring them to perform additional site characterization and remediation. In 1990, an approved RI Workplan was implemented which included soil sampling and installing 2 groundwater monitoring wells. Results showed that the extent of copper-contaminated was undefined and volatile organic compound (VOCs) were present in the soil and groundwater. In 1991, additional RI work was completed. The extent of

METROPOLITAN CIRCUITS (Continued) **S100833316**

copper-contaminated soil was still undefined, the source of VOCs in the soil and groundwater was not identified, and the groundwater flow direction was unclear.
In 1992, a condensed and conservative Health Risk Assessment (HRA) was prepared by the Department based on information provided in the draft RI Report. The HRA concluded that the soil contaminated with metals and concentrations of VOCs in groundwater, if used as a drinking water source, may pose a significant risk.
After the groundwater flow direction was re-determined, additional investigative work was performed. The purpose of the investigation was to define the copper-contaminated soil area and evaluate groundwater conditions at the site using a cone penetrometer testing (CPT) survey and placing a groundwater monitoring well offsite. The report on this work concluded that available soil and groundwater data for VOCs is insufficient to identify the source or extent of contamination.
Thus, a limited soil investigation was performed in April 1993 for the purpose of determining if site operation contributed to the groundwater contamination of VOCs.

Comments Date: 08011981
Comments: 03/19/79 EMA - chemical waste onto Logan Avenue.
Comments Date: 01021987
Comments: Site Screening Done.
Comments Date: 01311984
Comments: This is the date the site was first listed pursuant to
Comments Date: 01311984
Comments: section 25356.
Comments Date: 02151995
Comments: The focused RI/FS workplan was approved.
Comments Date: 03251996
Comments: Additional contours of contaminated groundwater were
Comments Date: 03251996
Comments: provided. Pilot test results were also found acceptable.
Comments Date: 03251996
Comments: RI/FS complete.
Comments Date: 04041995
Comments: The Removal Action Workplan was tentatively approved.
Comments Date: 04221999
Comments: DTSC meets with Velie Circuits, agrees that contaminants in
Comments Date: 04221999
Comments: groundwater have reached asymptotic levels and active
Comments Date: 04221999
Comments: remediation can be discontinued. Follow-up monitoring is
Comments Date: 04221999
Comments: needed, both on and off property.
Comments Date: 05101999
Comments: DTSC has determined that the remedial objectives of the ground-
Comments Date: 05101999
Comments: water and soil treatment system have been achieved.
Comments Date: 05221995
Comments: CEQA documents for the Metrolpolitan Circuits site were
Comments Date: 05221995
Comments: submitted/approved for the planned removal action. The
Comments Date: 05221995
Comments: proposed activities include excavation and removal of
Comments Date: 05221995

METROPOLITAN CIRCUITS (Continued) **S100833316**

Comments:	metal-contaminated soils.
Comments Date:	05261982
Comments:	Final disposition through LA County Enforcement.
Comments Date:	08011981
Comments:	04/24/79 EMA-WPC - IWDP #202. 05/11/79 County Sanitation -
Comments Date:	08011981
Comments:	discharge to sewer at night.
Comments Date:	08101981
Comments:	Records Search: County Sanitation - problems with discharge
Comments Date:	08101981
Comments:	clean-up.
Comments Date:	09141989
Comments:	Preliminary Assessment Done: On-going remedial investigation
Comments Date:	09141989
Comments:	for this BEP site.
Comments Date:	09181995
Comments:	A Removal Action was conducted at the Metropolitan Circuits
Comments Date:	09181995
Comments:	site consisting of the excavation and disposal of approx-
Comments Date:	09181995
Comments:	imately 435 tons of non-RCRA waste. Clean soil was
Comments Date:	09181995
Comments:	compacted over the excavated areas and certified to at
Comments Date:	09181995
Comments:	least 90% compacted.
Comments Date:	09261989
Comments:	Preliminary Assessment submitted to EPA. No further action
Comments Date:	09261989
Comments:	by EPA.
Comments Date:	09291981
Comments:	Facility Drive-By: Operations moved to 3232 Fairview, also
Comments Date:	09291981
Comments:	in Costa Mesa. Bluegreen stain from lot to street drain.
Comments Date:	09301986
Comments:	Removal Action: Soil excavation.
Comments Date:	10051981
Comments:	Questionnaire sent.
Comments Date:	10101996
Comments:	The CEQA and RAW were completed and approved.
Comments Date:	10101996
Comments:	Onsite pump and treat system (2-phase vapor extraction) to
Comments Date:	10101996
Comments:	remediate 2 perched aquifers contaminated with various VOCs.
Comments Date:	10101996
Comments:	Remediation is just starting - so total removed water is
Comments Date:	10101996
Comments:	not projected at this time. Operating 11/96.
Comments Date:	10121999
Comments:	A settlement agreement was reached with Velie Circuits in which
Comments Date:	10121999
Comments:	final remediation has been approved. O&M will continue until
Comments Date:	10121999
Comments:	the second quarter of the year 2000.
Comments Date:	10221981
Comments:	Questionnaire received.
Comments Date:	11051981
Comments:	Phone Follow-up: Refined solvents onsite. Clarifier has ink

METROPOLITAN CIRCUITS (Continued) **S100833316**

Comments Date:	11051981
Comments:	and plating wastes. Clarifier was full - no plan to empty.
Comments Date:	11051981
Comments:	Stains from sulfuric peroxide.
Comments Date:	11091981
Comments:	State Inspection: Clarified on east side of building. Non-
Comments Date:	11091981
Comments:	odorous material in clarifier. DA torque fluid in
Comments Date:	11091981
Comments:	containers. One 55-gallon drum and 5-gallon bucket. Cement
Comments Date:	11091981
Comments:	block in back nearly dissolved. Stains (blue, yellow,
Comments Date:	11091981
Comments:	orange) around crumbling block. Acid tank was over cement
Comments Date:	11091981
Comments:	block. Reddish stain at back of building; may be rust.
Comments Date:	11091981
Comments:	Security guard on premises.
Comments Date:	11171981
Comments:	Recommend testing of clarifier.
Comments Date:	11231999
Comments:	Velie Circuits submits a proposal to abandon seven monitoring
Comments Date:	11231999
Comments:	wells in the Adams Place (former Our Town Apartments) and one
Comments Date:	11231999
Comments:	on the Lyon Mesa Property. DTSC approves the proposal.
Comments Date:	11292000
Comments:	SOIL AND GROUNDWATER REMEDIATION AT THE SITE HAS BEEN CERTIFIED
Comments Date:	11292000
Comments:	REMEDIATED TO HEALTH-BASED STANDARDS.
Comments Date:	12071981
Comments:	State Inspection: Storage cabinet had solvents, paints, and
Comments Date:	12071981
Comments:	adhesives. Five samples taken. Site photos taken.
Comments Date:	12071994
Comments:	The Department is currently negotiating a Cleanup
Comments Date:	12071994
Comments:	Agreement with Ascon Landfill.
Comments Date:	12091994
Comments:	DTSC issued an Imminent and/or Substantial Endangerment
Comments Date:	12091994
Comments:	Order and Consent Agreement.
Comments Date:	08011981
Comments:	Facility Identified: Phone Co Search.
Comments Date:	08011981
Comments:	Records Search: 07/01/76 NPDES #477B8872, IWP #7-217.
ID Name:	CALSTARS CODE
ID Value:	400096
ID Name:	HWIS IDENTIFICATION CODE
ID Value:	CAD980816763
ID Name:	BEP DATABASE PCODE
ID Value:	P41025
ID Name:	EPA IDENTIFICATION NUMBER
ID Value:	CAD982360232
Alternate Name:	METROPOLITAN WEST (IN 1971)METROPOLITAN CIRCUITSVELIE CIRCUITS INC
Special Programs Code:	CERC2
Special Programs Name:	CERCLA II

METROPOLITAN CIRCUITS (Continued) **S100833316**

CA BOND EXP. PLAN:

Reponsible Party:	RESPONSIBLE PARTY LEAD SITE CLEANUP WORKPLAN
Project Revenue Source Company:	Not reported
Project Revenue Source Addr:	Not reported
Project Revenue Source City,St,Zip:	Not reported
Project Revenue Source Desc:	The responsible parties are in compliance with an order issued by the Department for oversight/monitoring of their cleanup efforts. DHS has budgeted $50,000 for direct costs related to the project. DHS will recover 100 percent of direct costs plus staff costs and overhead related to the project. The responsible parties will pay all costs associated with cleanup.
Site Description:	This site is a former printed circuit board manufacturing plant which operated from 1969 to 1981. The facility is now occupied by Velie Circuits, which has operated a similar manufacturing plant since 1984.
Hazardous Waste Desc:	The soils in chemical handling and storage areas on the site have been contaminated by heavy metals utilized in The manufacturing process. These substances include copper, lead, and zinc.
Threat To Public Health & Env:	The levels of heavy metals in soil may be increasing with depth, which could represent a potential threat to the ground water. The site is located next to the Paularino Channel which eventually drains to the Upper Newport Bay, a wildlife refuge. There is no known exposure of chemicals to workers at this time because of preventive measures taken at the facility.
Site Activity Status:	The company completed a RI/FS and developed a RAP that was approved by the Department if February, 1986. The RAP was implemented in September, 1986 which entailed excavation and removal of contaminated soil. Post-excavation sampling revealed that metals were still present in soils and may be increasing with depth. In April, 1988, DHS issued a RAO to Metropolitan Circuits and Velie Circuits requiring them to characterize the remaining contamination and develop a second RAP. The characterization work will include ground water investigation to determine if usable aquifers are impacted. This work will commence in Fall 1988.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	CALSI
Reg Id:	30360008

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COSTA MESA	S107529056		1541 MESA DR	92626	CDL

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/13/2015
Date Data Arrived at EDR: 01/06/2016
Date Made Active in Reports: 05/20/2016
Number of Days to Update: 135

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/08/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
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: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
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: 05/16/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/28/2016
Date Data Arrived at EDR: 03/30/2016
Date Made Active in Reports: 05/20/2016
Number of Days to Update: 51

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/03/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 48

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database 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: 02/01/2016
Date Data Arrived at EDR: 02/03/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 48

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/15/2016
Date Data Arrived at EDR: 02/17/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 44

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/18/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/16/2016
Number of Days to Update: 61

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/16/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Quarterly

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 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: 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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/26/2016
Next Scheduled EDR Contact: 08/08/2016
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: 10/27/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/25/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
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: 02/17/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/09/2015
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 112

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 118

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 12/11/2015
Date Data Arrived at EDR: 02/19/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 105

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
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: 03/14/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/16/2016
Number of Days to Update: 61

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/16/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
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: 04/11/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 49

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/16/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
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: 03/11/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

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: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 12/03/2015
Date Data Arrived at EDR: 02/04/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 120

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/05/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 52

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/26/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Semi-Annually

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/25/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 01/26/2016
Date Data Arrived at EDR: 02/05/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 119

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/03/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 48

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/01/2016
Next Scheduled EDR Contact: 07/11/2016
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

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: 02/29/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 58

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2015
Date Data Arrived at EDR: 12/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/22/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
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: 05/06/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 03/15/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 54

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/16/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 04/07/2016
Date Data Arrived at EDR: 04/12/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 50

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/13/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/18/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 88

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/01/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/03/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 48

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 09/30/2015
Date Data Arrived at EDR: 01/19/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 63

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/18/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 88

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/31/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 11/25/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 16

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 06/01/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 03/08/2016
Date Data Arrived at EDR: 03/11/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 54

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/26/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 03/08/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 57

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 06/07/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 68

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/16/2015
Date Data Arrived at EDR: 01/27/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 55

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing
The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/16/2016
Number of Days to Update: 61

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/16/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing
The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/16/2016
Number of Days to Update: 61

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/16/2016
Next Scheduled EDR Contact: 06/27/2016
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: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/11/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
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: 04/15/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
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: 04/15/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/20/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/01/2015
Date Data Arrived at EDR: 09/03/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 05/18/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/12/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 133

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/24/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/25/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/07/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/25/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

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: 05/12/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014
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: 04/12/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/08/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
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: 05/20/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
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: 05/20/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 03/18/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 28

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 05/06/2016
Next Scheduled EDR Contact: 08/22/2016
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: 04/15/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
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: 03/11/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
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: 04/26/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/07/2015
Date Data Arrived at EDR: 07/09/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/08/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
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: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 46

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/27/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/15/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/11/2016
Date Data Arrived at EDR: 03/15/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 80

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/07/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 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: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/09/2016
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 44

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

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: 06/03/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
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: 06/03/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/20/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 55

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 03/08/2016
Next Scheduled EDR Contact: 06/20/2016
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 67

Source: Department of Defense
Telephone: 571-373-0407
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 03/01/2016
Date Data Arrived at EDR: 03/03/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
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: 03/28/2016
Date Data Arrived at EDR: 03/30/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 40

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 02/08/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 37

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Annually

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/22/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 48

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/22/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 01/26/2016
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 53

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 01/28/2016
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 53

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/17/2016
Date Data Arrived at EDR: 02/23/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 38

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 58

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/15/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Annually

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/11/2016
Date Data Arrived at EDR: 04/12/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 50

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/12/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/15/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 54

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/16/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/29/2016
Date Data Arrived at EDR: 03/08/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 57

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/07/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 02/16/2016
Date Data Arrived at EDR: 02/17/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 44

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/18/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 03/08/2016
Date Made Active in Reports: 05/16/2016
Number of Days to Update: 69

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 06/07/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 03/15/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 54

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/16/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 01/05/2016
Date Made Active in Reports: 02/12/2016
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 07/23/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 28

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/16/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board?s review found that more than one-third of the region?s active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/15/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/20/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/28/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/20/2015
Date Data Arrived at EDR: 09/23/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 103

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/23/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 05/20/2016
Number of Days to Update: 86

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/12/2016
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 48

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/11/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 04/06/2016
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 48

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/11/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List
Cupa Facility List

Date of Government Version: 03/21/2016
Date Data Arrived at EDR: 03/22/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 43

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 02/19/2016
Date Data Arrived at EDR: 02/23/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 38

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 02/02/2016
Date Data Arrived at EDR: 02/04/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 18

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/28/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 37

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/24/2016
Date Data Arrived at EDR: 02/26/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 35

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 05/02/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 01/22/2016
Date Data Arrived at EDR: 02/05/2016
Date Made Active in Reports: 03/07/2016
Number of Days to Update: 31

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 37

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 05/02/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 04/04/2016
Date Data Arrived at EDR: 04/06/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 28

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 04/04/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/16/2016
Date Data Arrived at EDR: 03/21/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 44

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 01/25/2016
Date Data Arrived at EDR: 01/27/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 26

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 03/01/2016
Date Data Arrived at EDR: 03/03/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 67

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/23/2016
Date Data Arrived at EDR: 02/25/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 36

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 02/09/2016
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 49

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Varies

LOS ANGELES COUNTY:

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: 03/21/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/30/2016
Date Data Arrived at EDR: 04/01/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 38

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/01/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/18/2016
Date Data Arrived at EDR: 04/20/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 42

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/20/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2016
Date Data Arrived at EDR: 01/26/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 56

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 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: 03/28/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/05/2016
Date Data Arrived at EDR: 04/26/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 36

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/11/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 03/02/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 58

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 04/07/2016
Date Data Arrived at EDR: 04/26/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 36

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 02/26/2016
Date Data Arrived at EDR: 03/01/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 64

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List

CUPA Facility List

Date of Government Version: 03/03/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 58

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 03/15/2016
Date Data Arrived at EDR: 03/18/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 47

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

NAPA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 01/27/2016
Date Data Arrived at EDR: 02/04/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 18

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 49

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 49

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/01/2016
Date Data Arrived at EDR: 05/11/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 21

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/11/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

PLACER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 03/09/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 56

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/13/2016
Date Data Arrived at EDR: 04/15/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/21/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 04/13/2016
Date Data Arrived at EDR: 04/15/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 47

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/21/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/02/2016
Date Data Arrived at EDR: 04/06/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 56

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/06/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/02/2016
Date Data Arrived at EDR: 04/06/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 56

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/06/2016
Next Scheduled EDR Contact: 07/18/2016
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: 03/15/2016
Date Data Arrived at EDR: 03/18/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 52

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
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: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
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: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
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: 05/06/2016
Next Scheduled EDR Contact: 08/22/2016
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: 05/06/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 04/06/2016
Date Data Arrived at EDR: 04/08/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 26

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 04/04/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 37

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 10/14/2015
Date Data Arrived at EDR: 10/15/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 32

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 05/27/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/15/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 55

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/14/2016
Next Scheduled EDR Contact: 06/27/2016
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: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 03/04/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 66

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 02/10/2016
Date Made Active in Reports: 04/01/2016
Number of Days to Update: 51

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List

CUPA facility listing.

Date of Government Version: 02/26/2016
Date Data Arrived at EDR: 03/01/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 64

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 03/18/2016
Date Data Arrived at EDR: 03/21/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 44

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

SOLANO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/22/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 48

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 03/14/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/21/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 44

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 03/14/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 04/05/2016
Date Data Arrived at EDR: 04/08/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 26

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/28/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/01/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 34

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/28/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/15/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 50

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 03/08/2016
Date Data Arrived at EDR: 03/11/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 59

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/28/2015
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 53

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/25/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/04/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/13/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/28/2015
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 53

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/25/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/26/2016
Date Data Arrived at EDR: 03/17/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 48

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/17/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 04/12/2016
Date Data Arrived at EDR: 04/19/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 43

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 04/04/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/05/2016
Date Made Active in Reports: 02/22/2016
Number of Days to Update: 17

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
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: 05/13/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
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: 04/12/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 02/01/2016
Date Data Arrived at EDR: 02/03/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/06/2016
Next Scheduled EDR Contact: 08/15/2016
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: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 06/06/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 50

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/14/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX D: QUALIFICATIONS/INSURANCE

PARTNER

PARTNER

Brittney Eugenio
Staff Scientist

Education

B.A., in Environmental Studies, University of California, Santa Barbara
Minor in Professional Writing with an emphasis in Business Communication

Registrations

AHERA Certified Asbestos Building Inspector, ABII0202150007N6474

Training

Asbestos Building Inspector Initial Course

Highlights

2 years in the environmental consulting industry
2 years of experience performing due diligence assessments including Phase I Environmental Site Assessments, Transaction Screen Assessments and Environmental Desktop Reports

Experience Summary

Ms. Eugenio currently holds the role of a Staff Scientist and her responsibilities include thorough site assessment and technical report writing in line with the American Society of Testing and Materials (ASTM) standard and US Environmental Protection Agency's All Appropriate Inquiry (AAI) as well as customized client formats. In addition, Ms. Eugenio performs limited asbestos surveys, lead-based paint surveys and radon testing as required per scope of work.

Ms. Eugenio has worked on numerous large scope projects including gas stations, dry cleaners, manufacturing sites, industrial/warehouse facilities, hotels, office buildings, retail shopping centers, machine shops, auto repair facilities, cell phone data towers and associated land, recycling facilities, and multi-use commercial/residential buildings.

Project Experience

Ms. Eugenio has two years of experience performing due diligence assessments for a variety of property types, as detailed above. For each assessment she reviews the condition of the building structure and systems and develops a thorough report.

Laguna Serrano Apartments, Laguna Niguel, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a 336-unit multi-family apartment complex on a 21.9 acre lot.

Porsche Motorsport North America, Santa Ana, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a sports car engine and gear box assembly, testing and maintenance facility.

Freeway Technology Park, Irvine, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a ten building multi-tenant commercial/light industrial business park on a 20.5 acre lot which was formerly developed as part of the Orange County International Raceway.

Bouquet Canyon Senior Apartments, Santa Clarita, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a 264-unit senior apartment complex.

Agricultural land, Imperial County, CA. Ms. Eugenio performed a Phase I Environmental Assessment for 103.2 acres of agricultural land.

South Hills Plaza, West Covina, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a 104,374 square-foot commercial retail shopping center with multiple retail stores, dental and medical offices, a gym, restaurants and an active dry cleaner.

Commercial, Los Angeles, CA. Ms. Eugenio performed a Phase I Environmental Assessment for a ten-story commercial office building in Downtown Los Angeles that was constructed in 1920.

All Car Auto Repair, Riverside, CA. Ms. Eugenio performed a Phase I Environmental Assessment for an automobile maintenance and repair facility with storage of large quantities of hazardous materials, equipped with a septic system and formerly developed as a gas station.

Contact

beugenio@partneresi.com

Cynthia Brisbane
Senior Project Manager

Education

B.S., Natural Resources Management, University of Maryland at College Park

Registrations

EPA/AHERA Asbestos Inspector Certification
EPA/AHERA Asbestos Management Planner Certification

Highlights

18 years in the environmental service industry
Over 8 years specializing in environmental project management
Phase I Environmental Site Assessments
Transaction Screen Assessments
Asbestos and Mold/Moisture Intrusion surveys

Experience Summary

Ms. Brisbane is a Project Manager for Partner and continues to successfully manage single and multi-site environmental due diligence projects encompassing a broad range of property types including retail, office, industrial, hospitality, assisted living and special use. She communicates directly with bank loan officers, environmental risk professionals, regulatory agencies, and numerous borrowers on subjects including environmental compliance and liability as well as contracting and scope of work issues. Ms. Brisbane's long and varied experience within the due diligence field enables her to anticipate clients' needs and consistently meet or exceed quality expectations.

Prior to joining Partner, Ms. Brisbane began her environmental due diligence career in the late 1990s at a small, local Maryland firm. From there, she joined a national firm based in Baltimore, Maryland, where she expanded her knowledge base and performed various duties over a six-year span. Ms. Brisbane held diverse positions during this time, including Environmental Field Manager, Project Manager, Portfolio Manager, and Technical Reviewer. Primary duties included environmental due diligence field work and research, supervising and providing logistical guidance for field staff, reviewing and editing ESAs and similar reports for technical content, client communication, proposal preparation, and administrative management of large portfolios. Significant additional assignments included training of field and technical review staff and environmental training program development; as well as content development for proprietary field assessment software.

Project Experience

Major projects over the years have included administrative and technical management of large-scale loan portfolio due diligence assessments and high-volume document reviews for gasoline service station and industrial properties; as well as training, personnel management, and resource development projects.

Ms. Brisbane has performed and managed thousands of environmental assessments since the 1990's. Her current duties consist primarily of project management and quality control; however, she continues to conduct field inspections on a regular basis. Several recent projects are highlighted below.

Commercial Nursery, Burtonsville, MD. Ms. Brisbane completed Phase I assessments for a large commercial nursery operation in Burtonsville, MD. Environmental concerns identified and addressed included the current and former presence of unregulated underground and aboveground storage tanks, historical and current effluent management, and the proper storage of a variety of hazardous chemicals.

Gasoline Service Stations, Various Locations. Successfully managed and performed quality control oversight for numerous Phase I Environmental Site Assessments of long-term gasoline service station properties throughout the United States. These projects required careful review of extensive regulatory agency documentation to evaluate current conditions and the need for additional subsurface investigation.

Apartment Complex, Exton, PA. Ms. Brisbane completed a Phase I assessment in accordance with a specialized client-specific scope of work for an apartment complex in Exton, PA. Environmental concerns associated with elevated residential radon levels were identified and addressed.

Apartment Complex, College Park, MD. Ms. Brisbane completed a Phase I assessment in accordance with the Freddie Mac scope of work for an apartment complex located in College Park, MD.

Mixed-Use Commercial Property, Washington, DC. Ms. Brisbane completed a Phase I assessment in accordance with the Small Business Association scope of work for a mixed-use property in Washington, DC. On-site occupants included a long-term automotive repair tenant. Environmental and regulatory concerns associated with proper on-site storage, use, and disposal of hazardous materials were identified and addressed.

Government Office Buildings, Linthicum Heights, MD. Ms. Brisbane completed Phase I assessments for five secure government buildings located in Linthicum Heights, MD. These assessments required security clearance and professional discretion as well as an ability to identify potential concerns while adhering to stringent access restrictions. All projects were completed successfully.

Automotive Repair Center, Randallstown, MD. Ms. Brisbane completed a Phase I assessment in accordance with a specialized client-specific scope of work on an automotive repair center in Randallstown, MD. Environmental concerns associated with past and current hazardous materials storage, use, and disposal practices as well as historical storm water drain locations were identified and addressed.

Contact

cbrisbane@partneresi.com

Robert Vaughn
Principal

Education

B.A., Environmental Health & Planning and Criminal Justice, University of California, Irvine

Registrations/Training

OSHA 40-Hour Hazwoper Health and Safety Training
EPA Accredited Asbestos Inspector
EPA Accredited Asbestos Management Planner
EPA Accredited Asbestos Abatement/Contractor Supervisor
HUD Map Underwriter Certification – 2004

Highlights

25 years of experience in national environmental due diligence consulting
Phase I Environmental Site Assessments
Phase II Subsurface Soil/Soil Gas Investigations
Property Condition Assessments
Asbestos/Lead-Based Paint Inspections

Experience Summary

Mr. Vaughn currently serves as a National Client Manager with significant environmental and due diligence engineering experience nationwide. Mr. Vaughn's experience includes two former Engineering News-Record Top 500 Design firms and a Fortune 500 firm. His responsibilities include full-phase environmental consulting, national client management, multi-scope contract negotiation/execution, portfolio project management, and technical report quality control. Mr. Vaughn's regional and national expertise compliments the wide variety of Partner projects and client types including prominent fast-food retail chains, attorneys, commercial developers, mortgage bankers, real estate brokers, individual investors, equity/institutional investment groups, and financial lending institutions, including CMBS lenders, SBA lenders, and GSA (Fannie and Freddie) lenders.

Mr. Vaughn has served as an environmental scientist, project manager, or executive senior author on over 20,000 real estate transactions. Mr. Vaughn's due diligence resume includes experience at all levels, advising lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Phase III Site Characterizations
- Remedial Cost Estimates
- Remediation Design and Implementation
- Environmental Transaction Screens
- Property Condition Assessments
- Probable Maximum Loss Assessments
- Property Condition Evaluations
- Asbestos Surveys
- Lead-Based Surveys

Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on his advice and judgment to help them with their real estate business decisions. Mr. Vaughn is a dedicated professional who takes pride and pleasure in meeting his client's needs and spearheading and assembling the team with the expertise to handle any issue that may come up during the transaction.

Project Experience

Multi-Site Portfolio, Nationwide. Managed performance and delivery of summary matrix and completed Phase I reports for a 300+-site portfolio of apartments for a large stakeholder group.

Multi-Site Portfolio, Nationwide. Managed a 350+-site portfolio of bank branches for one of the largest bank mergers the mid-1990s.

High Rise Office Building, San Francisco. Worked on one of the largest high rise acquisitions in San Francisco in 2015 to manage pre-acquisition due diligence for equity investor of a high rise office building in downtown San Francisco. Included a Phase I ESA, equity PCA with specialty evaluations of facade, MEP, Fire and Life Safety, Roof, and ADA.

Multi-Site Gas Station Portfolio, California. Managed performance and delivery of complete reports for a 25-site portfolio of gas stations for national lender.

Multi-Site Fast-Food Portfolio, Midwest. Managed the completion of 25 Phase I ESAs located in the Midwest in a 10-business day turnaround.

Affiliations

Environmental Banks Association
National Retail Tenants Association

Speaking

Due Diligence 101, National Retail Tenants Association, Orlando, FL.
Environmental Due Diligence: What You Don't Know Can Hurt You, National Retail Tenants Association, Reno NV.

Contact

rvaughn@partneresi.com

PARTASS-01 VICKIR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/25/2015

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INSURED Partner Assessment Corporation 2154 Torrance Bl., #200 Torrance, CA 90501	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Starr Surplus Lines Insurance Company — 13604 INSURER B : Starr Indemnity & Liability Company — 38318 INSURER C : Federal Insurance Company — 20281 INSURER D : Beazley Insurance Company, Inc. — 37540 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR			1000065923151	09/27/2015	09/27/2016	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			SISIPCA08346015	09/27/2015	09/27/2016	BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y N/A (Mandatory in NH)			0044728013	09/27/2015	09/27/2016	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	Professional E&O			W199E1150101	09/27/2015	09/27/2016	Agg/Each Occurrence	2,000,000
A	Pollution Liability			1000065923151	09/27/2015	09/27/2016	Agg/Per Occurrence	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Partner Assessment Corporation
Evidence of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Vicki Rodriguez

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Appendix B:
Trip Generation Analysis Letter

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KUNZMAN ASSOCIATES, INC.
OVER 40 YEARS OF EXCELLENT SERVICE

August 31, 2016

Ms. Cecilia So, Assistant Project Manager
FIRSTCARBON SOLUTIONS
250 Commerce, Suite 250
Irvine, CA 92602

Dear Ms. So:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide this trip generation analysis for the 2850 Mesa Verde Drive East project located in the City of Costa Mesa.

Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to transportation engineering, a glossary of terms is provided within Appendix A.

PROPOSED PROJECT

The approximately 2-acre project site is currently developed with a fully occupied 24,267 square foot general office building. The proposed project consists of redeveloping the project site with 11 single-family detached residential dwelling units. The project will continue to provide access at Mesa Verde Drive East.

TRIP GENERATION

Trip generation rates were determined for daily trips, morning peak hour inbound and outbound trips, and evening peak hour inbound and outbound trips for the existing and proposed land uses. The number of trips forecast to be generated by the existing and proposed land uses are determined by multiplying the applicable trip generation rates by the land use quantities. Table 1 shows the net project trip generation based upon rates obtained from the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012.

As shown in Table 1, the proposed residential dwelling units are forecast to generate approximately 105 daily trips, 8 trips of which will occur during the morning peak hour and 11 trips of which will occur during the evening peak hour.

As also shown in Table 1, the existing office building currently generates approximately 268 existing daily trips forecast to be displaced, 38 trips of which will be displaced during the morning peak hour and 36 trips of which will be displaced during the evening peak hour.

Therefore, as shown in Table 1, the proposed project is forecast to result in a net decrease of approximately 163 daily trips, of which 30 fewer trips will occur during the morning peak hour and 25 fewer trips will occur during the evening peak hour.

CONCLUSIONS

Since the proposed project is forecast to result in a decrease in trips generated by the project site, analysis of off-site intersections, including locations monitored by the Congestion Management Program, would not be warranted.

It has been a pleasure to service your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES , INC.

Giancarlo Ganddini, T.E.
Manager of Traffic Engineering

#6695

Table 1

Project Trip Generation

Land Use	Source[1]	Quantity	Units[2]	Peak Hour						Daily
				Morning			Evening			
				Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates										
Single-Family Detached Housing	ITE 210	-	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52
General Office Building	ITE 710	-	TSF	1.37	0.19	1.56	0.25	1.24	1.49	11.03
Proposed Project Trips										
Single-Family Detached Housing	ITE 210	11	DU	2	6	8	7	4	11	105
Existing Trips To Be Displaced										
General Office Building	ITE 710	24.267	TSF	33	5	38	6	30	36	268
Net Project Trips Generated (Proposed Less Existing)				-31	+1	-30	+1	-26	-25	-163

[1] Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Edition, 2012, Land Use Codes 210 and 710.

[2] DU = Dwelling Units; TSF = Thousand Square Feet

APPENDIX A

GLOSSARY OF TRANSPORTATION TERMS

GLOSSARY OF TRANSPORTATION TERMS

COMMON ABBREVIATIONS

AC:	Acres
ADT:	Average Daily Traffic
Caltrans:	California Department of Transportation
DU:	Dwelling Unit
ICU:	Intersection Capacity Utilization
LOS:	Level of Service
TSF:	Thousand Square Feet
V/C:	Volume/Capacity
VMT:	Vehicle Miles Traveled

TERMS

AVERAGE DAILY TRAFFIC: The total volume during a year divided by the number of days in a year. Usually only weekdays are included.

BANDWIDTH: The number of seconds of green time available for through traffic in a signal progression.

BOTTLENECK: A constriction along a travelway that limits the amount of traffic that can proceed downstream from its location.

CAPACITY: The maximum number of vehicles that can be reasonably expected to pass over a given section of a lane or a roadway in a given time period.

CHANNELIZATION: The separation or regulation of conflicting traffic movements into definite paths of travel by the use of pavement markings, raised islands, or other suitable means to facilitate the safe and orderly movements of both vehicles and pedestrians.

CLEARANCE INTERVAL: Nearly same as yellow time. If there is an all red interval after the end of a yellow, then that is also added into the clearance interval.

CORDON: An imaginary line around an area across which vehicles, persons, or other items are counted (in and out).

CYCLE LENGTH: The time period in seconds required for one complete signal cycle.

CUL-DE-SAC STREET: A local street open at one end only, and with special provisions for turning around.

DAILY CAPACITY: The daily volume of traffic that will result in a volume during the peak hour equal to the capacity of the roadway.

DELAY: The time consumed while traffic is impeded in its movement by some element over which it has no control, usually expressed in seconds per vehicle.

DEMAND RESPONSIVE SIGNAL: Same as traffic-actuated signal.

DENSITY: The number of vehicles occupying in a unit length of the through traffic lanes of a roadway at any given instant. Usually expressed in vehicles per mile.

DETECTOR: A device that responds to a physical stimulus and transmits a resulting impulse to the signal controller.

DESIGN SPEED: A speed selected for purposes of design. Features of a highway, such as curvature, superelevation, and sight distance (upon which the safe operation of vehicles is dependent) are correlated to design speed.

DIRECTIONAL SPLIT: The percent of traffic in the peak direction at any point in time.

DIVERSION: The rerouting of peak hour traffic to avoid congestion.

FORCED FLOW: Opposite of free flow.

FREE FLOW: Volumes are well below capacity. Vehicles can maneuver freely and travel is unimpeded by other traffic.

GAP: Time or distance between successive vehicles in a traffic stream, rear bumper to front bumper.

HEADWAY: Time or distance spacing between successive vehicles in a traffic stream, front bumper to front bumper.

INTERCONNECTED SIGNAL SYSTEM: A number of intersections that are connected to achieve signal progression.

LEVEL OF SERVICE: A qualitative measure of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs.

LOOP DETECTOR: A vehicle detector consisting of a loop of wire embedded in the roadway, energized by alternating current and producing an output circuit closure when passed over by a vehicle.

MINIMUM ACCEPTABLE GAP: Smallest time headway between successive vehicles in a traffic stream into which another vehicle is willing and able to cross or merge.

MULTI-MODAL: More than one mode; such as automobile, bus transit, rail rapid transit, and bicycle transportation modes.

OFFSET: The time interval in seconds between the beginning of green at one intersection and the beginning of green at an adjacent intersection.

PLATOON: A closely grouped component of traffic that is composed of several vehicles moving, or standing ready to move, with clear spaces ahead and behind.

ORIGIN-DESTINATION SURVEY: A survey to determine the point of origin and the point of destination for a given vehicle trip.

PASSENGER CAR EQUIVALENTS (PCE): One car is one Passenger Car Equivalent. A truck is equal to 2 or 3 Passenger Car Equivalents in that a truck requires longer to start, goes slower, and accelerates slower. Loaded trucks have a higher Passenger Car Equivalent than empty trucks.

PEAK HOUR: The 60 consecutive minutes with the highest number of vehicles.

PRETIMED SIGNAL: A type of traffic signal that directs traffic to stop and go on a predetermined time schedule without regard to traffic conditions. Also, fixed time signal.

PROGRESSION: A term used to describe the progressive movement of traffic through several signalized intersections.

SCREEN-LINE: An imaginary line or physical feature across which all trips are counted, normally to verify the validity of mathematical traffic models.

SIGNAL CYCLE: The time period in seconds required for one complete sequence of signal indications.

SIGNAL PHASE: The part of the signal cycle allocated to one or more traffic movements.

STARTING DELAY: The delay experienced in initiating the movement of queued traffic from a stop to an average running speed through a signalized intersection.

TRAFFIC-ACTUATED SIGNAL: A type of traffic signal that directs traffic to stop and go in accordance with the demands of traffic, as registered by the actuation of detectors.

TRIP: The movement of a person or vehicle from one location (origin) to another (destination). For example, from home to store to home is two trips, not one.

TRIP-END: One end of a trip at either the origin or destination; i.e. each trip has two trip-ends. A trip-end occurs when a person, object, or message is transferred to or from a vehicle.

TRIP GENERATION RATE: The quality of trips produced and/or attracted by a specific land use stated in terms of units such as per dwelling, per acre, and per 1,000 square feet of floor space.

TRUCK: A vehicle having dual tires on one or more axles, or having more than two axles.

UNBALANCED FLOW: Heavier traffic flow in one direction than the other. On a daily basis, most facilities have balanced flow. During the peak hours, flow is seldom balanced in an urban area.

VEHICLE MILES OF TRAVEL: A measure of the amount of usage of a section of highway, obtained by multiplying the average daily traffic by length of facility in miles.