PLANNING COMMISSION AGENDA REPORT

MEETING DATE: AUGUST 22, 2016 **ITEM NUMBER:** PH-1

SUBJECT: **NORTH COSTA MESA SPECIFIC PLAN AMENDMENT (SP-16-01) RELATED TO HOME RANCH SITE, 3350 AVENUE OF THE ARTS AND SAKIOKA LOT 2**

DATE: **AUGUST 11, 2016**

FROM: **PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **MINOO ASHABI, PRINCIPAL PLANNER**

FOR FURTHER INFORMATION CONTACT: **MINOO ASHABI (714) 754-5610**
Minoo.ashabi@costamesaca.gov

DESCRIPTION

By statute, specific plans must be consistent with the general plan. (Gov. Code, §§ 65454. Based on the adopted 2015-2035 General Plan the following amendments to the specific plan is required for consistency and as directed by City Council.

SP-16-01 - North Costa Mesa Specific Plan Amendment to address the following:

1) Subarea 3.0, Area 1-Home Ranch
    a. Update information on existing uses and exhibits
    b. Update Table 4-A, referring to maximum AM and PM peak hours and allowable Floor Area Ratio (FAR) and square footage per 2015-2035 General Plan
    c. Updates on the historical resources based on 3rd Amendment to Home Ranch Development Agreement
    d. Updates to Figures 2, 5, 11, 11a, and 11b.
2) Area 5 – 3350 Avenue of Arts - Wyndham Hotel
    a. Add development option 2 as approved by City Council for additional hotel rooms with no residential units
3) Area 8 – Sakioka Lot 2
    a. Amendments to text and exhibits to update development standards related to building height, trip budget and maximum density

APPLICANT

This is a City initiated amendment for consistency between General Plan and North Costa Mesa Specific Plan.

RECOMMENDATION

Adopt resolution to recommend approval of the proposed amendments.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. The proposal does not make any significant changes to the development limitations in the North Costa Mesa Specific Plan with regard to trip budgets and development intensity. All traffic impacts have been reviewed with the 2015-2035 General Plan EIR. Therefore, the relevant environmental analysis contained in the following previously-approved environmental documents is still valid, and no further environmental review is required:

- City of Costa Mesa General Plan Environmental Impact Report, SCH No. 2015111053, June 2016.
- Segerstrom Home Ranch Environmental Impact Report, SCH No. 2000071050, November 2001.

An addendum to EIR No. 2007011125 adopted in 2007 for the Wyndham Hotel has been prepared that concludes no impacts would occur nor would there be any substantial increase in the severity of any previously identified effects. The addendum is included as Attachment 2 under separate cover.

ANALYSIS

Amendment to North Costa Mesa Specific Plan

The proposed project is a City-initiated proposal to amend the North Costa Mesa Specific Plan to allow development options on Segerstrom Home Ranch, 3350 Avenue of the Arts, and Sakioka Lot 2 consistent with the development intensities included in the 2015-2035 General Plan.

The adopted 2015-2035 General Plan allows greater opportunities for two large vacant sites within the City; the 43.6-acre Home Ranch site and the 33-acre Sakioka Lot 2 site, and development flexibility for the 3350 Avenue of the Arts site. The proposed revisions would be consistent with the land uses in the North Costa Mesa and would not involve any changes to the adopted trip budgets for these areas. The amendments would allow market-driven forces to determine the development scenarios while keeping the integrity of the maximum allowable trip budgets.

Segerstrom Home Ranch

The Segerstrom Home Ranch is divided into four sub-areas. Table 4A of the NCMSP provides a statistical summary of the maximum number of dwelling units, floor area ratio, building square footage, and the trip budgets for each sub-area. The 2015-2035 General Plan allows the following intensities as noted in "Bold" track changes to Table- 4A of NCMSP below:

Table 4A- Segerstrom Home Ranch Sub-Areas Statistical Summary North Costa Mesa Specific Plan						
Land Use	Acreage	Floor Area Ratio/Density	Maximum Units/ Square Footage	Maximum Stories/Height	A.M. Peak Hour Trips	P.M.Peak Hour Trips
A. IKEA	19.27	0.37 FAR	308,000 sf	2 stories/45 feet	43	431
B. Office and Office-related uses	43.57[2]	0.~~40~~ 64	~~759,165~~ **1,200,000 SF**	2-5 stories/36 - 75 feet See Figure 11b	~~1,593~~ **1,860**	~~1,569~~ **1,788**
C. Industrial Park	14.5	0.40 FAR	252,648 sf	1-5 stories/45-60 feet See Figure 11b	376[3]	362[3]
D. Medium Density	16.0	12 units/acre	136 single-family attached units[1]	3 stories/ 50 feet		
Residential			56 single-family detached units' Total Maximum: 192 units	2 stories/27 feet	102	130
TOTAL:	93.34	NA	192 units 1,~~319,813~~760,648 sf		~~1,738~~ 2,381	~~2,130~~ 2,711

Note:

1. The mix of units is for illustrative purposes only; the precise mix of product types will be determined during master plan review ; in no instance shall the 192-unit maximum and/or the morning and evening peak hour trip budget be exceeded.
2. The 1,200,000 maximum square footage is calculated based on the full acreage originally in Home Ranch which includes acreage transferred to the State of California for public improvements.
~~1.~~3. See partial Assignment and Assumption of Development Agreement recorded on 02/05/2014 as Instrument No. 20004000089554 in official records Orange County.

A comprehensive update to the NCMSP related to the current conditions and changes related to development agreement and subsequent amendments (i.e., obligations on the historic structures, etc.) are included in the Exhibit 1 of the Attachment.

Area 5 – Wyndham Hotel

The following amendment is proposed to Area 5, the former Wyndham Hotel site (currently 3350 Avenue of The Arts Hotel) to allow a development option without the inclusion of any residential units. The site is within the PDR-HD land use designation. This option with 150 additional hotel rooms was considered by City Council as a General Plan screening on April 5, 2016 and adopted with the 2015-2035 General Plan. An addendum to EIR No. 2007011125 for hotel development option was prepared and included as Attachment 2. The master plan for development of the hotel expansion will be reviewed separately at a later date by the Planning Commission.

Page 59:

"3350 Avenue of The Arts (The Wyndham Hotel site): In 2007, Specific Plan Amendment (SP-07-01) was approved for the 3-acre site. The Specific Plan Amendment includes a development option that would allow a mixed-use development consisting of a 200-room boutique hotel and 120-unit high-rise building with approximately 1,740 sq. ft. of retail space and 3,450 sq. ft. for a bar/lounge. This would result in a maximum nonresidential floor area ratio (FAR) with a maximum 120 dwelling units.

Development Option	Maximum No of Hotel Rooms	Maximum Allowable Non-Residential FAR	Maximum Allowable Number of High-Rise Residential Units
Option 1	200 rooms	2.12 FAR	120 units
Option 2	388 rooms	2.29 FAR	-0-

The Specific Plan allows development flexibility with regard to the overall mix of hotel rooms and residential units. This is subject to compliance with all of the following conditions through the final master plan review process:

- The applicant can demonstrate traffic-generation characteristics comparable to Option 1.
- For mixed use, ~~D~~development may be allowed up to a combined maximum of 320 hotel rooms/dwelling units, provided that the maximum number of hotel rooms in the mixed-use development does not exceed 200 rooms.
- The maximum FAR may be increased to no greater than 2.12 in direct relation to the reduction of the residential density from 44 du/acre, and 2.29 FAR for hotel development~~;~~
- The maximum allowable number of high-rise residential units may be increased to no greater than 132 units (44 du/acre) in direct relation to the reduction of the nonresidential FAR from 2.12 FAR.
- The 238 existing hotel rooms may be reduced to allow additional residential units~~, but any increase in the number of existing hotel rooms is prohibited.~~ "

Sakioka Lot 2

Sakioka Lot 2 is a 33-acre site that is designated for future commercial and residential development. It is currently considered agricultural land for future development purposes. The site is designated Urban Center Commercial by the General Plan and is zoned PDC (Planned Development Commercial).

With the 2015-2035 General Plan, the allowable density for residential development was increased to 80 du/acre and the overall FAR for non-residential development remained unchanged. All development is still subject to the trip budgets established by the 2015-2035 General Plan. The changes to the General Plan should be reflected in the NCMSP as follows:

- The trip budget for this site is 1,062 a.m. peak hour trips and 1,047 p.m. peak hour trips. The trip budget will ~~shall~~ not be exceeded for the aggregate development ~~any master planned development~~ on Sakioka Lot 2.
- Planned Development Standards of the PDC zone are applicable to the site, unless otherwise indicated in the North Costa Mesa Specific Plan.
- A maximum 1.0 Floor-Area-Ratio applies to nonresidential development. Nonresidential development is also subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the General Plan.
- The maximum residential density (dwelling units per acre) is ~~a maximum of~~ 28 dwelling units per acre for the residential component of a mixed-use

development on a single legal parcel (See "Mixed-Use" discussion) or a maximum of ~~20~~80 dwelling units per acre for an independent residential ~~community~~ development that incorporates affordable housing (See "Affordable Housing / Density Bonus discussion). An independent residential ~~community~~ development is defined as a development in which separate legal parcel (or parcels) ~~the site~~ is entirely developed as a residential use and therefore does not include commercial uses on the same ~~site~~ legal parcel.

- Maximum building height of 8 stories per requirements of Airport Land Use Commission

Other revisions related to Sakioka Lot 2 and Figure 18 are included in Exhibit A of Attachment 1.

Justifications for Approval of GP and SP Amendments

The amended pages of the General Plan and Specific Plan are included in Exhibit "A" of each of the resolutions.

Staff recommends approval of these amendments for the Segerstrom Home Ranch site, 3350 Avenue of the Arts and Sakioka Lot 2 for the following reasons:

- *The Specific Plan Amendment (SP-16-01) is a follow-up to adoption of 2015-2035 General Plan and similar changes adopted for the North Costa Mesa High Rise projects and other major projects.*

  In 2007 and 2008 for the North Costa Mesa high-rise residential projects, General Plan/Specific Plan amendments were adopted to allow development flexibility for different mixed-use projects, including high-rise residential projects with commercial flex spaces. Similar changes were also approved for Lot 2 to allow more flexible development types in 2011.

  Currently, the Specific Plan sets a maximum square footage and maximum FARs for Sakioka Lot 2 and Segerstrom Home Ranch that were amended by the 2015-2035 General Plan. For Sakioka Lot 2, the 2015-2035 General Plan allows higher density for the residential site without an increase to the FAR or trip budgets for the site. This alternative will allow for more ground level open space and flexibility in site planning. The increase in the development intensity of Segestrom Home Ranch was considered in the Citywide traffic study for the General Plan and north Costa Mesa intersections; the proposed increase in the intensity does not increase the building heights over 5 stories and would be within the trip budget for the site. The 2015-2035 General Plan allowed flexibility in development such as an expansion to the hotel with no residential units, subject to comparable traffic generation characteristics.

- *The amendment does not involve any changes to allowable traffic generation beyond the established trip budgets by 2015-2035 General Plan for the Home Ranch site, 3350 Avenue of the Arts and Sakioka Lot 2.*

The Home Ranch site has a trip budget of 1,860 A.M. and 1,788 P.M. and a maximum FAR of 0.64 (maximum 1.2M SF) per 2015-2035 General Plan; such development intensities were approved based on a comprehensive traffic analysis for the City and the NCMSP area.

The Sakioka Lot 2 site has established trip budgets of 1,062 A.M. and 1,407 P.M. peak hour trips; maximum 863,000 SF of non-residential and maximum 660 units. The proposed development could be a mixed-use facility with a combination of retail/hotel/residential/office uses that cumulatively do not exceed the approved trip budgets.

- *The Development Agreements for Home Ranch and Sakioka Lot 2 could be amended by separate actions by City Council.* City Council adopted the Development Agreement of Sakioka Lot 2 in November 1990 and it will expire in November 2019. The third amendment to Home Ranch Development Agreement extended the agreement until 2030 and the fourth amendment to Home Ranch Development Agreement will be considered by City Council under separate action. In addition, to the development intensities, the development agreements may include other obligations that are not relative to the NCMSP and will be considered separately.

- *The maximum building height for Sakioka Lot 2 was modified by Airport Land Use Commission (ALUC).*

  On May 26, 2016, ALUC considered 2015-2035 General Plan and related North Costa Mesa Specific Plan approved it based on the provision that the maximum height of 120 feet/8 stories be established for Sakioka Lot 2, which is 161 feet above means sea level (AMSL). This change is reflected in the proposed amendment.

SPECIFIC PLAN & GENERAL PLAN CONFORMITY

The proposed action promotes diversity of development options on the subject properties in conformance with the objectives of the North Costa Mesa Specific Plan and General Plan, including the following:

North Costa Mesa Specific Plan

- The specific plan recognizes the development potential of the planned area and the need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long-term vision for the plan area.

Costa Mesa 2015-2035 General Plan – Land Use Element

- Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.
- Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.

- Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- Objective LU-5A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.

FISCAL REVIEW

Fiscal review is not required.

LEGAL REVIEW

The City Attorney's office has approved the attached resolution as to form.

CONCLUSION

As the only large undeveloped parcels in the North Costa Mesa area, staff believes it is appropriate to approve the Specific Plan amendments consistent with the 2015-2035 General Plan to promote development flexibility for Home Ranch, 3350 Avenue of the Arts and Sakioka Lot 2. The objective of these amendments is to provide consistency with the 2015-2035 General Plan and allowed intensities.

MINOO ASHABI, AIA
Principal Planner

GARY ARMSTRONG, AICP
Economic Development & Development Services Director / Deputy CEO

Attachments:
1. Planning Commission Resolution
2. Draft City Council Resolution and Exhibit A
3. Addendum to EIR No. 2007011125 (under separate cover)

Distribution: Director of Economic & Development Services/Deputy CEO
Interim Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

Justin McCusker
C.J. Segerstrom & Sons
3315 Fairview Road
Costa Mesa, CA 92626

George Sakioka
14850 Sunflower Avenue
Santa Ana, CA 92707George Sakioka

Judy Wang
Wincome Group
888 Disneyland Dr | Suite 100
Anaheim, CA 92802

Paul Sanford
Rosanna Inc.
3350 Avenue of the Arts
Costa Mesa, CA 92626

ATTACHMENT 1

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING CITY COUNCIL TO ADOPT AMENDMENT TO NORTH COSTA MESA SPECIFIC PLAN (SP-16-01) RELATED TO HOME RANCH, 3350 AVENUE OF THE ARTS, AND SAKIOKA LOT 2

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2015-2035 General Plan on June 21, 2016;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the Planning Commission of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994;

WHEREAS, the North Costa Mesa Specific Plan provides additional planning guidelines and standards for several large development areas located in north Costa Mesa;

WHEREAS, by its very nature, the North Costa Mesa Specific Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, General Plan 2015-2035 allowed an increase in the Floor Area Ratio (FAR) for Home Ranch site and Sakioka Lot 2 and development flexibility for 3350 Avenue of the Arts within the trip budgets adopted by the Land Use and Circulation Elements;

WHEREAS, Home Ranch site is located in Area 1 (Subarea 3) of the North Costa Mesa Specific Plan, 3350 Avenue of The Arts is located within Area 5, and Sakioka Lot 2 is located in Area 8;

WHEREAS, amendments to North Costa Mesa Specific Plan are required to reflect increased development flexibility for these planning areas as allowed by 2015-2035 General Plan;

WHEREAS, the amendments promote diversity of development options on Home Ranch, 3350 Avenue of The Arts and Sakioka Lot 2 are in conformance with the objectives of the North Costa Mesa Specific Plan and General Plan, including the following:

- North Costa Mesa Specific Plan - Recognize the development potential of the planning area and the need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long-term vision for the plan area.
- General Plan Land Use Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.
- General Plan Land Use Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- General Plan Land Use Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- General Plan Land Use Objective LU-5A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.

WHEREAS, a duly-noticed public hearing was held by the Planning Commission on August 22, 2016 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project. The Planning Commission recommended City Council approval of the proposal;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. The proposal has been found to be less than significant with regard to the development limitations in the General Plan and North Costa Mesa Specific Plan, including trip budgets and development intensity. Therefore, the relevant environmental analysis contained in the following previously-approved environmental documents has been found to be valid, and no further environmental review is required:

- City of Costa Mesa General Plan Environmental Impact Report, SCH No. 2015111053, June 21, 2016.
- Segerstrom Home Ranch Environmental Impact Report, SCH No. 2000071050, November 2001.
- Addendum to EIR No. 207011125 adopted in 2007 for Wyndham Hotel.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, and the findings contained herein, the Planning Commission **HEREBY RECOMMENDS TO ADOPT** amendments to North Costa Mesa Specific Plan consistent with the provisions of the 2015-2035 General Plan attached hereto as Exhibit A to this resolution.

BE IT ALSO RESOLVED that North Costa Mesa Specific Plan SP-16-01 shall be adopted by separate resolution and shall be expressly predicated on the General Plan Amendment being final and effective.

PASSED AND ADOPTED this 22nd day of August, 2016

_____
Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Gary Armstrong, acting 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 August 22, 2016, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Gary Armstrong, Acting Secretary
Costa Mesa Planning Commission

RESOLUTION NO. 16-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA ADOPTING SPECIFIC PLAN AMDENDMENT (SP-16-01) TO NORTH COSTA MESA SPECIFIC PLAN FOR CONSISTENCY WITH 2015-2035 GENERAL PLAN

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2015-2035 General Plan on JUNE 21, 2016;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the Planning Commission of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994;

WHEREAS, the North Costa Mesa Specific Plan provides additional planning guidelines and standards for several large development areas located in north Costa Mesa;

WHEREAS, by its very nature, the North Costa Mesa Specific Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, General Plan 2015-2035 allowed an increase in the Floor Area Ratio (FAR) for Home Ranch site and Sakioka Lot 2 within the trip budget for the site adopted by the Land Use and Circulation Elements;

WHEREAS, Segerstrom Home Ranch site is located in Subarea 3 of the North Costa Mesa Specific Plan and Sakioka Lot 2 is located in Area 8;

WHEREAS, amendments to North Costa Mesa Specific Plan are required to reflect increased development flexibility for both of these planning areas as allowed by 2015-2035 General Plan;

WHEREAS, the amendments promote diversity of development options on Segerstrom Home Ranch and Sakioka Lot 2 in conformance with the objectives of the North Costa Mesa Specific Plan and General Plan, including the following:

- North Costa Mesa Specific Plan - Recognize the development potential of the planning area and the need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long-term vision for the plan area.
- General Plan Land Use Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.
- General Plan Land Use Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- General Plan Land Use Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- General Plan Land Use Objective LU-5A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.

WHEREAS, a duly-noticed public hearing was held by the Planning Commission on August 22, 2016 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project. The Planning Commission recommended City Council approval of the proposal;

WHEREAS, a duly-noticed public hearing was held by the City Council on _____to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. The proposal has been found to be less than significant with regard to the development limitations in the General Plan and North Costa Mesa Specific Plan, including trip budgets and development intensity. Therefore, the relevant environmental analysis contained in the following previously-approved environmental documents has been found to be valid, and no further environmental review is required:

- City of Costa Mesa General Plan Environmental Impact Report, SCH No. 2015111053, June 21, 2016.
- Segerstrom Home Ranch Environmental Impact Report, SCH No. 2000071050, November 2001.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, and the findings contained herein, the City Council **HEREBY ADOPTS** amendments to North Costa Mesa Specific Plan consistent with the provisions of the 2015-2035 General Plan attached hereto as Exhibit A to this resolution,

BE IT ALSO RESOLVED that North Costa Mesa Specific Plan SP-16-01 shall be adopted by separate resolution and shall be expressly predicated on the General Plan Amendment being final and effective.

PASSED AND ADOPTED this _____ day of _____ 2016.

_____
Mayor of the City of Costa Mesa

ATTEST:

_____
City Clerk of the City of Costa Mesa

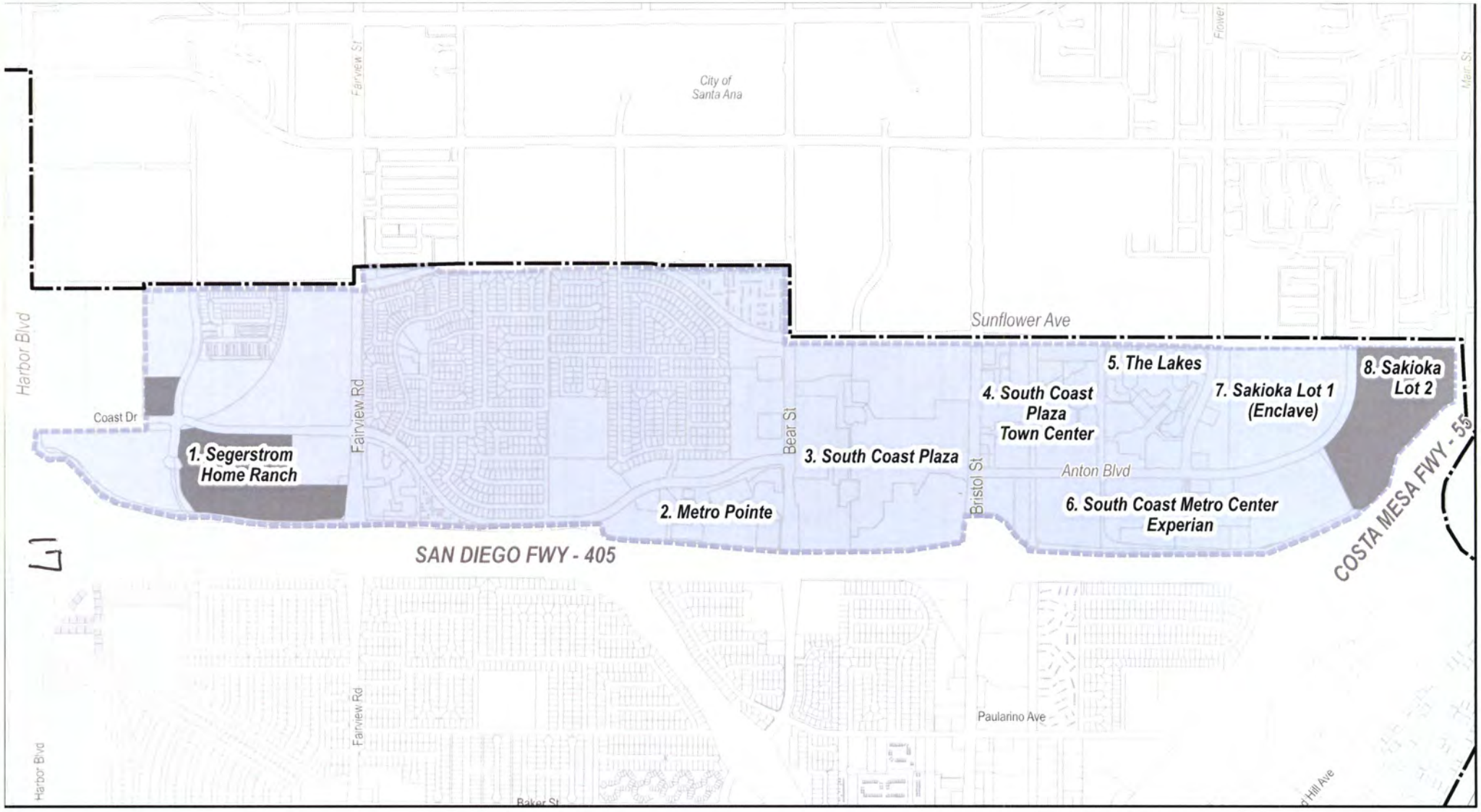
APPROVED AS TO FORM:

_____
City Attorney

EXHIBIT A

North Costa Mesa Specific Plan
SP-16-01

REVISED PAGES



North Costa Mesa Specific Plan

Vacant Land Parcels

1 - Segerstrom Home Ranch
2 - Metro Pointe
3 - South Coast Plaza
4 - South Coast Plaza Town Center
5 - The Lakes
6 - South Coast Metro Center / Experian
7 - Sakioka Lot 1 (Enclave)
8 - Sakioka Lot 2

Existing Land Uses

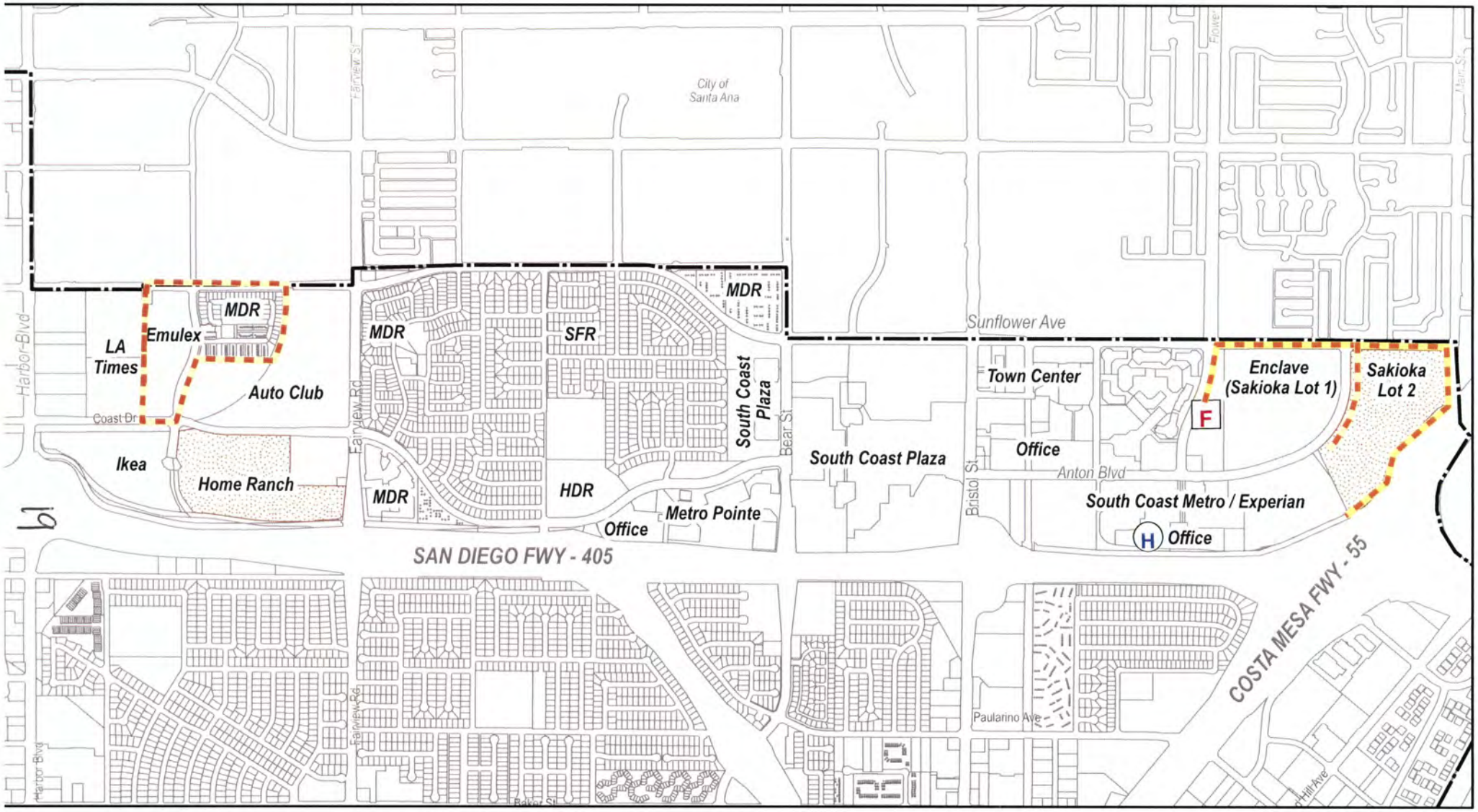
Figure 2

0 0.375 0.75 1.5 Miles

Source: City of Costa Mesa, 2016.
Date: August 2016

Table 1- General Plan Designations North Costa Mesa

GENERAL PLAN DESIGNATION	TYPICAL USES	RESIDENTIAL DENSITY	FLOOR AREA RATIO	COMPATIBLE ZONING
Low Density Residential	Single family detached and attached units, granny units, accessory apartments family daycare	Less than or equal to 8 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, PDR-LD, I&R
Medium Density Residential	Single-family attached units, multiple family units, senior congregate care facilities, convalescent hospitals and group residential homes. Ancillary commercial uses are permitted the planned development zone.	Less than or equal to 12 units per acre	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, R2-MD PDR-MD MU, I&R
High Density Residential	Multiple family units, senior congregate care facilities, convalescent hospitals and group residential homes. Ancillary commercial uses are permitted in the planned development zones.	Less than or equal to 20 units per acre; except the density in the PDR-NCM zone is 25 to 35 units per acre. See also The Lakes for site-specific density.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R2-HD, R3, PDR-HD, PDR-NCM, MU, I&R
Commercial Center	Major shopping, service and office facilities designated serve city-wide and regional markets.	Less than or equal to 20 units/acre	0.25 high traffic 0.35 moderate traffic 0.45 low traffic 0.75 very low traffic *Except that Home Ranch has a site-specific FAR 0.37 for the IKEA portion of the project and 0.64 for the office potion.*	C1, C2, C1-S, PDC, AP, P, CL
Regional Commercial	Regional scale uses including major department stores, specialty retail outlets, restaurants, offices, and hotels.	Less than or equal to 20 units/acre	0.652 South Coast Plaza (east of Bear Street) 0.89 South Coast Plaza (west of Bear Street)	PDC
Urban Center Commercial	Intensively developed mixed commercial including offices, retail shops, restaurants, and hotels. Residential uses are also permitted pursuant to the North Costa Mesa Specific Plan	Less than or equal to 20 units/acre. Exceptions: South Coast Metro Center (Area 6) has a site specific density of 100 units per acre; Sakioka Lot 2 may be up to 28 units/ac for mixed-use development.	South Coast Metro Center (Area 6) has a site-specific FAR of 0.79 Sakioka Lot 2 (Area 8) has a maximum site-specific FAR of 1.0	PDC, TC
Cultural Arts Center	Mixed commercial, residential, office and cultural uses.	–	1.77 See also the South Coast Plaza Town Center discussion regarding the FAR.	TC
Industrial Park	Wide variety of industrial and compatible office and support commercial uses.	Less than or equal to 20 units/acre	0.20 high traffic 0.30 moderate traffic 0.40 low traffic 0.75 very low traffic	MP, POI, CL
Public and Semi-Pubic	Parks, hospitals, schools, religious facilities, fairgrounds, and public facilities.	–	0.25	I& R, I&R-S, P



Vacant Commercial/Office

Sensitive Interface

H Heliport

F Fire Station

SFR Single Family Residential

MDR Medium Density Residential

HDR High Density Residential

Land Use Integration

Figure 5

0 0.25 0.5 1 Miles

Source: City of Costa Mesa, 2016.
Date: August 2016

3.0 SUBAREA ANALYSIS

The plan area is composed of eight unique ~~sub~~areas that are analyzed individually as well as in consideration of surrounding land uses.

AREA 1-HOME RANCH

Existing Land Uses

A portion of ~~T~~this 93-acre site is still~~presently~~ in agricultural production. Onsite structures include a single- family residence, ~~guesthouse,~~ barn, related farm buildings, and an office building located on Fairview Road. ~~This site is~~ These are all owned by C.J. Segerstrom ~~and Sons~~ family. The single family home and barn are identified in the ~~2000~~ 2016 General Plan in the Historical and Cultural Resources Element. The Segerstrom family, who continue to maintain the house, constructed the farmhouse in 1915. The barn was constructed in 1928. Several farm related structures are located near the house.

Single family attached and detached homes, an Emulex industrial park, and a large IKEA retail/warehouse facility also now sit on the original Home Ranch site.

General Plan and Zoning

The portions of this site owned by the Segerstrom family and IKEA are ~~is~~ designated as Commercial Center ~~Industrial Park~~ by the General Plan and is zoned PDC ~~PDI~~. ~~The maximum Floor Area Ratio (FAR) is 0.40, which equals 961,060 square feet of building area.~~ The General Plan establishes site specific FAR of 0.37 for the 19.7 acre IKEA site and a site specific FAR of 0.64 for remaining 43.6 acres located south of South Coast Drive. ~~The trip budget is 827 a.m. peak hour trips and 855 p.m. peak hour trips.~~

In 2001, GP-00-05 was approved for Home Ranch to allow residential, commercial, office, and industrial uses. The overall allowable square footage was increased to 1,351,698 square feet and trip budget adjusted accordingly. In respect to this specific plan, the Home Ranch area was expanded to include the 30.5 acres located north of South Coast Drive. See following Sub-areas discussion.

In 2003, SP-03-02 was approved that reallocated a 2.074-acre portion of Sub-area B to Sub-area A to be used as the IKEA parking lot. This reallocation ~~of acreage reduced~~ extinguished the square footage development rights attributable to the 2.074 acres, increasing the IKEA site to 19.27 acres and reducing the IKEA site FAR to 0.37 and ~~T~~the overall allowable square footage to 1,319,813~~351,698~~; the overall trip budget remained unchanged. ~~Table 4A was modified to reflect this change.~~

In 2016, General Plan 2015-2035 was approved adjusting the FAR of Sub-Area B resulting in an increase in the FAR and a maximum development square footage of 1,200,000 SF. Table 4A was modified to reflect this change.

Sub-areas

The Segerstrom Home Ranch is divided into four sub-areas. Table 4A provides a statistical summary of the maximum number of dwelling units, floor area ratio, building square footage, and the trip budgets for each sub-area. Figure 11 illustrates the boundaries of the sub-areas.

To facilitate flexibility for Sub-Areas B and C, building square footages and trip budgets may be transferred, provided that the total building square footage, floor area ratio, and trip budget for the combined two sub-areas are not exceeded as delineated in Table 4A. Transfers affecting Sub-Areas A and D are not permitted. Future development in Sub-Area B shall be limited to high quality office, office-related uses, and corporate office/headquarters with subsidiary support functions that may include research and design, minor assembly, light manufacturing, and storage. Retail uses in Sub-Area B shall be limited to those that are ancillary to the office development

Shown below are the development parameters for each distinct sub area.

Table 4A- Segerstrom Home Ranch Sub-Areas						
Land Use	Acreage	Floor Area Ratio/Density	Maximum Units/ Square Footage	Maximum Stories/Height	A.M. Peak Hour Trips	P.M.Peak Hour Trips
A. IKEA	19.27	0.37 FAR	308,000 sf	2 stories/45 feet	43	431
B. Office and Office-related uses	43.57[2]	0.~~40~~ 64	~~759,165~~ 1,200,000 SF	2-5 stories/36 - 75 feet See Figure 11b	1,~~593~~ 1,860	1,~~569~~ 1,788
C. Industrial Park	14.5	0.40 FAR	252,648 sf	1-5 stories/45-60 feet See Figure 11b	376[3]	362[3]
D. Medium Density	16.0	12 units/acre	136 single-family attached units[1]	3 stories/ 50 feet		
Residential			56 single-family detached units[1] Total Maximum: 192 units	2 stories/27 feet	102	130
TOTAL:	93.34	NA	192 units ~~1,760,648~~1,319,813 sf		~~1,738~~ 2,381	~~2,130~~ 2,711

Note:

1. The mix of units is for illustrative purposes only; the precise mix of product types will be determined during master plan review; in no instance shall the 192-unit maximum and/or the morning and evening peak hour trip budget be exceeded.
2. The 1,200,000 maximum square footage is calculated based on the full acreage originally in Home Ranch which includes acreage transferred to the State of California for public improvements.
~~1.~~3. See partial Assignment and Assumption of Development Agreement recorded on 02/05/2014 as Instrument No. 2000400008955 in official records Orange County.

Land Use Compatibility/Integration

The Segerstrom farmhouse provides a unique opportunity for preservation of a small piece of the City's agricultural heritage. This two-story home and accompanying barn are familiar sights in the area and stand as a reminder of the farming community that was evident here in the early 1900's. Although the Segerstrom home and barn are designated as Commercial Center on the General Plan Land Use Map, it would be in keeping with Policy HCR-1A.5 of the General Plan to preserve these historical structures.

Preservation of these structures in their current location ~~could be~~ has been accomplished by ~~transferring the development potential of the area to be preserved to the remainder of the Industrial Park area. At that time, the General Plan would be amended *to* an appropriate~~ land use ~~designation (e.g., Public-Semi Public) and a land use restriction~~ recorded restrictions which will include provisions for the ~~property which recognizes the~~ long-term preservation of these buildings as historical resources. The property covered by the recorded restrictions is a 1.5 acre site shown in Exhibit 11a and includes the home, barn, and two related structures. The boundaries of the property may be modified, as approved by the City's Development Services Director, so long as the site continues to include 1.5 acres and all four historic structures. The barn may be relocated within the site. Ownership of the property could remain with the Segerstrom family until such time they wished to ~~sell~~transfer the property. At that time, the City, another public agency, or private ~~organization should~~ owner could acquire ~~be given~~ the site subject ~~first right of refusal to purchase the site.~~ to recorded restrictions for preservation of this valuable community resource.

The retention of the farmhouse results in a site design consideration. Non-residential buildings should be set back from the farmhouse site so as to not visually encroach into this area. Buffering could include walls/fencing, landscaping, and/or parking areas. Consideration should be given to physically linking the adjacent development to the farmhouse site with pedestrian paths.

~~In conjunction with approval of GP-00-05, a historical preservation area was identified on Home Ranch, as shown in Exhibit 11a.~~ The ~~barn is to be relocated into the preservation area. The Segerstrom Home Ranch development agreement includes provisions for the land dedication, building preservation, and long-term management of this valuable community resource. Mesa Consolidated Water District has also expressed an interest in obtaining land from the property owner in order to place an underground reservoir adjacent to the preservation area. Should this occur, the anticipated office development could not occur over the reservoir site; it would be necessary for it to remain as open space. The~~ development ~~agreement specifies that development~~ potential (square footage and trip budget) of the 1.5-acre site ~~and any future reservoir site can be~~ has been transferred to the portion of the Home Ranch site located south of South Coast Drive and east of the ~~proposed~~ Susan Street.

Mesa Consolidated Water District at one time held a ground lease from the Segerestrom family for a small portion of the property in Sub-area B and has expressed an interest in acquiring the site. The Water District has since removed all of its facilities from the site, terminated the lease, and abandoned the site. This leaves this site available for development as a part of Sub-area B.

Building Heights

The General Plan specifically limits building heights to a maximum of five stories (and only in the project's center) for this site. Five stories approximate a 75-foot height limitation. Exhibit 11b indicates the various height limits for Home Ranch. The actual siting of future buildings shall take into account surrounding development in order to minimize visual impacts. The use

of low- reflective materials for the building's exteriors will minimize glare impacts. In Building Height Area 1 adjacent to Fairview Road, the City of Costa Mesa shall also require a shade/shadow analysis for any building proposed to exceed 30 feet in height in order to ensure that building's shade or shadow does not extend beyond the project site or public rights-of-way.

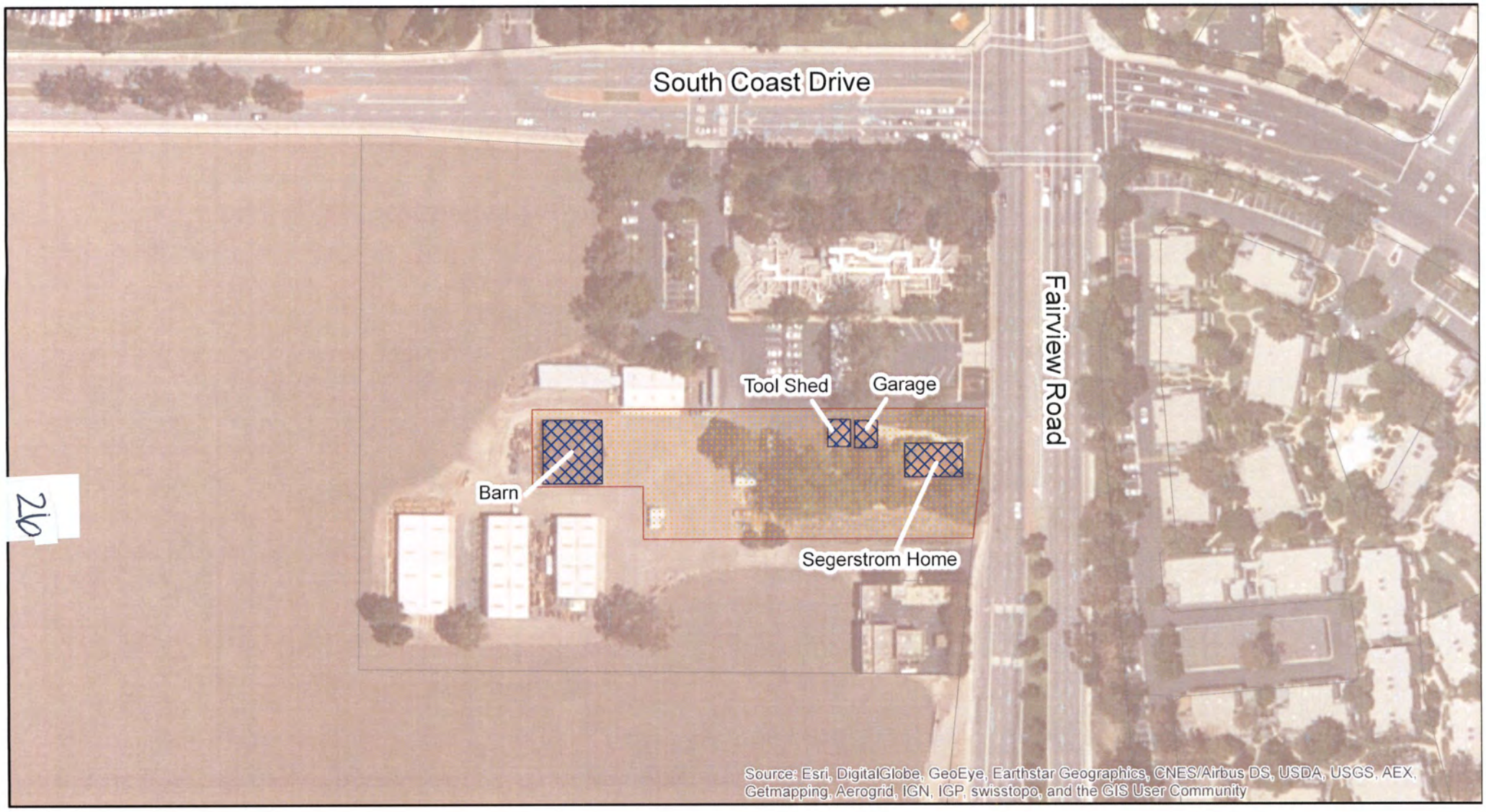
25

Area 1 - Segerstrom Home Ranch

Figure11

Source: City of Costa Mesa, 2016.
Date: August 2016

0 0.1 0.2 0.4 Miles



26

Conceptual Historic Preservation Area

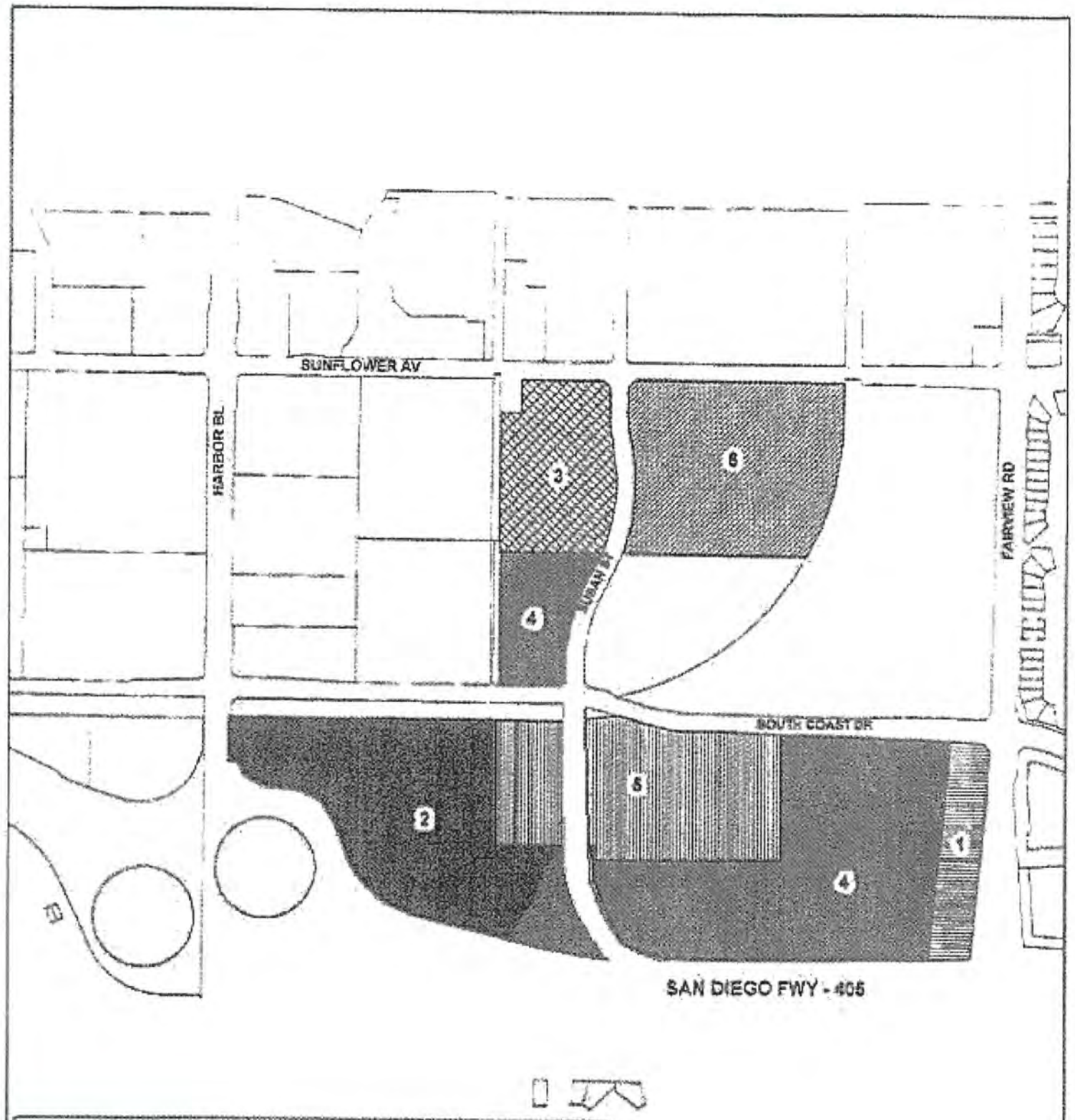
Figure11a

Historical Site

Historical Structures

0 125 250 500 Feet

Source: City of Costa Mesa, 2016.
Date: August 2016



LEGEND

- 1 2 Stories - 36 ft Building Height
- 2 2 Stories - 45 ft Building Height
- 3 3 Stories - 45 ft Building Height
- 4 4 Stories - 60 ft Building Height
- 5 5 Stories - 75 ft Building Height
- 6 Single-Family Detached: 2 stories/27 feet
  Single-Family Attached: 3 stories/50 feet

N

27 ximum Building Heights Figure 11b

Circulation

The primary project access/egress points should be aligned with Susan Street and the existing Automobile Club entry to the north. Access to the farmhouse preservation site should be considered from within this area so as to minimize the number of driveways on South Coast Drive.

Freeway access improvements in the immediate area include the widening of the Fairview Road off-ramps, both northbound and southbound, and the construction of the new South Coast Drive off-ramp. Both are completed.

Final Program Environmental Impact Report No. 1048 for Home Ranch included a preliminary analysis of a Susan Street exit from the new South Coast Drive-Fairview Road- Harbor Boulevard collector road included in the 1-405/SR-73 confluence project. Prior to approval of this additional exit by CalTrans, additional environmental documentation would be required. The Susan Street exit is not required for the Home Ranch project.

A future bikeway was shown on the Master Plan of Bikeways traversing this site to South Coast Drive from the 1-405 bikeway undercrossing. However, in conjunction with GP-00-05, this bike trail undercrossing and related linkages were deleted from the Master Plan of Bikeways. This deletion was necessitated by the CalTrans/FHWA freeway improvements in the general area.

Parks and Recreation

The Segerstrom family house and barn may also be considered as meeting a portion of the future park needs for any future residential development north of South Coast Drive. It would not meet any active recreational needs, but serve rather as a cultural/historical center.

In conjunction with GP-00-05, the historical reservation area was established. See previous Land Use Compatibility/Integration discussion.

Fire Protection Services

Future development plans and environmental analyses for this site need to assess the future fire station in the North Harbor area; i.e.; location and timing of construction.

In conjunction with adoption of GP-00-05, it was determined that Segerstrom Home Ranch (Area 1) increased the demand for City fire suppression services in the City's northwest area. The Segerstrom Home Ranch development agreement includes provisions for the necessary land acquisition, building design, and construction costs. The City of Costa Mesa Fire Department is responsible for determining the timing of land acquisition and fire station construction. If the fire station is ultimately located on Segerstrom Home Ranch, the development agreement allows for transfer of development rights (building square footage and trip budget) to the balance of the Home Ranch project.

The Wyndham Hotel Site: In 2007, Specific Plan Amendment (SP-07-01) was approved for the 3-acre site. The Specific Plan Amendment includes a development option that would allow a mixed-use development consisting of a 200-room boutique hotel and 120-unit high-rise building with approximately 1,740 sq.ft. of retail space and 3,450 sq.ft. for a bar/lounge. This would result in a maximum nonresidential floor area ratio (FAR) with a maximum 120 dwelling units.

Development Option	Maximum No. of Hotel Rooms	Maximum Allowable Non-Residential FAR	Maximum Allowable Number of High-Rise Residential Units
Option 1	200 rooms	2.12 FAR	120 units
Option 2	388 rooms	2.29 FAR	-0-

The Specific Plan allows development flexibility with regard to the overall mix of hotel rooms and residential units. This is subject to compliance with the following conditions through the final master plan review process:

- The applicant can demonstrate traffic-generation characteristics comparable to Option 1.
- For mixed use, ~~D~~development may be allowed up to a combined maximum of 320 hotel rooms/dwelling units, provided that the maximum number of hotel rooms in the mixed-use development does not exceed 200 rooms.
- The maximum FAR may be increased to no greater than 2.12 FAR in direct relation to the reduction of the residential density from and 44 du/acre and 2.29 FAR for hotel development;
- The maximum allowable number of high-rise residential units may be increased to no greater than 132 units (44 du/acre) in direct relation to the reduction of the nonresidential FAR from 2.12 FAR.
- The 238 existing hotel rooms may be reduced to allow additional residential units.~~, but any increase in the number of existing hotel rooms is prohibited~~.

As shown above, if the property owner decides not to develop the high-rise residential option and voluntarily demolishes the hotel instead, the maximum allowable nonresidential square footage would remain at 2.08 FAR with a redevelopment potential of 60,000 sq.ft.

AREA 8- SAKIOKA LOT 2

Existing Land Uses

This 33 acre area is designated for planned development, including mixed-use, residential, and commercial office development and is currently in agricultural production. Two single family homes are located along Sunflower Avenue. Lot 2 is owned by Roy K. Sakioka & Sons.

General Plan and Zoning

This site is designated Urban Center Commercial by the General Plan and is zoned PDC.

Development Standards and Trip Budget

The development intensity for planned development (i.e. master plans) on Sakioka Lot 2 is limited by the following:

- The trip budget for this site is 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips. The trip budget shall not be exceeded for the aggregate development ~~any master planned development~~ on Sakioka Lot 2.

- Planned Development Standards of the PDC zone are applicable to the site unless otherwise indicated in the North Costa Mesa Specific Plan.

- A maximum 1.0 Floor-Area-Ratio applies to nonresidential development. Nonresidential development is also subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the General Plan.

- The maximum residential density (dwelling units per acre) is ~~a maximum of~~ 28 dwelling units per acre for the residential component of a mixed-use development on a single legal parcel (See "Mixed-Use" discussion) or a maximum of 80 ~~20~~ dwelling units per acre for an independent residential ~~community including~~ development that ~~affordable~~incorporates affordable housing (See "Affordable Housing / Density Bonus discussion). An independent residential ~~community~~ development is defined as a development in which a separate legal parcel (or parcels) ~~the site~~ is entirely developed as a residential use and therefore does not include commercial uses on the same ~~site~~ legal parcel.

The projected trip generation for land uses proposed for Sakioka Lot 2 will be based on latest edition of Trip Generation, Institute of Transportation Engineers. The methodology will consider reasonable allowances for trip credits due to internal capture and pass-by trips. Internal capture credit refers to trips for various uses proposed within the parcel that can be accomplished without having to leave the facility.

For example, an office complex could have restaurants and other ancillary uses which may not generate new trips – rather serve tenants within the complex. Other examples include conference room and fitness facilities. Pass-by trips refers to trips that are

already on roadway adjacent to the development and use the facilities. Pass-by trip credits are limited to retail uses.

The credits allowed for internal capture and pass-by trips will be determined by the Transportation Services Manager. The net trip generation after credits will be compared to the trip budget to determine if the proposed development is within the limits prescribed in the North Costa Mesa Specific Plan.

Land Use Compatibility/Integration

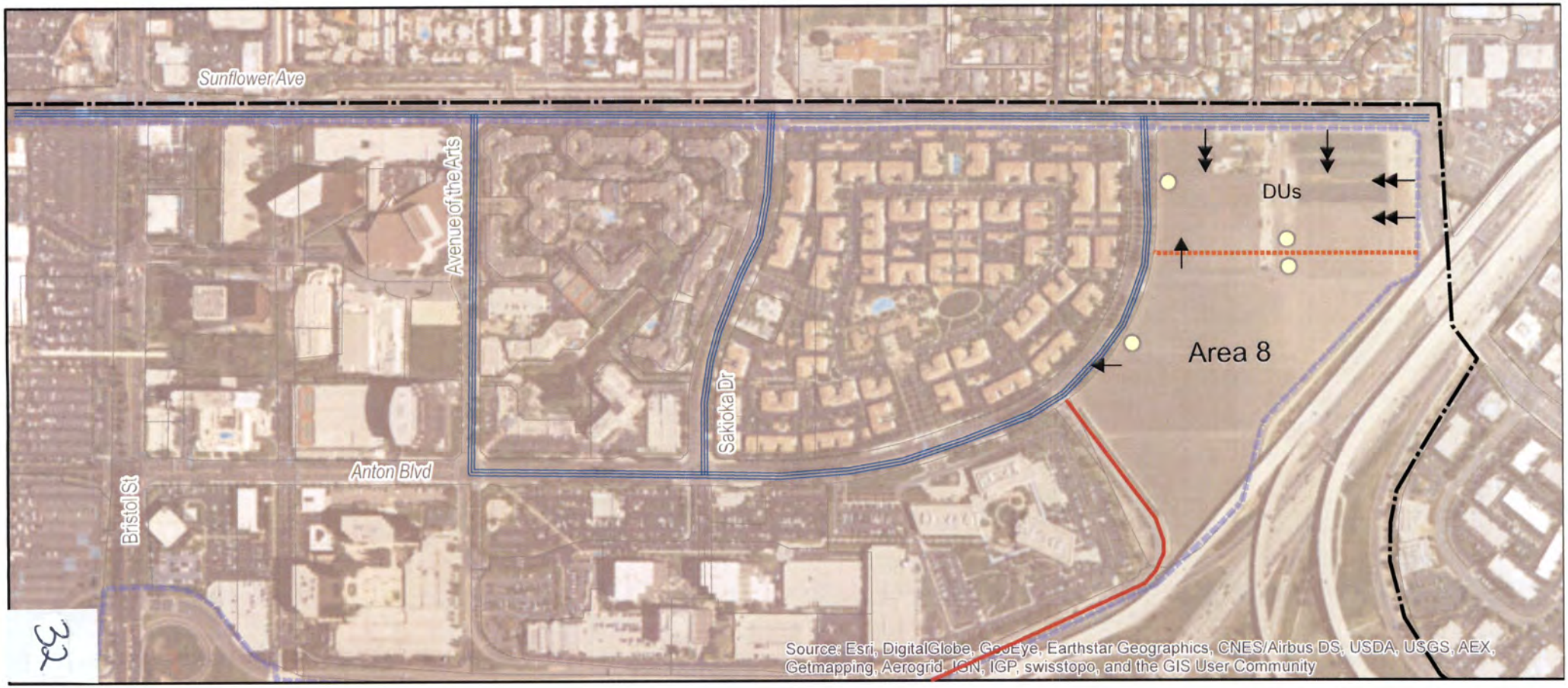
Future development of this site is anticipated to include mid- and high-rise office buildings as well as support commercial. Shade and shadow impacts for buildings in excess of 2 stories should be considered in relation to surrounding land uses. Site design should limit vehicular access to and from Sunflower Avenue.

New commercial and office buildings are encouraged to be located along the Anton frontage. Encroachment into the building setback on Anton Boulevard for commercial or mixed-use developments can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the commercial or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial development. Parking lots/structures should be located primarily along the eastern edge of the site adjacent to the Costa Mesa Freeway and the new on-ramp. Internal pedestrian linkages to Anton Boulevard should be provided.

Mixed-Use

The PDC zoning does permit mixed-use development including residential and nonresidential uses as complementary uses. The residential component of a mixed-use development shall be limited to a maximum density of 28 dwelling units per acre. This maximum density only applies to residential uses as complementary uses to commercial uses within a mixed-use development. It does not apply to an independent residential ~~community~~development~~-~~that does not include commercial uses on the same ~~site~~ legal parcel. Total building intensity for the entire 33-acre ~~-~~site shall not exceed the maximum allowable development intensity as set forth by the trip budgets. ~~For a mixed-use development~~. T~~t~~he overall mix of uses, including trips from dwelling units, shall be counted together in determining compliance with the trip budgets. The trip budget shall not be exceeded.

The Costa Mesa Freeway, Sunflower Avenue, and Main Street represent significant air quality and noise sources that will impact the siting of residential units and other sensitive land uses. Existing ambient air quality may exceed state and federal levels for carbon monoxide; therefore, significant mitigation measures may be required. Acceptable interior and exterior noise levels for residential uses would need to be achieved. An appropriate interface between the office buildings and residential uses would also be required.



33

0 200 400 800 Feet

Area 8 - Sakioka Lot 2

Figure18

Development Summary

Total Area – 33 acres
General Plan: Urban Center Commercial
Zoning: PDC

Maximum Intensity: 1.0 FAR – Non-Residential Uses

Maximum Square Footage: 1,437,480 sf
Maximum Residential Density: 80 units per acre
Trip Budget: 1,062 a.m. peak hour trips
1,407 p.m. peak hour trips

Maximum Building Height: 8 stories/120 feet (south of the collector street)
4 stores/60 feet (north of the collector street)
2 stores/30 feet – Commercial uses that are allowed to encroach into the setback for Anton Blvd.

Bikeway
Freeway Ramp
Future Collector Street
DUs Potential Dwelling Units Location
Project Entry
Pedestrian Linkage
Dwelling Unit Orientation

Source: City of Costa Mesa, 2016.
Date: August 2016

Note: The information provided in graphic form is intended to illustrate and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

Affordable Housing and Density Bonus

If ~~the entire~~ all or a portion of the site is developed as an independent residential ~~community~~ development that incorporates ~~with~~ affordable housing, the maximum density shall be ~~20~~80 dwelling units per acre involving a maximum number of 660 residential units (including any density bonuses, see Table 8.[1] Total building intensity for the entire 33-acre site shall not exceed the maximum allowable development intensity as set forth by the trip budgets.

The maximum number of dwelling units (including any density bonuses) for Sakioka Lot 2 is 660 units. The maximum base density is 528; in order to be granted a 25% density bonus (132 dwelling units), the developer would have to provide affordable housing pursuant to one of the following three options shown in the following table. All affordable housing provisions shall be for a minimum of 30 years.

Table 8- Sakioka Lot 2 Density Bonus Program

North Costa Mesa Specific Plan

MAXIMUM BASE DENSITY	AFFORDABLE HOUSING CATEGORY[1]		DENSITY BONUS CRITERIA
528 UNITS	OPTION 1 VERY LOW INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10%
		# OF AFFORDABLE UNITS	53 UNITS
	OPTION2 LOW INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	20%
		# OF AFFORDABLE UNITS	106 UNITS
	OPTION 3 LOW & MODERATE INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10% LOW & 15% MODERATE
		#OF AFFORDABLE UNITS	132 UNITS
		25% DENSITY BONUS	132 UNITS
		TOTAL UNITS	660

NOTES:

1. Very Low, Low and Moderate determinations are based on HUD definitions and income limits, adjusted for family size.
2. The total number of units assumes that other criteria of the Planned Development Commercial Zone have been met regarding density increases.

*The maximum number of units (660) in an independent residential community is based on ~~33~~8.25 acres of land and ~~20~~ 80 units per acre.

Building Heights

The maximum building height is ~~180~~120 feet (approximately ~~12~~ 8 stories) south of the new collector street and 60 feet (approximately 4 stories) north of the new collector street. Commercial or mixed use developments that are allowed to encroach into the street setback of Anton Boulevard shall be limited to 2 stories/ 30 feet within the street setback. Buildings above ~~173~~ 161 AMSL ~~-~~feet in height will require approval by the FAA

Circulation

The Master Plan of Highways includes a new collector street that connects Main Street and Anton Boulevard through this site. A new 1-405 on-ramp from Anton Boulevard is to the south of this site. The Master Plan of Bikeways includes a new bikeway on Sunflower Avenue. ~~As shown on Figure 9, the various alternatives for the urban rail alignment traverse this property and a station is also proposed in the vicinity.~~

Figure 19 provides an overview of the entire plan area and depicts development standards that can be shown graphically. It should be noted that the information is intended to be illustrative and is not to be interpreted as the precise locations for future land uses or structures, or the collector street.

Addendum to the Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054 (SCH No. 2007011125)

Starwood Tribute Hotel Project

Prepared for

City of Costa Mesa
Development Services Department, Planning Division
77 Fair Drive
Costa Mesa, California 92628

Prepared by

BonTerra Psomas
3 Hutton Centre Drive, Suite 200
Santa Ana, California 92707-8794
T: 714.751.7373

August 2016

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SECTION 1.0
PURPOSE OF ADDENDUM

The Wyndham Boutique Hotel/High-Rise Residential project was evaluated in *The Wyndham Boutique Hotel/High-Rise Residential Project (EIR [Environmental Impact Report]) No. 1054* (hereinafter referred to as "FEIR 1054"). FEIR 1054 was certified by the Costa Mesa City Council on November 20, 2007. FEIR 1054 analyzed the reuse of the project site as a mixed-use development with both hotel and residential uses (hereinafter referred to as "previously approved project"). As part of the previously approved project, the former Wyndham Hotel was proposed to be renovated to reduce the number of rooms from 238 to 200. Additionally, a 23-story, 120-unit high-rise residential tower was proposed to be constructed adjacent to the hotel, following demolition of the hotel's parking structure. As part of the previously approved project, it was determined that the overall mix of hotel rooms and residential units may be modified but could not exceed an overall total of 320 hotel rooms/dwelling units.

In April 2015, the project (under new ownership and now known as Starwood Tribute Hotel) was modified to retain the 238-room hotel and construct a 23-story, 100-unit high-rise residential tower adjacent to the hotel. This modified project was evaluated in the 2015 Addendum to the Wyndham Boutique Hotel/High-Rise Residential Project FEIR No. 1054 (hereinafter referred to as "2015 Addendum"). Since certification of FEIR 1054 and subsequent approval of the 2015 Addendum, neither of the previously approved projects have been implemented and a newly modified project is now being proposed ("proposed project"). The proposed project would retain the existing 238-room hotel and proposes to construct a new 15-story, 150-room high-rise hotel tower to serve as an expansion of the Avenue of the Arts Hotel (238 rooms existing, 388 rooms proposed).

The California Environmental Quality Act (CEQA) allows for the preparation of an Addendum to a certified EIR to document minor technical changes in the project characteristics or environmental conditions under which the project will be developed. This Addendum to FEIR 1054 has been prepared in accordance with the provisions of CEQA (*California Public Resources Code,* Sections 21000 et seq.); the State CEQA Guidelines (Title 14, *California Code of Regulations,* Sections 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as adopted by the City of Costa Mesa (City). Section 15164(a) of the State CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred". Section 21166 (Subsequent or Supplemental Impact Report; Conditions) of CEQA, and Section 15162(a) of the State CEQA Guidelines address when a subsequent EIR is required. As stated in Section 15162(a), a subsequent EIR is required when:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the

previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The purpose of this Addendum is to analyze the impacts resulting from implementation of the proposed project (including impacts resulting from changes in circumstances) and to identify the difference, if any, between the impacts evaluated with the previously approved projects and those that would be associated with the proposed project. It also reviews whether any new information of substantial importance has been identified that shows that the proposed project will have one or more significant effects not discussed in the previous environmental documents. In 2007, Specific Plan Amendment (SP-07-01) to the North Costa Mesa Specific Plan was approved for the three-acre project site and included a development option that would allow a mixed-use development consisting of a 200-room boutique hotel and 120-unit high-rise building. An additional amendment is currently proposed to allow for a second development option that would allow for a hotel development consisting of 388 rooms with a maximum non-residential floor area ratio of 2.29 FAR. For purposes of this Addendum, although the proposed project represents an overall increase in the total number of hotel rooms and residential units from what was previously analyzed in FEIR 1054 and the 2015 Addendum, the proposed project involves a different mix of products (all hotel rooms versus previously approved mixes of hotel and residential units) and this addendum demonstrates that impacts would be similar to or less than what was previously analyzed for the project site in FEIR 1054 and the 2015 Addendum. This Addendum also encompasses any and all future subsequent approvals for development of the proposed project on the project site.

Pursuant to Section 15367 of the State CEQA Guidelines, the City of Costa Mesa is the lead agency for the proposed project. The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment. The City, as the lead agency, has the authority for project approval and certification of the accompanying environmental documentation.

In accordance with Section 21166 of CEQA and Sections 15162 and 15164 of the State CEQA Guidelines, based on the analysis presented in this document, the City of Costa Mesa has determined there are no new significant impacts resulting from the proposed project, nor is there any substantial increase in the severity of any previously identified environmental impacts. In addition, the changes with respect to the circumstances under which the proposed project will be undertaken would not result in new or more severe significant environmental impacts. The potential impacts associated with the proposed project would either be the same or less than the anticipated levels described in FEIR 1054 and the 2015 Addendum. An Addendum is the appropriate environmental documentation for the proposed project and requested approvals.

Section 2.0 of this Addendum provides background information on the previously approved project, including actions taken by the City Council. Section 3.0 provides a description of the proposed project. Section 4.0 presents an environmental analysis of the proposed project. Appendix A, the Starwood Tribute Hotel Project Mitigation Monitoring and Reporting Program, identifies the Project Design Features, Standard Conditions of Approval, and Mitigation Measures that are applicable to the project. Section 5.0 presents the findings related to the environmental analysis of the proposed project.

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SECTION 2.0
PROJECT BACKGROUND

The proposed project would be implemented on the site of the existing Avenue of the Arts Hotel in the City of Costa Mesa (City). The site has been subject to previous planning efforts. The following section provides a summary of the planning efforts that are integral to the proposed project.

2.1 BOUTIQUE HOTEL/HIGH RISE RESIDENTIAL PROJECT FINAL ENVIRONMENTAL IMPACT REPORT 1054

In 2007, FEIR 1054 was prepared to address the reuse of the project site as a mixed-use development with both hotel and residential uses. As part of the previously approved project, the Avenue of the Arts Hotel was proposed to be renovated to reduce the number of rooms from 238 to 200 and to add an approximate 4,735-square-foot (sf) spa on the hotel's first floor. The 2,775-sf hotel restaurant would also be remodeled as part of the previously approved project. These proposed modifications would not change the hotel's overall square footage. Additionally, a 23-story, 120-unit high-rise residential tower was proposed to be constructed adjacent to the hotel, following demolition of the hotel's parking structure, and would include approximately 3,450 sf of lounge/bar space and 1,740 sf of ancillary retail space. A new 7.5-level, 480-space parking structure was also proposed to be constructed east of the proposed residential tower, which would serve both the residential tower and the hotel. Based on existing entitlements and according to the analysis presented in FEIR 1054, it was determined that the overall mix of hotel rooms and residential units may be modified but could not exceed an overall total of 320 hotel rooms/dwelling units. The Costa Mesa City Council certified FEIR 1054 in November 2007. The previously approved project required amendments to the *City of Costa Mesa 2000 General Plan* and the *North Costa Mesa Specific Plan* to allow for a combination of a boutique hotel and high-rise residential development on the site at a site-specific density of 44 dwelling units per acre (du/ac) for the proposed residential uses.

2.2 2015 ADDENDUM TO THE BOUTIQUE HOTEL/HIGH RISE RESIDENTIAL PROJECT FINAL ENVIRONMENTAL IMPACT REPORT 1054

In 2015, an Addendum to FEIR 1054 was prepared to evaluate an amended project involving retention of the existing 238-room hotel and construction of a 23-level residential high-rise tower. The proposed project involved demolition of the hotel parking garage and construction of a 100-unit condominium tower adjacent to a new, proposed 7.5-level parking garage consisting of 1 subterranean level and 6.5 levels above ground. The residential tower would be constructed adjacent to the existing 238-unit Wyndham Hotel. The luxury residential tower would have 100 for-sale condominium units on the 2nd through 23rd stories, including 9 one-bedroom units, 75 two-bedroom units, and 16 three-bedroom units. This project represented a modification to the approved development plan, and it was determined that, when compared to the previously certified FEIR 1054, no impacts would occur nor would there be any substantial increase in the severity of any previously identified effects. The City of Costa Mesa approved the project in April 2015.

2.3 THE LAKES – COSTA MESA ASSOCIATION SETTLEMENT AGREEMENT

As part of an agreement between The Lakes – Costa Mesa Association and the adjacent property owners (Legacy, Marriott, and Wyndham), restrictions and requirements were set forth related to construction activities and are incorporated into the proposed project. Specifically, The Lakes – Costa Mesa Association Settlement Agreement requires the Project Applicant to do the following:

- To provide reports discussing the geotechnical impacts related to construction on the project site.
- To provide the anticipated timing when common areas would be impacted by construction and therefore would be unavailable for use by Association parties.
- To provide decorative screening of construction areas that directly face adjacent properties.
- To limit hours of construction operation beyond the requirements set forth in the *North Costa Mesa Specific Plan* (refer to Section 4.13.2 for a table of noise restrictions).

To comply with the Mitigation Agreement during construction activities related to restroom location, parking restrictions, lighting restrictions, construction-related trash bins, and notification of traffic alteration and a requirement to maintain access to adjacent properties.

SECTION 3.0
PROJECT DESCRIPTION AND SETTING

3.1 PROJECT LOCATION

The Starwood Tribute Hotel project site (proposed project), currently referred to as the Avenue of the Arts Hotel, is located at 3350 Avenue of the Arts in the City of Costa Mesa. The three-acre project site is bound to the west by Avenue of the Arts, the Plaza Tower, and a vacant parcel approved for development as the Orange County Museum of Art; to the north and northeast by the 3400 Avenue of the Arts apartment community; and to the south and southeast by the 250-unit apartment community at 580 Anton Boulevard (currently under construction). The Marriott Hotel is southeast of the project site.

The project site is within Area 5 of the *North Costa Mesa Specific Plan* area. The Specific Plan area is generally bound to the north by Sunflower Avenue, to the south by Interstate (I) 405, to the east by Sakioka Drive, and to the west by Bristol Street. Area 5 is 27 acres and contains 2 hotels (Avenue of the Arts and Marriott Hotel with a total of 492 rooms), 3400 Avenue of the Arts apartment community (770 units), and recently demolished The Lakes Pavilions retail/restaurant center (21,349 sf) which is being replaced by the 580 Anton apartment community (250-apartment units) that is currently under construction.

The project site is located in a nearly built-out area of the City.

3.2 PROJECT SETTING

The project site is located in a highly developed and urbanized area of the City of Costa Mesa, east of South Coast Plaza. The three-acre project site is currently developed with the Avenue of the Arts Hotel and its associated three-level parking structure. The hotel is a 6-story structure with 238 hotel rooms, meeting facilities, and a restaurant. The hotel's 85,000-sf parking structure is located directly north of the hotel. It has 3 levels with 240 parking spaces. There are 24 surface spaces for employees at the rear of the building. The site is relatively flat with no notable elevation changes.

Development in the area is varied and includes commercial, residential, office, and community uses. Exhibit 1, Local and Regional Vicinity, depicts the project site in a regional and local context. As shown on Exhibit 2, Aerial Photograph, typical development in the project area includes South Coast Plaza; several multi-story office buildings and hotels, including Plaza Tower and Center Tower high-rise office buildings (274 feet above grade level [AGL] and 283 feet AGL; respectively); cultural arts venues, including the Orange County Performing Arts Center, the South Coast Repertory, and the Reneé and Henry Segerstrom Concert Hall; and high-density residential uses located north and east of the site. A variety of commercial and retail uses are found at the intersection of Bristol Street and Sunflower Avenue. The Enclave Apartment community is located at the northeast corner of Anton Boulevard and Sakioka Drive. I-405 is south of the site with single-family residences, retail uses, and mid-rise office buildings and hotels south of I-405. In addition to these existing urban uses, five separate high-rise residential building projects were approved for development in the *North Costa Mesa Specific Plan* area. They are the Segerstrom Town Center, the Orange County Museum of Art, a 250-unit apartment community at 580 Anton Boulevard, the Symphony Towers, and the Pacific Arts Plaza.

The project site is designated High Density Residential in the *City of Costa Mesa's 2015-2035 General Plan.* The site is located in the Planned Development Residential–High Density (PDR-HD) zone as set forth in the Zoning Code.

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Local and Regional Vicinity

Exhibit 1

Starwood Tribute Hotel Project

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Feet

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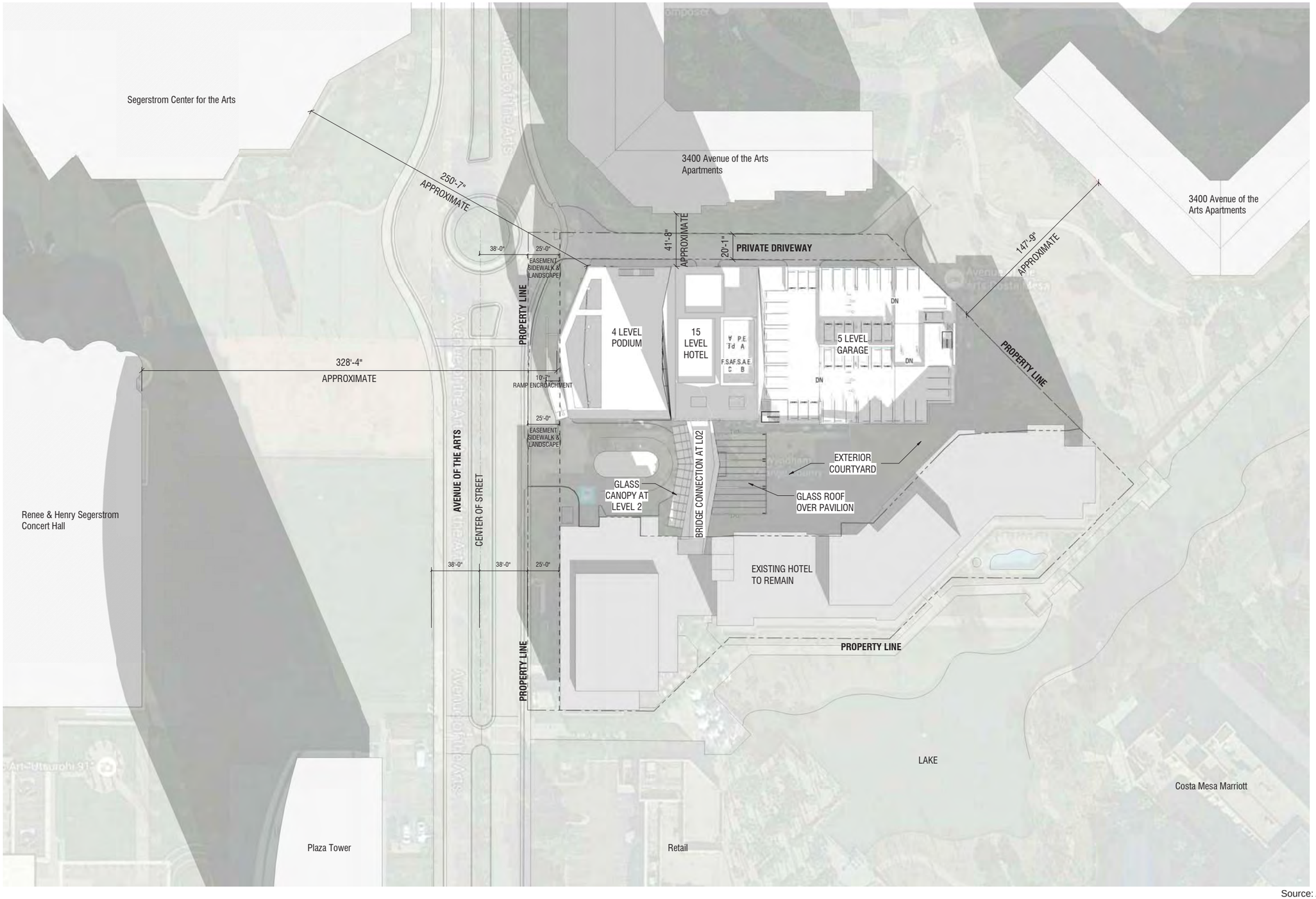

Source: Arquitectonica 2016

Aerial Photograph

Exhibit 2

Starwood Tribute Hotel Project

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60 30 0 60 Feet

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3.3 PROJECT DESCRIPTION

The proposed project would involve the demolition of the existing Avenue of the Arts Hotel parking garage and construction of a 15-story, 150-room high-rise hotel tower adjacent to a new, proposed 6-level parking garage. The hotel tower would be constructed adjacent to the existing 238-unit Avenue of the Arts Hotel, which would be retained as part of the proposed project, as shown on Exhibit 3, Technical Site Plan.

3.3.1 HIGH-RISE HOTEL TOWER

The existing parking structure for the hotel would be demolished. In its place, a 15-story high-rise hotel tower would be constructed along Avenue of the Arts. The high-rise hotel tower would not exceed 220 feet in height AGL (approximately 254 feet above mean sea level [msl]). The hotel tower would provide 150 guest rooms. Additional hotel amenities include a restaurant and lounge area, ballroom, meeting rooms, fitness center, and an outdoor pool and spa with amenity deck.

3.3.2 PARKING

The existing 3-level 240-space Avenue of the Arts Hotel parking structure would be demolished. A new 6-level (5 levels above ground and 1 level below ground), 340-space parking structure would be constructed east of the new hotel tower.

Direct application of the *North Costa Mesa Specific Plan* parking ratios would result in a City parking requirement of 451 parking spaces, which indicates a theoretical parking deficiency of 111 parking spaces based on the proposed on-site parking supply of 340 parking spaces. There is an opportunity to share parking spaces based on the utilization profile of each of the land use components. The previous entitlements also applied this same shared parking ratio. By applying this shared parking ratio, a total of 274 spaces would be required.

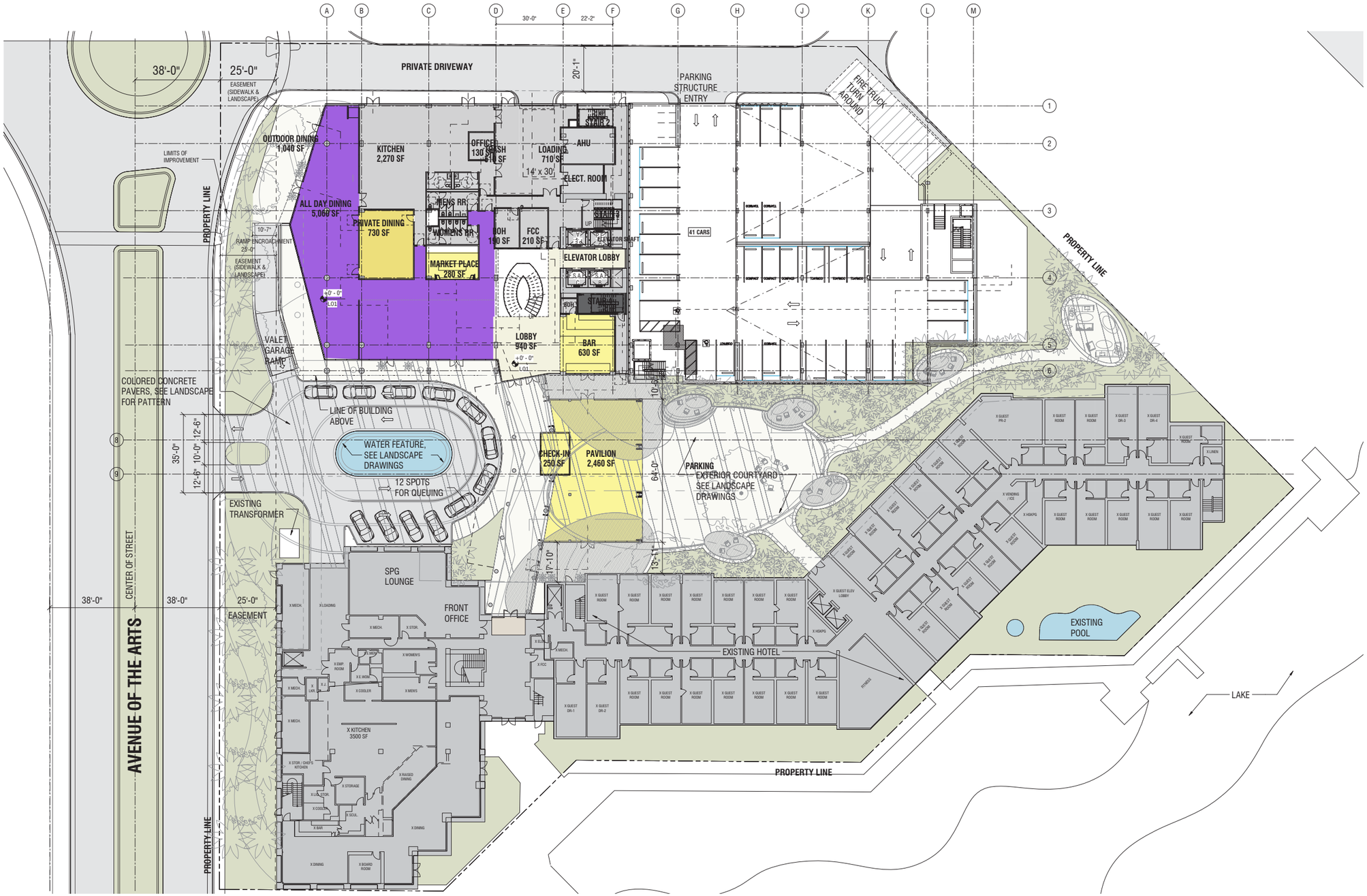
The Shared Parking Demand Analysis prepared for the proposed project indicates that the proposed on-site parking supply of 340 spaces would result in adequate weekday and weekend parking based on the theoretical peak parking demand for the proposed project (274 spaces).

3.3.3 ACCESS/CIRCULATION

Visitors of the hotel would have an option to valet their vehicle or self-park. Those accessing the self-park facility would continue on Avenue of the Arts, past the hotel driveway; they would turn right at the traffic circle and access the parking structure entry in rear of the hotel, as shown on Exhibit 4, Vehicular Circulation Plan. Those who utilize the valet service would use the hotel's main driveway from Avenue of the Arts.

As part of the proposed project, the existing hotel lobby would be removed to provide a looped vehicular driveway to accommodate vehicle queuing for up to 12 cars to drop-off and check in. A ramp up from the garage to the driveway would provide on-site access for valet drop-off capabilities without requiring the valet to access the public street, Avenue of the Arts. The existing driveway to the north, accessing the north adjacent property and new parking garage, would remain in place.

The drop-off area includes a covered open air breezeway and second level pedestrian bridge (1,920 sf) that would allow for pedestrian circulation between the new and existing hotel. An enclosed glass pavilion would be located immediately east of the breezeway and would open up to the exterior landscaped courtyard.



Source: Arquitectonica 2016

Technical Site Plan

Exhibit 3

Starwood Tribute Hotel Project

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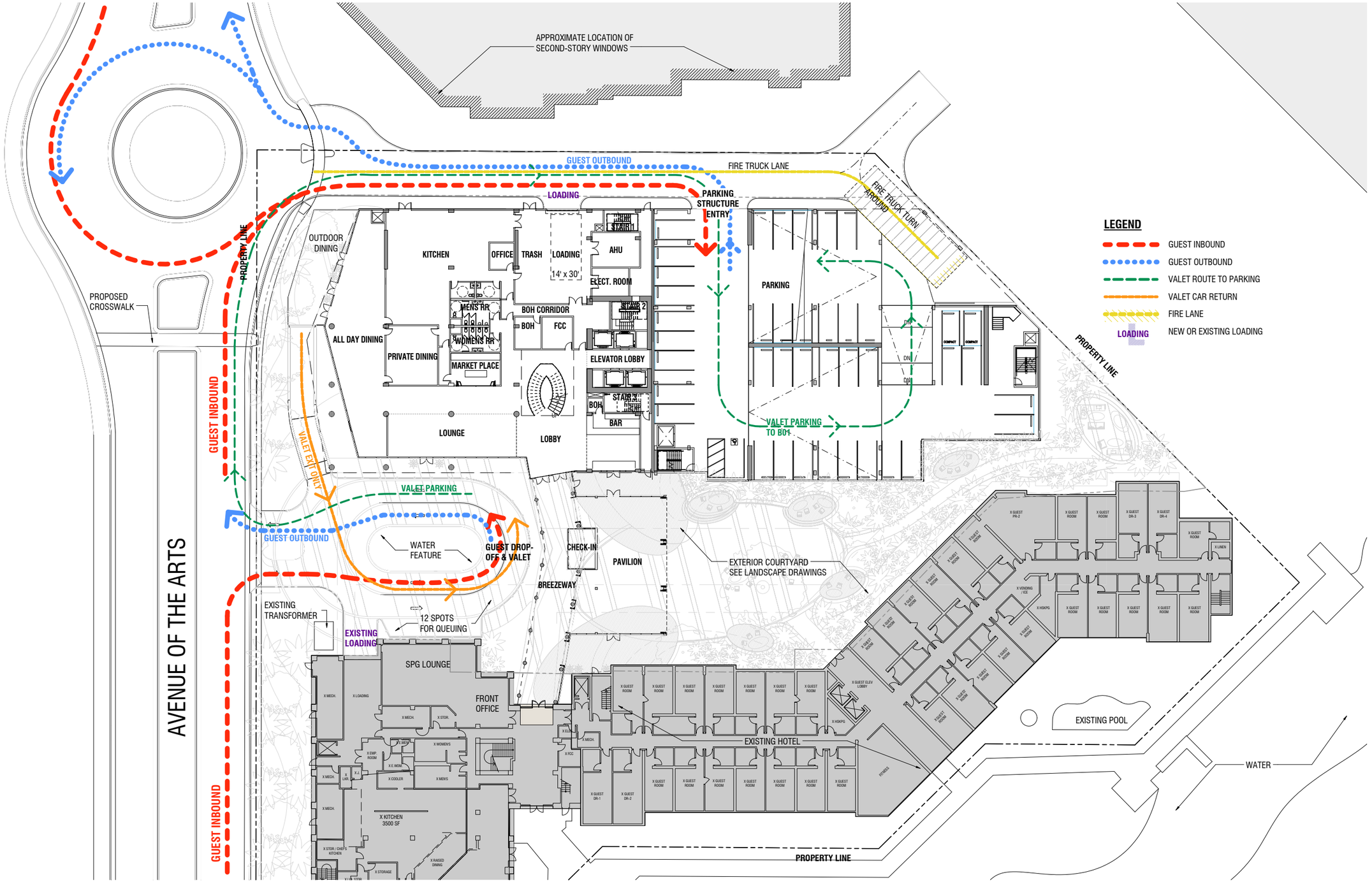

Source: Arquitectonica 2016

Vehicular Circulation Plan

Exhibit 4

Starwood Tribute Hotel Project

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3.3.4 LANDSCAPE/HARDSCAPE PLAN

Landscaping and decorative hardscape elements would be primarily provided along the proposed hotel tower frontage along Avenue of the Arts. The areas nearest the public sidewalk would be planted with shrubs and groundcover with low-growing species at a pedestrian scale. Palms with an understory of Palo Verde trees would also be planted along the sidewalk to blend with the existing roadway median. Various specimen trees would be planted along the exterior landscaped courtyard. The hotel would also include a garden area located adjacent to the proposed parking structure.

3.3.5 TEMPORARY PARKING PLAN

During project construction, access to the parking garage would be restricted for an approximately 23 month period. Hotel and restaurant guests and employees would be required to park in one or a combination of multiple temporary parking areas. Based on an anticipated occupancy rate of 40 percent, or approximately 95 rooms per night, total parking demand during construction would be 43 parking spaces to accommodate both guest and employee parking, or a need for approximately 15,050 sf of parking area. Five possible off-site parking locations have been identified; 3 of the sites are within 0.2 mile of the hotel and the other 2 sites are within 1.2 miles of the hotel. With the exception of one site known as the Sakioka land, which is currently in agricultural production, all sites exist as parking areas and would not require modifications or upgrades to accommodate the temporary parking demand of the project. The Sakioka land would require construction of a paved surface lot, the development of which is not included as part of the proposed project and would require separate environmental review.

Access to and from the temporary parking area(s) would be provided via hotel shuttles, which would be available to transport up to 24 people at a time throughout the day.

3.3.6 CONSTRUCTION

Construction of the proposed project is anticipated to start in October 2017 with demolition of the existing parking garage. Demolition would require an estimated 490 haul truck round trips over a period of 10 weeks, which is approximately 10 round trips per day. Demolition would be followed by grading and excavation for the parking garage, followed by construction of the parking garage. Excavation for the subterranean levels of the garage would require approximately 1,694 truckloads of soil to be exported from the site and excavation for the foundation and subterranean level of the hotel tower would require approximately 242 truckloads of soil to be exported from the site. Once the parking garage is complete, it would be open to public use for hotel and restaurant patrons. Upon completion of the parking garage, construction would proceed on the hotel tower, with completion of the tower estimated for April 2019.

3.3.7 REQUESTED PROJECT ENTITLEMENTS

As part of the proposed project, the Project Applicant is requesting approval of the following entitlements:

1) Master Plan Amendment for the Starwood Tribute Hotel project. The proposed amendment involves the following revised components:
    - Amend the proposed hotel room count from a 238-room hotel to a 388-room hotel to reflect retention of all of the rooms of the existing hotel as well as construction of a new 150-room tower.

The other unchanged components of the Master Plan are detailed in Table 1, Land Use Comparison, below.

3.4 COMPARISON TO PREVIOUSLY APPROVED PROJECT

As discussed previously, the Project Applicant is proposing to retain the hotel in place with the existing 238-room count; to construct a new 15-story, 150-room high-rise hotel tower; and to construct a 1,823 sf bar/lounge and 332 sf of ancillary retail space. Table 1, Land Use Comparison, presents a comparison of the previously approved project evaluated in FEIR 1054, the 2015 Addendum, and the proposed project. Table 2, presents floor area ratio (FAR) calculations for the existing and proposed hotel.

TABLE 1
LAND USE COMPARISON

Land Use	FEIR 1054	2015 Addendum	Proposed Project
Hotel			
Hotel Rooms	200 rooms	238[a] rooms	388 rooms[b]
Lounge/Bar Area	3,450 sf	0 sf	1,823 sf
Ancillary Retail	1,740 sf	0 sf	332 sf
High-Rise Residential/Hotel			
Units	120 du	100 du	0 du
Area	292,172 sf	291,542 sf	283,886 sf
Stories/Height (feet above msl)	23 stories/270 ft from grade (304 ft above msl)	23 stories/270 ft from grade (304 ft above msl)	15 stories/220 ft from grade (254 ft above msl)
Parking Garage			
Levels	7.5 levels (6 levels above ground and 1.5 level below ground)	7.5 levels (6 levels above ground and 1.5 level below ground)	6 levels (5 levels above ground and 1 level below ground)
Spaces	480 spaces	422 spaces	340 spaces

sf: square feet; du: dwelling unit; msl: above mean sea level

[a] Existing hotel will be retained.
[b] 150 hotel units are proposed in addition to the existing 238 hotel rooms on property. Total hotel units on property would be 388.

Source: Arquitectonica 2016.

TABLE 2
FAR CALCULATIONS

	Non-Residential Area (SF)						
	Proposed Addition Area (SF)[a]			Total Hotel Area (SF)[b]	Number of Hotel Rooms (Existing & Proposed)	Total Lot Area (3 Acres)[c]	Calculated Non-Residential FAR [d,e,f]
	Retail	Bar/Lounge	New Hotel				
Existing Hotel	-	-	-	152,000	238	130,683	1.16
Proposed Hotel	280	2,220	144,580	147,080	150	130,683	1.13
Total (Existing & Proposed)	**280**	**2,220**	**144,580**	**299,080**	**388**	**130,683**	**2.29**

FAR = Total Hotel Area (Existing and Proposed) / Total Lot Area (3 Acres)

[a] Market Plan/Gift Shop SF to be confirmed.
[b] Approximate SF of existing hotel, excluding existing parking garage to be demolished.
[c] According to the North Costa Mesa Specific Plan, Lot area = 3 Acres, which = 130,683 square feet.
[d] Non-Residential FAR is the sum of non-residential use divided by total lot area.
[e] According to North Costa Mesa Specific Plan, Maximum Non-Residential FAR = 2.12.
[f] For calculating Non-Residential Area for the proposed 2016 hotel addition, total GSF of new hotel will be used, and added to Existing Hotel Area.

Source: Arquitectonica 2016.

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SECTION 4.0
ENVIRONMENTAL ANALYSIS

This section of the Addendum examines each environmental topical issue analyzed in FEIR 1054 and the 2015 Addendum specific to the proposed project. The Addendum includes additional areas of analysis, including forestland resources and greenhouse gas emissions, pursuant to the 2010 amendments to the State CEQA Guidelines. The focus of this Addendum to FEIR 1054 and the 2015 Addendum is to evaluate the potential for changes in the impacts as a result of modifications to the proposed site plan, which includes keeping the hotel's existing 238 rooms; to construct a new 15-story, 150-room high-rise hotel tower; and to construct a 1,823 sf bar/lounge and 332 sf of ancillary retail space. This evaluation includes a determination as to whether the changes proposed for the Starwood Tribute Hotel project would result in any new significant impacts or a substantial increase in a previously identified significant impact.

The topical areas identified in the CEQA Environmental Checklist (Checklist) were used as guidance for this Addendum. For each section, brief summaries of the findings of FEIR 1054 and the 2015 Addendum are provided. This comparative analysis provides the City with the factual basis for determining if any changes in the project, any changes in circumstances, or any new information since FEIR 1054 was certified and the 2015 Addendum was approved require additional environmental review or preparation of a subsequent or supplemental EIR.

The mitigation program from FEIR 1054 applicable to the proposed project is contained in the Mitigation Monitoring and Reporting Program (MMRP) included in Appendix A; no new mitigation measures are proposed.

4.1 AESTHETICS

4.1.1 SUMMARY OF PREVIOUS ENVIRONMENTAL ANALYSIS

Wyndham Boutique Hotel/High Rise Residential Project Final Environmental Impact Report No. 1054

As set forth in the Initial Study prepared for FEIR 1054, the previously approved project would not have a substantial adverse effect on a scenic vista, nor would it damage scenic resources. It was determined that the site is not designated as a scenic vista; is not located in a scenic preservation zone; and would not affect scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings near or within a State scenic highway. FEIR 1054 concluded that demolition and construction activities associated with the previously approved project would modify the site's aesthetics by removing existing landscaping; however, the previously approved project would introduce components of similar scale to the existing and approved uses of the North Costa Mesa Specific Plan area.

As detailed in FEIR 1054, the previously approved project would introduce new sources of night lighting and glare; however, these impacts would be considered less than significant. Further, pursuant to The Lakes – Costa Mesa Association Settlement Agreement, construction lighting shall be placed in such a manner to minimize any lighting effects or glare on adjacent properties.

As detailed in FEIR 1054, given the urban nature of the North Costa Mesa Specific Plan area and its surrounding area, the eight approved high-rise residential towers in the Specific Plan area were not considered sensitive uses with the same expectations of shade/shadow limits as traditional single-family and low-rise multi-family residences. As such, the shade and shadow effects of existing and approved but not constructed buildings on the high-rise residential uses proposed as

part of the previously approved project were not considered significant given the urban context. Similarly, the shade and shadow effects of the previously approved but not constructed high-rise residential towers would also not be considered a significant effect.

As discussed in FEIR 1054, during the summer months, the previously approved project would cast a shadow on properties located generally northwest, north, and northeast of the site, including a small portion of the Orange County Museum of Art site and 3400 Avenue of the Arts apartment community. However, the shadow would not impact a sensitive use (i.e., residential unit). During the winter months, the previously approved project would cast a shadow on properties located generally northwest, north, and northeast of the site, including the Orange County Performing Arts Center property and 3400 Avenue of the Arts apartment community. While shadow would not cast over the entirety of 3400 Avenue of the Arts apartment community, residential units would experience some degree of shading for five hours (i.e., between the hours of 10:00 AM and 3:00 PM). Therefore, the established threshold of significance would be exceeded and FEIR 1054 concluded that this impact would be considered significant and unavoidable.

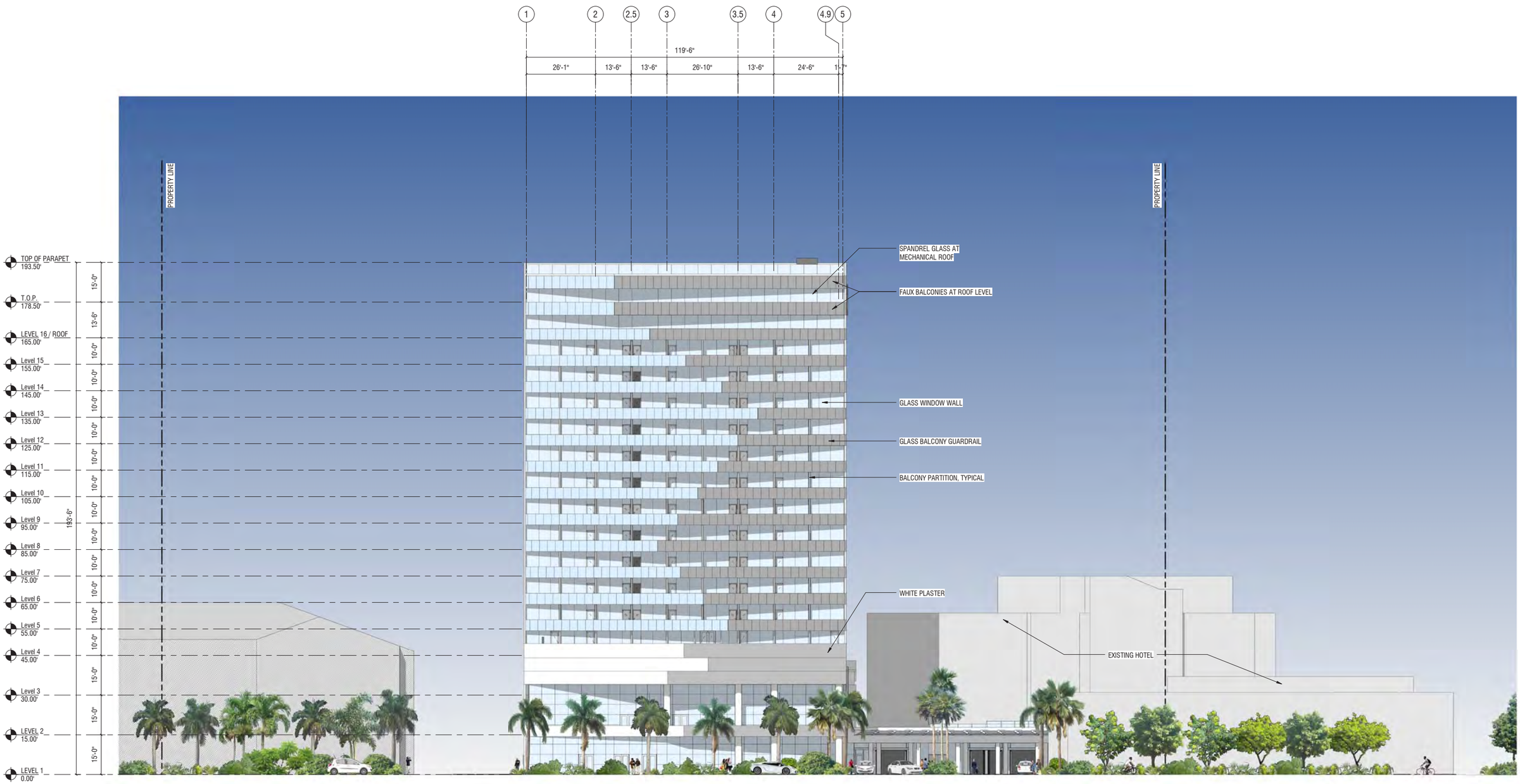
2015 Addendum to the Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054

The visual analysis for the 2015 Addendum determined that implementation of the modified project would not create a new significant impact or a substantial increase in the severity of previously identified effects with regards to visual resources. Seven standard conditions pertaining to aesthetics were anticipated to be applicable to the modified project.

4.1.2 PROJECT ENVIRONMENTAL REVIEW

Consistent with the analysis presented in FEIR 1054 and the 2015 Addendum, the proposed project site and its surrounding area are located within a highly urbanized portion of the City that does not contain any designated scenic vistas or resources and is not visible from any State or local scenic highways. According to the California Scenic Highways Mapping System, the closest designated highway is State Route (SR) 1, which is an Eligible State Scenic Highway – Not Officially Designated and is located approximately six miles west of the project site (Caltrans 2016).

As noted in FEIR 1054, the proposed project would not substantially alter the visual character of the site. Rather, it would continue the urban character of the site and surrounding areas through the construction of a new hotel tower; visual elements of the proposed tower would be consistent with surrounding development and the architecture would be similar to what was evaluated as part of the previously approved project (refer to Exhibits 5a through 5d, Elevations). Further, the addition of landscaping as described previously in Section 3.0, Project Description and Setting, would soften the appearance of the proposed building and would blend with the existing landscaping along Avenue of the Arts and the newly renovated Silver Trumpet restaurant. The proposed project would not involve any physical development beyond what was evaluated and approved in FEIR 1054 and the 2015 Addendum. Because the hotel tower would be constructed within the same footprint and would not exceed the building height analyzed in FEIR 1054 and the 2015 Addendum, the proposed project would not create a new significant impact, nor would it create a substantial increase in the severity of previously identified effects related to the degradation of the existing visual character or quality of the site and its surroundings. Impacts to the visual character and quality of the proposed project site would not change beyond what was anticipated in FEIR 1054 and the 2015 Addendum. Further, the proposed project would comply with The Lakes – Costa Mesa Association Settlement Agreement requirement that decorative screening be provided on the areas of construction that directly face adjacent properties.



Source: Arquitectonica 2016

West Elevation

Starwood Tribute Hotel Project

Exhibit 5a

BonTerra PSOMAS

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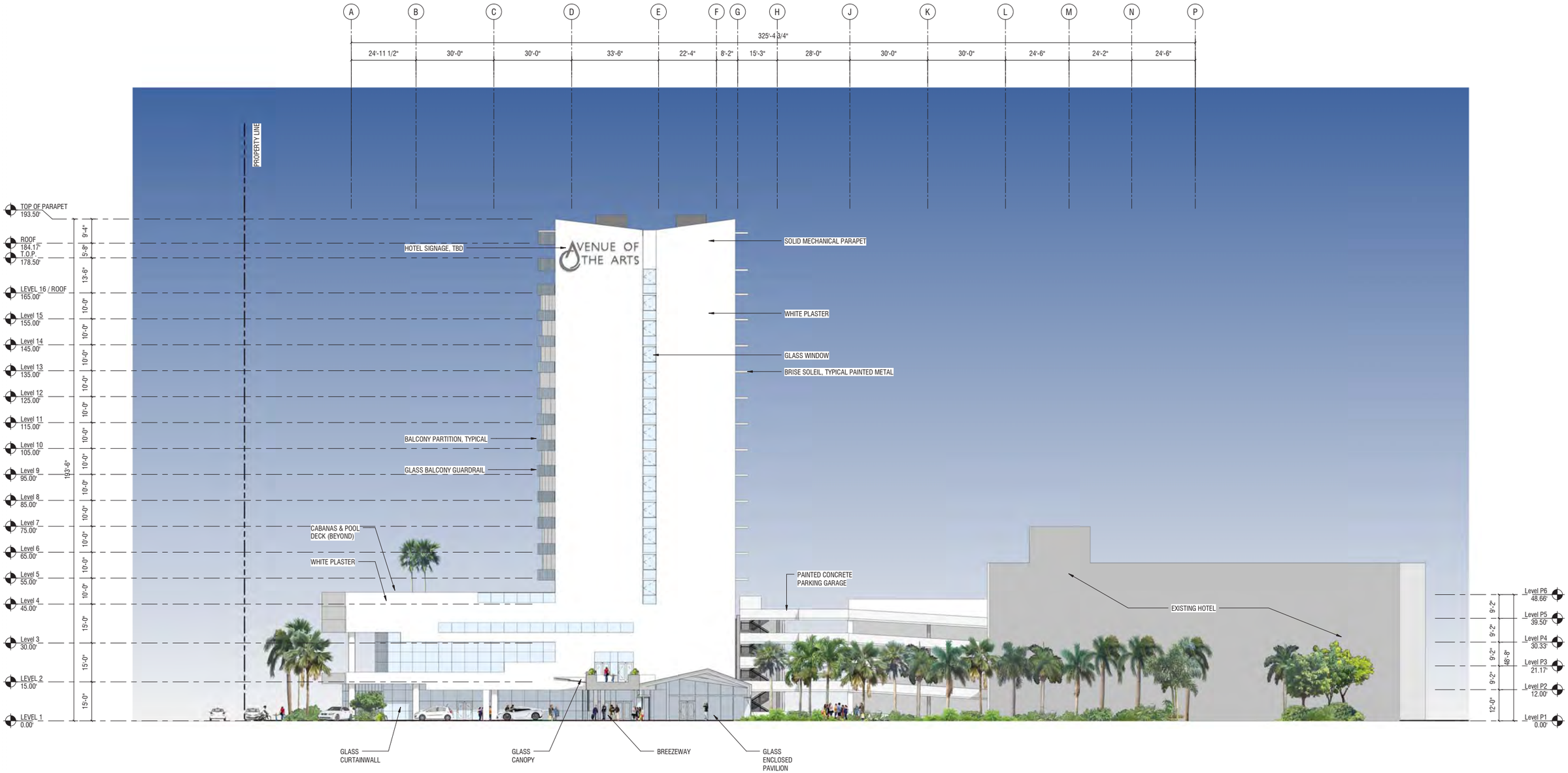

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Source: Arquitectonica 2016

South Elevation

Exhibit 5b

Starwood Tribute Hotel Project

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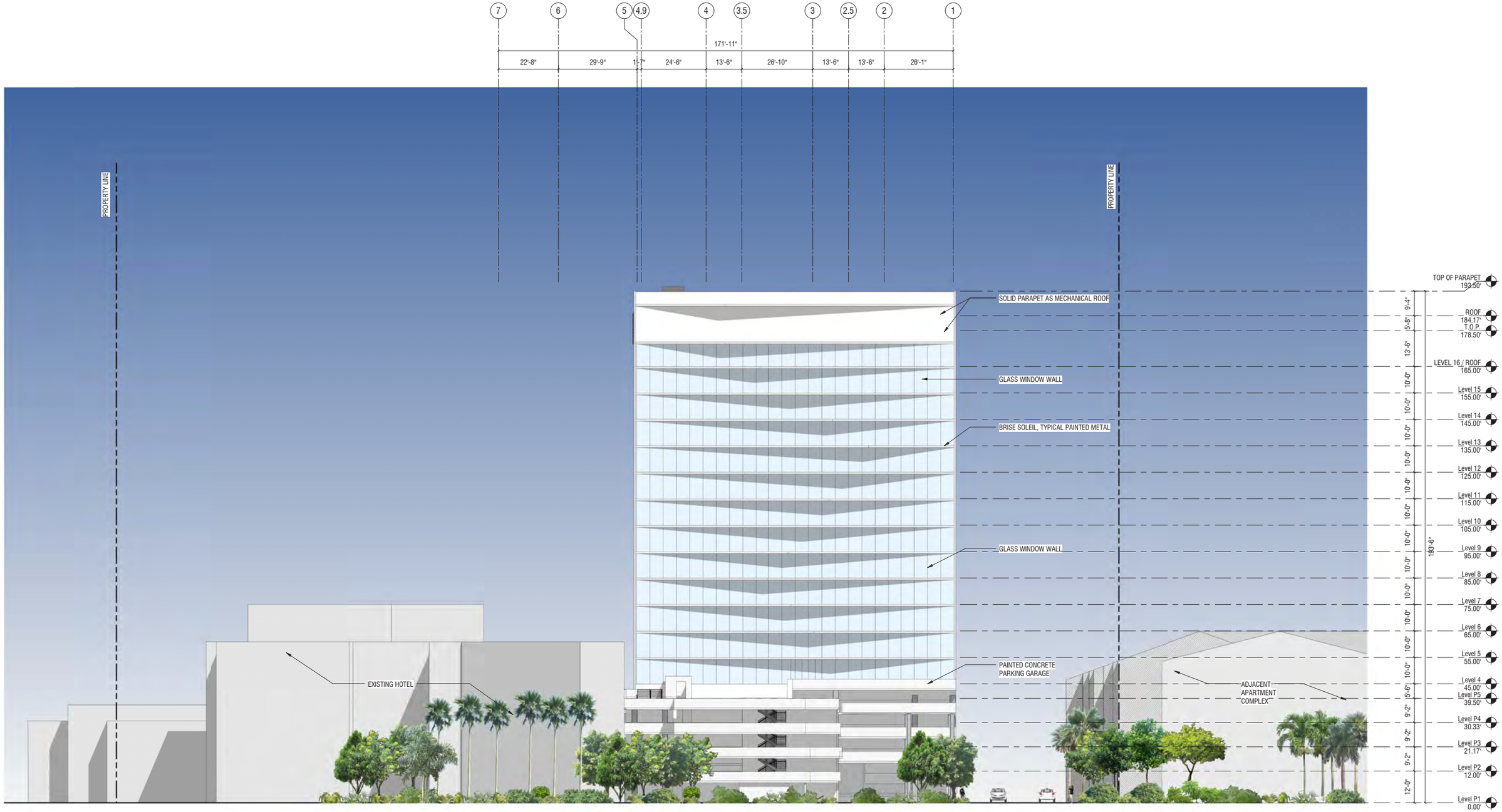

Source: Arquitectonica 2016

East Elevation

Exhibit 5c

Starwood Tribute Hotel Project

BonTerra PSOMAS

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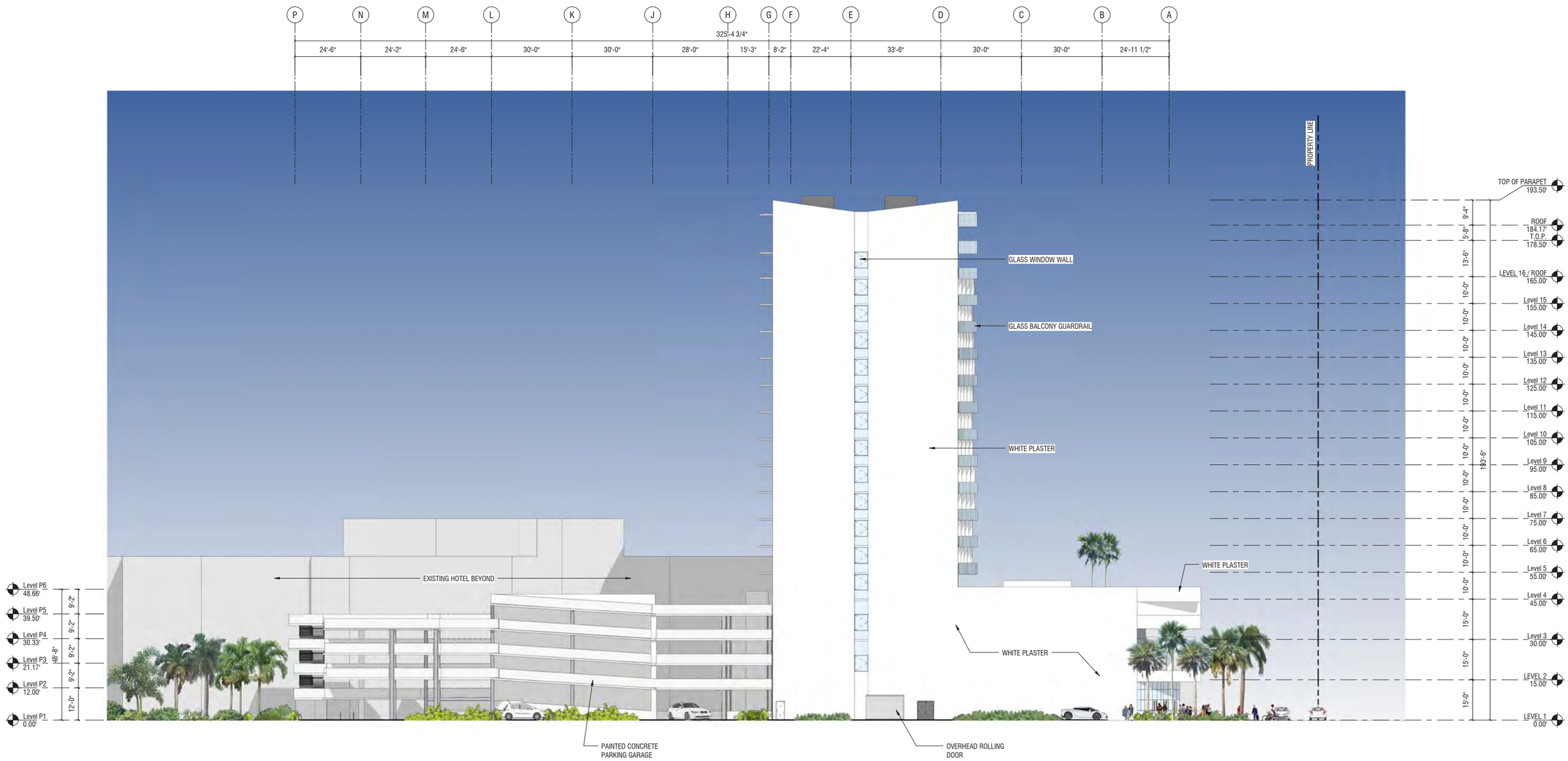

Source: Arquitectonica 2016

North Elevation

Starwood Tribute Hotel Project

Exhibit 5d

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As shown on Exhibit 6, Shadow Study, prepared for the 2015 Addendum, a 270-foot tower would exceed the City's established threshold by casting shade or shadow onto sensitive uses in adjacent off-site areas for more than two hours between 10:00 AM and 3:00 PM, resulting in a significant and unavoidable impact. As discussed in the 2015 Addendum, the apartment units located at 3400 Avenue of the Arts are considered to be a shade and shadow sensitive land use; however, the apartment community's tennis courts and open space areas are not considered shade and shadow sensitive uses. Because the proposed project includes construction of a tower that would be in the same location as, but shorter than, the tower evaluated in the 2015 Addendum (maximum height of 220 feet above ground level [AGL] compared to 270 feet AGL), impacts would be equivalent to or less than what was identified in the 2015 Addendum. Consistent with FEIR 1054 and the 2015 Addendum, this impact would be considered significant and unavoidable.

Consistent with the findings of FEIR 1054 and the 2015 Addendum, the proposed project would introduce new sources of night lighting and glare through the addition of a new hotel tower; however, the proposed project would be required to comply with the Standard Conditions identified in FEIR 1054 and restated below. Development in accordance with these requirements would reduce the impact of new light and glare sources to a level that is less than significant.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; and (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the aesthetics analysis provided in FEIR 1054 and the 2015 Addendum.

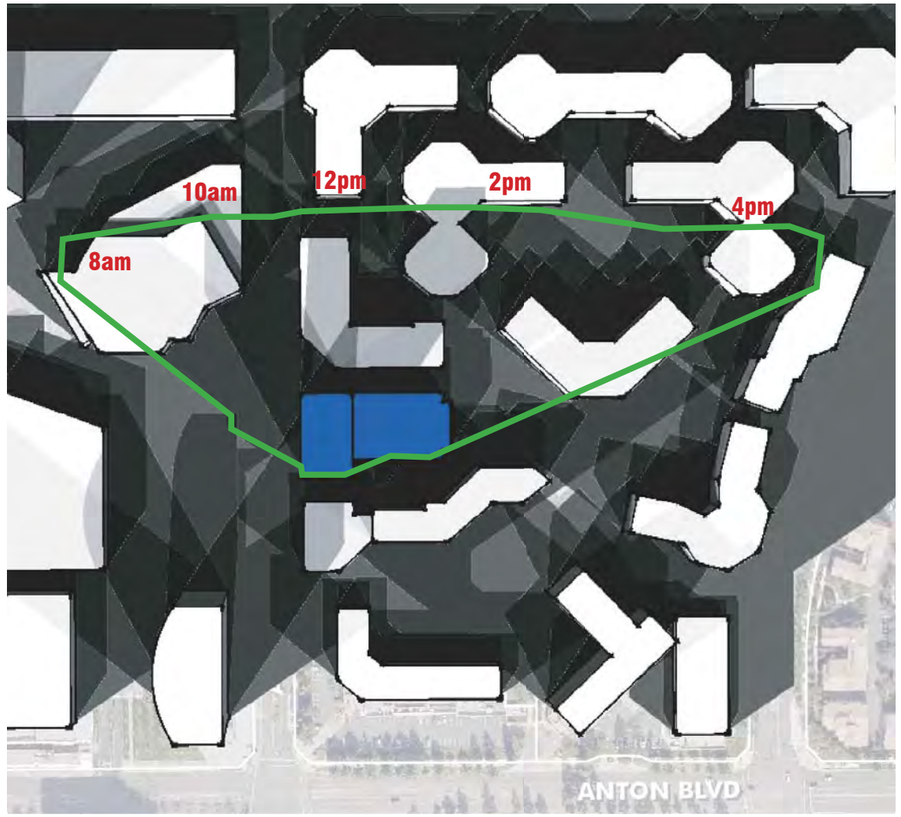
Mitigation Program

FEIR 1054's mitigation program includes standard conditions which, when complied with, ensure that potential impacts associated with the Starwood Tribute Hotel project would occur at less than significant levels. The following Standard Conditions from FEIR 1054 would also be applicable to the proposed project.

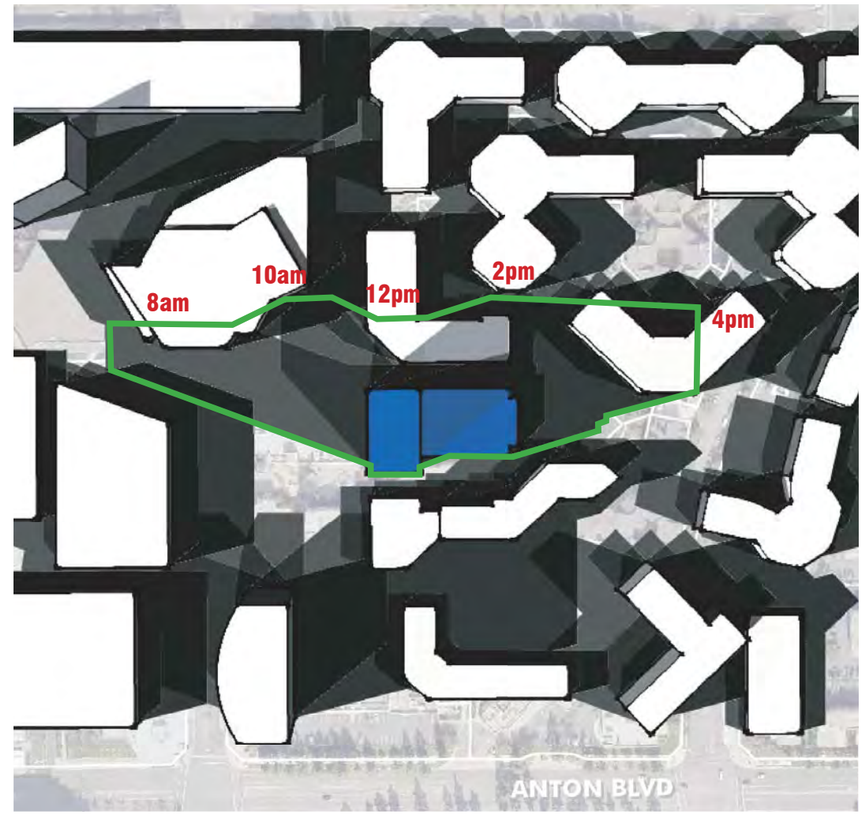
Standard Conditions

The City of Costa Mesa imposes Standard Conditions of Approval (SCs) on all development projects. The following conditions are anticipated to be applicable to the proposed project and would act to minimize impacts, either partially or completely. The City may also determine that additional or modified conditions of approval are appropriate during detailed project review.

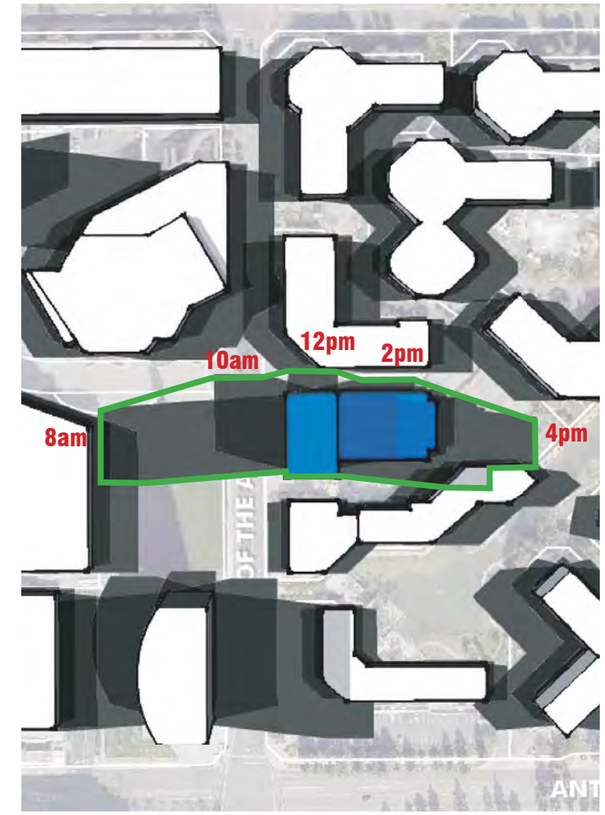
SC 4.1-1 Prior to issuance of building permits, the Applicant shall submit an Electrical Engineer's Photometric Survey to be approved by the Planning Division in order to assure that minimum security lighting requirements are met and to minimize light and glare to residents.



December 21 **Winter Solstice**



March 21 / September 21 **Equinox**



June 21 **Summer Solstice**

Source: Arquitectonica 2014

Shadow Study

Exhibit 6

Starwood Tribute Hotel Project

BonTerra PSOMAS

(07/19/2016 JAZ) R:\Projects\COS_ CMX\3COS010100\Graphics\Addendum\ex6_ShadowStudy_20160719.pdf

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SC 4.1-2 All exterior light standards and fixtures will be shielded to prevent light spill to further reduce potential impacts.

SC 4.1-3 The intensity and location of lights on buildings shall be limited to minimize nighttime light and glare to residents and shall be subject to the Development Services Director's approval.

SC 4.1-4 The Lighting Plan shall demonstrate compliance with the following: (1) All site lighting fixtures shall be provided with a flat glass lens; (2) Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency; (3) 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 determined necessary for safety and security purposes on site.

SC 4.1-5 Architectural features and roofs shall be appropriately finished with non-reflective materials in order to reduce glare and reflection. Structures shall use low reflective glass and building materials to minimize daytime glare to the fullest extent possible.

SC 4.1-6 Prior to issuance of building permits, the Applicant shall submit building plans for the proposed project, to be approved by the Planning Division, which incorporate the use of non-reflective building materials to minimize light and glare impacts.

SC 4.1-7 Prior to the issuance of building permits, the Applicant shall submit a Final Landscape Plan, consistent with the landscape standards, for each development component to be approved by the Planning Division.

4.2 AGRICULTURE AND FORESTRY RESOURCES

4.2.1 SUMMARY OF PREVIOUS ENVIRONMENTAL ANALYSIS

Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054

FEIR 1054 did not address agriculture and forestry resources. As set forth in the Initial Study prepared for FEIR 1054, no areas designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance were identified within or near the previously approved project site, and it was determined that no impacts to agricultural resources including conversion of farmland to a non-agricultural use or conflicts with a Williamson Act contract, would result from implementation of the previously approved project.

2015 Addendum to the Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054

The modified project evaluated in the 2015 Addendum to FEIR 1054 did not propose any substantial changes and did not create any significant impacts to agricultural resources. No major revisions to agricultural resources were required and the Addendum was found to be consistent with the modified project analyzed in FEIR 1054.

4.2.2 PROJECT ENVIRONMENTAL REVIEW

Data from the State of California Department of Conservation, Farmland Mapping and Monitoring Program indicates that the proposed project site is currently designated "Urban and Built-Up

Land" and contains no land that is designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance (FMMP 2012), nor is the proposed project site zoned for agricultural use. Since the proposed project site is in an urban area, no changes would result in converting farmland to non-agricultural uses. In addition, the proposed project site is not in agricultural use or under Williamson Act contracts. It should be noted that there is an area designated as Farmland of Statewide Importance located approximately 0.75 mile east of the proposed project site; however, this area would not be impacted by development of the proposed project. Therefore, the proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects related to agricultural resources.

The proposed project site is not defined as forest land according to Section 12220(g) of the *California Public Resources Code,* which defines forest land as "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits", nor is it zoned for Timberland Production as defined by Section 51104(g) of the *California Government Code.* Since the proposed project site is in an urban area, no changes would result from converting forest land to non-forest uses. Therefore, no new impacts related to forestry resources would occur. Although the forest land resources were not an environmental topic of concern when FEIR 1054 was prepared, there are no environmental impacts associated with this issue, and this does not preclude the use of an Addendum to the previous document.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the agriculture and forestry resources analysis provided in FEIR 1054 and the 2015 Addendum.

4.3 AIR QUALITY

4.3.1 SUMMARY OF PREVIOUS ENVIRONMENTAL ANALYSIS

Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054

FEIR 1054 identified that construction-related emissions associated with the previously approved project would exceed South Coast Air Quality Management District (SCAQMD) thresholds for nitrogen oxides (NOx) and reactive organic gases (ROG), resulting in a potential significant impact. The primary source of NOx emissions would be onroad haul trucks during the demolition phase. The primary source of ROG emissions would be architectural coating (painting) of the proposed 120 condominium units. Implementation of the proposed mitigation measures would minimize construction emissions to the maximum extent feasible. However, even with mitigation,

short-term, construction-related emissions would exceed the thresholds, resulting in significant and unavoidable short-term impacts.

No significant long-term operational impacts related to air quality were found to occur at the local and regional levels.

FEIR 1054 concluded that the previously approved project would be consistent with the Air Quality Management Plan (AQMP); specifically, the previously approved project was found to be consistent with the City's General Plan and the previously approved project was included in the 2025 forecasted traffic volumes, including those for regional growth. The growth forecasts for the previously approved project were found to be consistent with the SCAG growth forecasts; therefore, the previously approved project was found to be consistent with the AQMP.

2015 Addendum to the Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054

The 2015 Addendum concluded that construction-related mass daily emissions generated by the modified project would be less than those anticipated in FEIR 1054 and would be below the SCAQMD thresholds of significance; therefore, the impact would be less than significant. Localized construction emissions impacts would be less than significant; these impacts were not analyzed in FEIR 1054. Construction emissions of nonattainment pollutants would not be cumulatively considerable and impacts would be less than significant, which is consistent with the finding in FEIR 1054 for cumulative impacts.

Operational emissions generated by the modified project would be below the SCAQMD regional thresholds of significance and the impact would be less than significant, consistent with the finding in FEIR 1054.

The 2015 Addendum concluded that the project would be consistent with and would not conflict with the 2012 SCAQMD AQMP. It was assumed that the development planned in FEIR 1054 was used in the planning assumptions for the 2012 AQMP. The modified project would have fewer average daily trips (ADT) than anticipated in FEIR 1054, thereby concluding the project would not conflict with the AQMP.

4.3.2 PROJECT ENVIRONMENTAL REVIEW

One national ambient air quality standard (AAQS) has been revised since the certification of the 2015 Addendum (CARB 2016). The national 8-hour standard for ozone (O_3) was reduced from 0.075 to 0.070 parts per million (ppm). The current national and State AAQS are provided in Appendix B.

The SCAQMD *2012 Air Quality Management Plan* (2012 AQMP) is the current air quality plan. On December 7, 2012, the SCAQMD adopted the 2012 AQMP, which was a regional and multi-agency effort, including SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the United States Environmental Protection Agency (USEPA). The 2012 AQMP incorporates the latest scientific and technical information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methods for various source categories, and SCAG's latest growth forecasts (SCAQMD 2013, SCAG 2012). On December 20, 2012, the 2012 AQMP was submitted to CARB and the USEPA for concurrent review and approval for inclusion in the State Implementation Plan (SIP) (SCAQMD 2013). The 2012 AQMP was approved by CARB on January 25, 2013 (CARB 2014a).

The SCAQMD published the Draft 2016 AQMP on June 30, 2016. . The population projections for this plan are based on SCAG's 2016-2040 RTP/SCS and include the proposed Project. Adoption of the 2016 AQMP by the SCAQMD Governing Board is scheduled for December 2016.

Existing Air Quality

Table 3 provides the current status of attainment of federal and State AAQS in the South Coast Air Basin (SoCAB). The status has not changed since the certification of the 2015 Addendum.

TABLE 3
DESIGNATIONS OF CRITERIA POLLUTANTS IN THE SOUTH COAST AIR BASIN

Pollutant	State	Federal
O_3 (1-hour)	Nonattainment	No Standard
O_3 (8-hour)		Extreme Nonattainment
PM10	Nonattainment	Attainment/Maintenance
PM2.5	Nonattainment	Nonattainment[a]
CO	Attainment	Attainment/Maintenance
NO_2	Attainment	Attainment/Maintenance
SO_2	Attainment	Attainment
Lead	Attainment	Attainment/Nonattainment[b]
All others	Attainment/Unclassified	No Standards

O_3: ozone; PM10: respirable particulate matter with a diameter of 10 microns or less; PM2.5: fine particulate matter with a diameter of 2.5 microns or less; CO: carbon monoxide; NO_2: nitrogen dioxide; SO_2: sulfur dioxide.

a On November 30, 2014, the USEPA proposed a finding that the SoCAB has attained the 1997 PM2.5 standards. If approved, the SoCAB would remain a nonattainment area for the 2006 PM2.5 standard. On September 30, 2015, the USEPA proposed a reclassification from Moderate to Serious for the 2006 PM2.5 standard.

b. *Federal Standard:* Los Angeles County is classified as nonattainment for lead; the remainder of the SoCAB is in attainment.

Source: CARB 2015a, 2014; USEPA 2015.

Impact Analysis

Construction Emissions – Regional

As discussed previously, demolition would require an estimated 490 haul truck round trips over a period of 10 weeks, an average of approximately 10 round trips per day. Excavation for the subterranean levels of the garage would require approximately 1,694 truckloads of soil to be exported from the site. Excavation for the subterranean levels of the residential tower would require approximately 242 truckloads of soil to be exported from the site.

Construction-related criteria pollutant emissions would occur during operation of construction equipment; generation of fugitive dust from grading and earth-moving activities; export of excavated soil; import of construction materials; and operation of vehicles driven to and from the site by construction workers. Project-generated construction emissions were estimated using the California Emission Estimator Model (CalEEMod) Version 2013.2.2 computer program (SCAQMD 2013b). CalEEMod is designed to model construction emissions for land development projects and allows for the input of project- and County-specific information. The CalEEMod model input was based on the construction assumptions described above and in the Project Description and on information provided by the Project Applicant. Where specific information was not known, engineering judgment and default CalEEMod settings and parameters were used. The model inputs include estimated equipment use (e.g., dozers and loaders) for each construction phase and the duration of each phase. The model also includes dust-control measures in accordance

with the requirements of SCAQMD Rule 403, Fugitive Dust (see Standard Condition [SC] 4.3-1). Architectural coating emissions were calculated separately. Based on the requirements of FEIR 1054 Mitigation Measure (MM) 3.6-3, it was assumed that construction equipment with engines conforming to Tier 3 emission standards or better would be used for all phases of construction. Table 4 presents the estimated maximum daily emissions for proposed project construction and compares the estimated emissions with the SCAQMD daily mass emission thresholds.

TABLE 4
ESTIMATED MAXIMUM DAILY CONSTRUCTION EMISSIONS
(POUNDS/DAY)

Year of Construction	ROG	NOx	CO	PM10	PM2.5
2017	3	40	42	6	3
2018	2	20	33	3	2
2019	41	28	46	4	2
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*55*
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**

ROG: reactive organic gases; NOx: nitrogen oxides; CO: carbon monoxide; PM10: respirable particulate matter with a diameter of 10 microns or less; PM2.5: fine particulate matter with a diameter of 2.5 microns or less; SCAQMD: South Coast Air Quality Management District.

Emissions shown are for winter season; summer emissions would be the same or slightly less.

Source: CalEEMod data in Appendix B.

As shown in Table 4, construction-related emissions generated by the proposed project would be below the SCAQMD regional thresholds of significance. Therefore, the impact would be less than significant, which is consistent with the conclusion in FEIR 1054 and the 2015 Addendum. Estimated emissions for the proposed project would be less than those anticipated in FEIR 1054 and the 2015 Addendum, which forecasted significant and unavoidable ROG and NOx construction emissions. FEIR 1054 MMs 3.6-1 through 3.6-4, while not required, would be incorporated into the proposed project as MMs 4.3-1 through 4.3-4 to minimize construction emissions.

Construction Emissions – Local/Ambient Air Quality

In addition to the mass daily emissions thresholds established by the SCAQMD, short-term local impacts to nearby sensitive receptors from on-site emissions of nitrogen dioxide (NO_2), carbon monoxide (CO), respirable particulate matter less than 10 micrometers in diameter (PM10), and fine particulate matter less than 2.5 micrometers in diameter (PM2.5) are examined based on SCAQMD's localized significance thresholds (LST) method. To assess local air quality impacts for development projects without complex dispersion modeling, the SCAQMD developed screening (lookup) tables to assist lead agencies in evaluating impacts. For the purposes of an LST analysis, the SCAQMD considers receptors where it is possible that an individual could remain exposed to NO_2 and CO for 1 hour and particulate matter for 24 hours. The lookup tables' emissions limits are based on the AAQS included in Appendix B and the SCAQMD Ambient Air Quality Thresholds shown in Table 4. The closest receptors are the occupants of the 32 condominium residences immediately north of the area to be developed and the employees and patrons of the retail businesses and church adjacent to the site.

The nearest residences to construction activities are located to the north at approximately 40 feet from the nearest point of the proposed project site in the 3400 Avenue of the Arts apartment community. Table 5 shows the maximum daily on-site emissions for construction activities compared with the SCAQMD thresholds for local pollutants with receptors at 25 meters (82 feet);

the SCAQMD method prescribes the use of the 25-meter factor for all receptors within 25 meters. The area of the proposed project site to be developed is approximately three acres. However, the proposed project would be developed in phases; therefore, the most conservative one-acre site thresholds are used.

TABLE 5
LOCAL SIGNIFICANCE THRESHOLD CONSTRUCTION EMISSIONS

	NOx	CO	PM10	PM2.5
	Emissions (lbs/day)			
Construction maximum daily on-site emissions	19	25	3.6	2.3
LSTs (1-acre site)	*92*	*647*	*4*	*3*
Exceeds Threshold?	**No**	**No**	**No**	**No**

NOx: nitrogen oxides; CO: carbon monoxide; PM10: particulate matter with a diameter of 10 microns or less; PM2.5: particulate matter with a diameter 2.5 microns or less; lbs/day: pounds per day; LST: localized significance threshold.

Note: Data is for SCAQMD Source Receptor Area 18, North Coastal Orange County.

Source: SCAQMD 2009 (thresholds). See Appendix B for CalEEMod model outputs.

As shown in Table 5, the local emissions from construction of the proposed project would not exceed the thresholds. Therefore, local construction emissions would be less than significant and mitigation is not required. This impact is the same as in the 2015 Addendum. Localized construction impacts were not analyzed in FEIR 1054.

Short-term cumulative impacts related to air quality could occur if proposed project construction and nearby construction activities were to occur simultaneously. In particular, with respect to local impacts, cumulative construction particulate (i.e., fugitive dust) impacts are considered when projects are located within a few hundred yards of each other. However, as shown in Table 5, construction emissions would be below the SCAQMD regional significance thresholds; particularly, PM emissions would be less than six percent of the thresholds. Therefore, construction emissions of nonattainment pollutants would not be cumulatively considerable and proposed project impacts would be less than significant, which is consistent with the finding in FEIR 1054 and the 2015 Addendum for cumulative impacts. No mitigation is required.

Long-Term Operation

Operational emissions are composed of area, energy, and mobile (i.e., vehicle) source emissions. The primary source of operational criteria pollutant emissions from the proposed project, with the exception of volatile organic compounds (VOC), would be vehicles used by project guests, vendors, and staff. The proposed project's mobile source emissions are based on the project-related trip generation rate, as contained in the proposed project's trip generation analysis (Stantec 2016). The primary source of VOC emissions would be an area source (i.e., the consumer products used by hotel guests and staff). Emissions were calculated with the CalEEMod model, discussed above. Estimated peak daily operational emissions are shown in Table 6.

As presented in Table 6, operational emissions generated by the proposed project would be below the SCAQMD regional thresholds of significance. Therefore, the impact would be less than significant, consistent with the findings in FEIR 1054 and the 2015 Addendum for operational regional impacts. No mitigation is required.

The Orange County portion of the SoCAB is a nonattainment area for O_3, PM10, and PM2.5. The proposed project would generate these pollutants during long-term operations. As shown in

Table 6, long-term emissions of PM10, PM2.5, and the O_3 precursors VOC and NOx would be less than 25 percent of the SCAQMD significance thresholds. This magnitude of emissions would not be cumulatively considerable, and the cumulative impact would be less than significant. No mitigation is required.

TABLE 6
PEAK DAILY OPERATIONAL EMISSIONS

Emissions Source	Emissions (lbs/day)				
	VOC	**NOx**	**CO**	**PM10**	**PM2.5**
Area sources	9	<0.5	<0.5	<0.5	<0.5
Energy sources	<0.5	2	1	<0.5	<0.5
Mobile sources	3	5	24	5	1
Total Operational Emissions	**12**	**7**	**26**	**5**	**2**
SCAQMD Significance Thresholds	*55*	*55*	*550*	*150*	*55*
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**

lbs/day: pounds per day; VOC: volatile organic compounds; NOx: nitrogen oxides; CO: carbon monoxide; PM10: respirable particulate matter with a diameter of 10 microns or less; PM2.5: fine particulate matter with a diameter of 2.5 microns or less; SCAQMD: South Coast Air Quality Management District.

Totals may not add due to rounding.

Notes: Emissions are the higher of summer or winter seasons.
SOx and lead emissions are not shown; these emissions would be negligible for the proposed project.
CalEEMod model data sheets are included in Appendix B.

Carbon Monoxide Hotspot

A CO hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. The CO analysis in FEIR 1054 calculated future CO concentrations at the intersections of Bristol Street at Sunflower Avenue, Bristol Street at Anton Boulevard, and Avenue of the Arts and Anton Boulevard with the following results:

- The future maximum 2010 and 2025 1-hour CO concentrations would be 8.0 and 6.7 ppm, respectively, without and with the proposed project (i.e., no increase with the project). These values are compared with the State standard of 20.0 ppm.
- The future maximum 2010 and 2025 8-hour CO concentrations would be 6.5 and 5.4 ppm, respectively, without and with the proposed project. These values are compared with the State standard of 9.0 ppm.

As stated in FEIR 1054, “The results of the CO modeling show that CO concentrations are not projected to exceed the State ambient air quality standards for either the 2010 or 2025 scenarios. The future CO concentrations with and without the proposed project are the same for all scenarios. Intersections in the proposed project vicinity would not be expected to experience CO concentrations in excess of the State standards. The proposed project would not result in a significant local air quality impact”. As stated in the traffic analysis for the proposed project, “the approved and entitled project had no significant impact on the surrounding intersections as summarized in the 2007 EIR Traffic Study. The currently proposed project would generate a negligible amount of additional daily trips (60 trips), and therefore is expected to also not have a significant impact” (Stantec 2016). Therefore, it is concluded that CO concentrations for the three analyzed intersections with traffic from the proposed project would be the same or less than forecasted in FEIR 1054 and the 2015 Addendum, and the impact would be less than significant, consistent with the findings in FEIR 1054 and the 2015 Addendum for local CO impacts. No mitigation is required.

Criteria Pollutants from On-Site Construction

Exposure of persons to NOx, CO, PM10, and PM2.5 emissions is discussed above and the local emissions are summarized in Table 5. As discussed, there would be a less than significant impact and no mitigation is required.

Toxic Air Contaminant (Diesel Particulate Matter) Emissions from On-Site Construction

Construction activities would result in short-term, project-generated emissions of diesel particulate matter (diesel PM) from the exhaust of off-road, heavy-duty diesel equipment used for site preparation (e.g., demolition, excavation, and grading), paving, and building (construction). CARB identified diesel PM as a toxic air contaminant (TAC) in 1998. The dose to which receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. Thus, the risks estimated for a maximally exposed individual (MEI) are higher if a fixed exposure occurs over a longer time period. According to the Office of Environmental Health Hazard Assessment, health risk assessments, which determine the exposure of sensitive receptors to TAC emissions, should be based on a 70-year exposure period; however, such assessments should be limited to the period/duration of activities associated with a project.

There would be few pieces of off-road, heavy-duty diesel equipment in operation, and the construction period would be short (approximately 18 months) when compared to a 70-year exposure period. When considering these facts, combined with the highly dispersive properties of diesel PM and additional reductions in particulate emissions from newer construction equipment (as required by USEPA and CARB regulations), it can be concluded that TAC emissions during construction of the proposed project would not expose sensitive receptors to substantial emissions of TACs. There would be a less than significant impact and no mitigation is required. This impact is consistent with the conclusion in FEIR 1054 and the 2015 Addendum.

Odors

The proposed project would not generate objectionable odors, which are generally associated with agricultural activities, landfills and materials transfer stations, the generation or treatment of sewage, the use or generation of chemicals, food processing, or other activities that generate unpleasant odors. There would be no impact.

During construction, the proposed project would require the use of equipment that may generate odors. Potential construction odors would result from on-site construction equipment's diesel exhaust emissions, roofing, or paving operations. However, these odors would be temporary and would dissipate rapidly from the source with an increase in distance. Construction odors would be considered less than significant. No mitigation is required.

Related Planning Programs

FEIR 1054 discussed consistency between the previously approved project and applicable plans and programs. Table 3.6-13 of FEIR 1054 addressed the previously approved project's consistency with the relevant objectives, goals, and policies from the City of Costa Mesa 2000 General Plan Conservation Element, SCAG's Regional Comprehensive Plan and Guide, and the SCAQMD's AQMP. As detailed in Section 4.11, the proposed project would be consistent with the recently approved General Plan objectives related to air quality, and there would be no impact.

The SCAQMD AQMP has been updated and some proposed project construction impacts are different from the FEIR 1054 and the 2015 Addendum analysis. As demonstrated in Tables 4, 5,

and 6, pollutant emissions from the proposed project would be less than the SCAQMD thresholds and would not result in a significant impact. Additionally, it may be assumed that the development planned in FEIR 1054 and the 2015 Addendum was used in the planning assumptions for the 2012 AQMP and Draft 2016 AQMP. As detailed in Section 4.17, Traffic, the proposed project would generate 60 more ADT than anticipated in FEIR 1054 and the 2015 Addendum; however, as shown in Table 6, mobile source emissions would be less than 10 percent of SCAQMD thresholds (Stantec 2016). Therefore, the proposed project would not conflict with the 2012 AQMP. There would be no impact, and no mitigation is required.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; and (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the air quality analysis provided in FEIR 1054 and the 2015 Addendum.

Mitigation Program

FEIR 1054's mitigation program includes measures to reduce potential air quality impacts associated with the previously approved project to less than significant levels. The following measures from FEIR 1054 would also be applicable to the proposed project. Any modifications to the original measures are shown in ~~strikethrough~~ for deleted text and new inserted text is underlined.

Standard Condition

SC 4.3-1 During construction of the proposed project, the Property Owner/Developer and its Contractors shall be required to comply with SCAQMD Rules 402 and 403, which shall assist in reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 (Tables 1, 2, and 3 of Rule 403) requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the Contractor Specifications.

Mitigation Measures

The following MMs from FEIR 1054, while not required to reduce potential significant impacts, would be incorporated, as modified, into the proposed project to minimize construction emissions. The discussion included at the end of MM 4.3-3 has been deleted, primarily because (1) low NOx fuels have not been found to be commercially viable nor particularly desirable because of associated increased emissions of carbon dioxide and (2) cleaner engines for construction equipment and on-road heavy trucks are being incorporated into fleets through federal and State regulations.

Construction: Dust Control

MM 4.3-1 During construction and grading activities, the Applicant shall comply with measures set forth in the Storm Water Pollution Prevention Plan (SWPPP) to ensure that airborne dust is kept to a minimum.

Construction: Construction Equipment Emission Control

MM 4.3-2 Prior to commencement of construction activities, the Applicant shall identify to the Development Services Department, a Construction-Relations Officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.

MM 4.3-3 Prior to approval of grading plans, the Applicant shall include the following notes on the Contractor Specifications submitted for review and approval by the Development Services Department:

> "To reduce construction equipment emissions, the following measures shall be implemented when feasible:
>
> - Use low-emission mobile construction equipment. The Property Owner/Developer shall comply with California Air Resources Board (CARB) requirements for heavy construction equipment.
> - Maintain construction equipment engines by keeping them tuned.
> - Use low sulfur fuel for stationary construction equipment. This is required by South Coast Air Quality Management District (SCAQMD) Rules 431.1 and 431.2.
> - Use existing power sources (i.e., power poles) when available. This measure would minimize the use of higher polluting gas or diesel generators.
> - Configure construction parking to minimize traffic interference.
> - Minimize obstruction of through-traffic lanes. Construction should be planned so that lane closures on existing streets are kept to a minimum.
> - Schedule construction operations affecting traffic for off-peak hours to the greatest extent practicable.
> - Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service)."

~~Several types of advanced emissions control technologies were considered (such as the use of aqueous diesel fuel) but are currently not commercially available. Aqueous diesel fuel reduces formation of nitrogen oxides (NOx) by reducing combustion temperatures, which results in lower NOx emissions. According to the SCAQMD, the current availability of this fuel technology is limited, and it may not be available for use before the project terminates construction. In addition, with exhaust gas recirculation diesel engines, a small amount of hot exhaust gas is routed through a cooler and is mixed with fresh air entering the engine. The~~

~~exhaust gas helps reduce the temperature during combustion, which lowers the formation of thermal NOx. Exhaust gas recirculation technology is in the development phase and has not been fully commercialized. To the extent that the advanced emissions control technologies become reasonably commercially available or are required by the CARB for Grading Contractors, such advanced emissions-control technologies shall be used.~~

Construction: Reactive Organic Gas Control

MM 4.3-4 Reduce ROG emissions from painting activities. ~~Painting activities from the project would result in a significant air quality impact.~~ The following measures should be implemented when feasible. Prior to issuance of the first building permit, the Applicant shall provide evidence to the Development Services Development that the following measures shall be incorporated into project construction to the greatest extent feasible and the following measures should be provided as notes on the Contractor Specifications:

- The project shall comply with SCAQMD Rule 1113, which limits the ROG content of architectural coatings used in the South Coast Air Basin or shall allow the averaging of such coatings, as specified, so that actual emissions do not exceed the allowable emissions if all the averaged coatings had complied with the specified limits.
- Use high transfer efficiency painting methods such as HVLP (High Volume Low Pressure) sprayers and brushes/rollers where possible.

4.4 AVIATION SAFETY

4.4.1 SUMMARY OF PREVIOUS ENVIRONMENTAL ANALYSIS

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As described in FEIR 1054, at 270 feet above ground level (AGL), the previously approved project would be below the maximum allowable building height of 280 feet AGL for high-rise residential condominiums as set forth in the *North Costa Mesa Specific Plan*. However, because the previously approved project would exceed the 173 foot AGL height threshold requiring a Federal Aviation Administration (FAA) determination of “No Hazard”, a request for an FAA determination was previously filed in order to comply with the Airport Land Use Commission (ALUC) requirements for specific project referrals. At the time FEIR 1054 was prepared, an FAA determination had not been made. It was anticipated that the residential high-rise element of the previously approved project would be found to constitute “No Hazard” by the FAA due to its total structure height (270 feet AGL/304 feet above mean sea level [msl]) being less than the John Wayne Airport circling minimums floor of 340 above msl. However, until the FAA issued a final determination relating to hazard, no firm conclusion could be reached. Therefore, FEIR 1054 identified standard conditions that were intended to ensure that, despite the FAA determination, the previously approved project would not represent a significant safety hazard related to building height.

With respect to increased air traffic patterns, the previously approved project would introduce approximately 300 people to the local area population through development of 120 condominium units. This change to population would not cause a substantial alteration to air traffic patterns through a substantial increase or decrease of air passengers. According to FEIR 1054, no impact

related to air traffic patterns would occur with the previously approved project; therefore, no resultant hazards would occur.

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According to the Addendum to FEIR 1054, impacts due to safety hazards related to building height were determined to be less than significant. Consistent with the FEIR 1054 analysis, a new FAA determination of No Hazard was requested by was not obtained prior to approval of the 2015 Addendum; therefore, Standard Conditions 4.4-1 through 4.4-7 were identified as applicable to the modified project. Therefore, with incorporation of Standard Conditions from FEIR 1054, impacts related to aviation safety were determined to be consistent with the previously approved project analyzed in FEIR 1054. No impacts were found related to increased air traffic patterns.

4.4.2 PROJECT ENVIRONMENTAL REVIEW

As shown on Exhibits 5a through 5d and as discussed in Section 3.0, Project Description and Setting, the proposed hotel tower would have a maximum height of 193.5 feet AGL, which is consistent with the maximum building height analyzed in FEIR 1054 and the 2015 Addendum, and would be below the maximum allowable building height of 280 feet AGL for high-rise residential condominiums set forth in the *North Costa Mesa Specific Plan*. Although an FAA determination of “No Hazard” was obtained for the previously approved project, a new determination is needed for the proposed project. Similar to the circumstances addressed in FEIR 1054 and the 2015 Addendum, a request for FAA determination is currently in process in order to comply with the ALUC requirements for specific project referrals, and it is anticipated that the hotel high-rise element of the proposed project will be found to constitute “No Hazard” by the FAA due to its total maximum structure height (220 feet AGL/254 feet above msl) being less than the John Wayne Airport circling minimum floor of 340 above msl. However, until the FAA issues a final determination relating to hazards, no firm conclusion could be reached. Therefore, consistent with FEIR 1054 and the 2015 Addendum, Standard Conditions 4.4-1 through 4.4-7 are identified to ensure that, despite the lack of formal FAA determination, the proposed project would not represent a significant safety hazard related to building height.

With respect to increased air traffic patterns, the proposed project would introduce approximately 65 people to the local area population through development of the 150-room high-rise hotel tower. Consistent with the findings in FEIR 1054 and the 2015 Addendum, neither of these changes to population would cause a substantial alteration to air traffic patterns through the increase or decrease of air passengers. No impact related to air traffic patterns would occur; therefore, no resultant hazards would occur.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the aviation analysis provided in FEIR 1054 and the 2015 Addendum.

Mitigation Program

FEIR 1054's mitigation program includes measures to reduce potential impacts associated with the Starwood Tribute Hotel project to less than significant levels. The following measures from FEIR 1054 would also be applicable to the proposed project. Any modifications to the original measures are shown in ~~strikethrough~~ for deleted text for new inserted text is underlined.

Project Design Feature

PDF 4.4-1 The proposed high-rise ~~residential~~ hotel tower has been designed to not exceed the established circling minimums floor for John Wayne Airport of 340 feet above mean sea level.

Standard Conditions

Land Use Element Policy LU-1C.3 prohibits the City from approving a project with an adverse FAA determination in the absence of an independent aeronautical study that states the contrary. Essentially, this means that a project receiving such FAA hazard determinations would not be approved. Therefore, no mitigation is necessary. To memorialize the City's procedures and conclusions, the conditions of approval listed below were included in FEIR 1054 and would be incorporated into the proposed project.

SC 4.4-1 Prior to final master plan approval, the Applicant shall submit to the City of Costa Mesa, a Federal Aviation Administration (FAA) Determination of No Hazard to air navigation. If the FAA requires conditions for the finding of no hazard to air navigation, such as installation of roof-top obstruction lighting, said conditions shall be placed as conditions of approval on the final master plan.

SC 4.4-2 In the event a proposed high-rise building is determined to be a hazard to air navigation by the Federal Aviation Administration (FAA), the building design shall be appropriately modified prior to issuance of building permits so that an FAA Determination of No Hazard to air navigation can be obtained.

SC 4.4-3 The Federal Aviation Administration (FAA) No Hazard Determination shall be valid at the time of building permit issuance for the high-rise structure. The City shall expressly prohibit issuance of any building permit for a structure in the absence of a current and valid FAA No Hazard Determination.

SC 4.4-4 The applicant shall comply with the final Federal Aviation Administration (FAA) No Hazard Determination issued on July 23, 2007, which established a maximum building height of ~~304~~ 254 feet above mean sea level for the proposed high-rise ~~residential~~ hotel tower at 3350 Avenue of the Arts. Amendments to the ~~*Costa Mesa 2000*~~ *2015-2035 General Plan* and N*orth Costa Mesa Specific Plan* are not necessary to accommodate additional building height of up to ~~280~~ 220 feet above ground level (AGL) as specified in the *North Costa Mesa Specific Plan*. In addition, this EIR has examined the maximum building heights as defined in the *North Costa Mesa Specific Plan* and concluded that no significant impacts will occur.

SC 4.4-5 The Applicant shall work with John Wayne Airport and City staff on a "Grant of Avigation Easement" for a specified area of the subject property that penetrates the imaginary horizontal surface of John Wayne Airport above elevation 206 feet above mean sea level (NAVD 88). The Applicant shall grant this Avigation Easement to the County of Orange/John Wayne Airport to permit the

unencumbered and unrestricted flight of aircraft to or from John Wayne Airport. Recordation of the Avigation Easement shall occur prior to issuance of any building permit that penetrates the imaginary horizontal surface of John Wayne Airport.

~~**SC 4.4-6** Due to the project's proximity to John Wayne Airport, the Applicant shall ensure that any prospective resident be notified of the presence of aircraft overflight in the form of a buyer's notice, as follows: "Notice of Airport in Vicinity: The Development Services Director shall review/approve the buyer's notice for form and substance prior to issuance of a building permit. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitive to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you." This notice shall be prominently displayed in the sales office for the condominium development, and a copy shall be provided to all buyers.~~

4.5 BIOLOGICAL RESOURCES

4.5.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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FEIR 1054 did not address biological resources for the previously approved project. The Initial Study prepared for the EIR found that, because the previously approved project site was developed and located in an urban area, it would not impact any species identified as a candidate, sensitive, or special status species, nor would it substantially impact any riparian habitat or other sensitive natural community. Due to the lack of wetlands and water bodies in the area, it was determined that the previously approved project would not impact nor would it interfere with the movement of resident or migratory fish or wildlife species and it would not conflict with local policies protecting biological resources. FEIR 1054 also concluded that the previously approved project would not conflict with any local policies or ordinances protecting biological resources and that it would not conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat conservation plan.

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The area analyzed for development in the 2015 Addendum is located in a highly urban area that was previously analyzed and approved for development as part of FEIR 1054, and it does not support any significant biological resources. The modified project analyzed in the 2015 Addendum would not create any impacts to biological resources, consistent with the findings of FEIR 1054.

4.5.2 PROJECT ENVIRONMENTAL REVIEW

The proposed project would involve construction of a 150-room hotel high-rise tower in the same development footprint previously analyzed in FEIR 1054 and the 2015 Addendum. The area proposed for development is located in a highly urban area that was previously analyzed and approved for development as part of FEIR 1054 and the 2015 Addendum, and it does not support any significant biological resources. Based on a current review of the proposed project site, conditions on the three-acre site have not changed since certification of FEIR 1054 and approval

of the 2015 Addendum; therefore, the previous determination of "no impact" to biological resources is still valid and implementation of the proposed project would not create any new impacts to biological resources. Specifically, the proposed project would not create impacts related to habitat modification, riparian habitat or sensitive natural communities, federally protected wetlands, migratory wildlife corridors, or native wildlife nursery sites. Since no habitat, wetlands, or corridors are present on the site or nearby, the proposed project would not conflict with local policies or ordinances protecting biological resources or conflict with the provisions of an adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or State habitat conservation plan. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects related to biological resources.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the biological resources analysis provided in FEIR 1054 and the 2015 Addendum.

4.6 CULTURAL/SCIENTIFIC RESOURCES

4.6.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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FEIR 1054 did not address cultural resources. As stated in the Initial Study prepared for the EIR, impacts to cultural resources were originally contemplated in the General Plan Historic/Cultural Resources Element and the General Plan EIR. According to the Initial Study, no buildings would be demolished as part of the previously approved project that are of cultural or historical significance and no such buildings exist on the development site. It was concluded that there would be no impact to historical resources due to implementation of the previously approved project.

As discussed in the Initial Study prepared for FEIR 1054, the City's General Plan identifies previously identified archaeological sites in Costa Mesa. These sites are primarily located on or near the bluffs overlooking the Santa Ana River or Upper Newport Bay. According to FEIR 1054, the previously approved project site is located in an urbanized area where substantial grading has already occurred. The City's Historic Preservation Ordinance contains provisions and established procedures to preserve historic, archaeological, and paleontological resources. Adherence to those procedures would ensure that no impacts occur during implementation of the previously approved project. In addition, the City requires the monitoring of grading operations when a site is reasonably suspected of containing historic and/or cultural resources.

The previously approved project would not directly or indirectly destroy a unique paleontological resource and would be conditioned to adhere to the City's requirement for monitoring during grading operations to ensure that no remains are disturbed.

According to the Initial Study prepared for FEIR 1054, the City coordinated with the Native American Heritage Commission (NAHC) in compliance with Senate Bill (SB) 18 and received correspondence from the Juaneño Band of Mission Indians recommending that a Native American monitor and archaeologist be present during site excavation and grading. Therefore, a standard condition was identified requiring Native American monitoring, and impacts were found to be less than significant.

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The 2015 Addendum determined that, because the conditions of the site have not changed since preparation of FEIR 1054, the previous determination of "no impact" related to cultural resources was still valid, and implementation of the modified project as analyzed in the 2015 Addendum, with adherence to the identified Standard Condition, would not create any new impacts to cultural resources.

4.6.2 PROJECT ENVIRONMENTAL REVIEW

The proposed project site is located in a highly urban area that was previously analyzed and approved for development as part of FEIR 1054 and the 2015 Addendum. Based on a review of the proposed project site, conditions on the three-acre site have not changed since certification of FEIR 1054 and approval of the 2015 Addendum. Therefore, the previous determination of "no impact" related to cultural resources is still valid, and implementation of the proposed project, with adherence to the identified Standard Condition, would not create any new impacts to cultural resources assuming the proposed project is conditioned to adhere to the City's requirements for monitoring during grading operations if the site is reasonably suspected of containing historic and/or cultural resources and to ensure that no remains are disturbed. No additional ground disturbance or excavation would occur beyond what was evaluated and approved in the previous environmental document; therefore, the same area would be subject to impacts, and no new impacts related to cultural resources would occur. As a result, the proposed project would not create a new significant impact, nor would it create a substantial increase in the severity of previously identified effects related to cultural resources.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact and it would not create a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the cultural resources analysis provided in FEIR 1054 and the 2015 Addendum.

Mitigation Program

FEIR 1054's mitigation program includes measures to reduce potential impacts associated with the Starwood Tribute Hotel project to less than significant levels. The following measure from FEIR 1054 would also be applicable to the proposed project.

Standard Condition

SC 4.6-1 Site excavation and grading shall be monitored by a qualified archaeologist and Native American monitor. If archaeological materials are identified 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 proponent, certified archaeologist, and Native American representative, the appropriate procedures for exploration and/or salvage of the artifacts. Monitoring is only required where grading and excavation activities would disturb soils at a depth of 5 feet or more.

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.

4.7 GEOLOGY AND SOILS

4.7.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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As set forth in the Initial Study prepared for FEIR 1054, the previously approved project would not involve the use of septic tanks or alternative wastewater disposal systems. In addition, the previously approved project would connect to City sewer lines and wastewater disposal systems.

FEIR 1054 concluded that compliance with Uniform Building Code (UBC)/California Building Code (CBC) and City Municipal Code requirements, standard conditions, and identified mitigation measures would reduce impacts related to geology and soils to a level considered less than significant.

Specifically, FEIR 1054 concluded that the potential for ground rupture due to fault displacement beneath the site is considered low; however, the previously approved project site may experience moderate to occasionally high intensity ground shaking from a major earthquake or other regionally active or currently unknown faults in the region within the lifetime of the proposed structures.

Additionally, FEIR 1054 identified that the previously approved project site is within a liquefaction hazard zone. It was determined that a site-specific geotechnical investigation would be required to evaluate the density of terrain layers and to provide design recommendations, if applicable.

FEIR 1054 also determined that the artificial fill and near-surface alluvium present beneath the existing paving on the previously approved project site may be unsuitable to support the proposed structural foundations and, if soils are deemed to be unsuitable to support the proposed structures, they would be exported and disposed of.

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With the incorporation of all applicable Standard Conditions and Mitigation Measures from FEIR 1054, impacts related to the exposure of people or structures to seismic-related hazards for the modified project as analyzed in the 2015 Addendum were determined to be consistent with those in FEIR 1054. Consistent with the findings of FEIR 1054 and according to the 2015 Addendum, the modified project would require a site-specific geotechnical investigation to evaluate the density of terrain layers and to provide for design recommendations, if applicable. It was determined that the modified project would not create any new significant impacts due to erosion, loss of topsoil, or ground disturbance, and it would not create a substantial increase in the severity of effects previously identified in FEIR 1054.

4.7.2 PROJECT ENVIRONMENTAL REVIEW

Seismic risk at the proposed project site was comprehensively analyzed as part of the previous environmental documentation and nothing has changed related to local geologic conditions or impacts related to seismic hazards. The proposed project site continues to be located in an area that may be subject to strong ground shaking due to seismic activity; however, the proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone. Construction on the proposed project site has historically occurred in a manner consistent with City and State codes and Mitigation Measures. All future development associated with the proposed project would comply with applicable Standard Conditions and Mitigation Measures from FEIR 1054 as detailed below; therefore, impacts related to the exposure of people or structures to seismic-related hazards would be the same for the proposed project. The proposed project would not create a new significant impact, nor would it create a substantial increase in the severity of previously identified effects.

Consistent with the conclusion of FEIR 1054 and the 2015 Addendum, the site is located in a liquefaction hazard zone, as delineated by the California Geological Survey. The combination of the liquefaction hazard and presence of shallow groundwater (i.e., within ten feet) beneath the proposed project site would result in a potentially significant liquefaction hazard for the proposed project. Consistent with the findings of FEIR 1054 and the 2015 Addendum, a site-specific geotechnical investigation would be required to evaluate the density of terrain layers and to provide for design recommendations, if applicable. Further, consistent with The Lakes – Costa Mesa Association Settlement Agreement requirements, the geotechnical report shall be provided to the adjacent property owners.

Due to the nature of the proposed project and the location of the site in a relatively flat and developed area, the proposed project is not anticipated to result in substantial erosion or loss of topsoil. Furthermore, construction activities would be performed pursuant to the current National Pollutant Discharge Elimination System (NPDES) permit requirements. No additional ground disturbance beyond what was previously evaluated in FEIR 1054 would occur. The proposed

project would not create a new significant impact, and it would not create a substantial increase in the severity of previously identified effects.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact, nor would it create a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the geology and soils analysis provided in FEIR 1054 and the 2015 Addendum.

Mitigation Program

FEIR 1054's mitigation program includes measures to reduce potential impacts associated with the Starwood Tribute Hotel project to less than significant levels. The following measures from FEIR 1054 would also be applicable to the proposed project.

Standard Condition

SC 4.7-1 Where studies indicate that buildings may be subject to substantial damage during earthquakes, the structure shall be designed and/or retrofitted for seismic resistance in compliance with all relevant recommendations for seismic design and seismic safety in the most recent editions of the Uniform Building Code and the California Building Code.

Mitigation Measures

MM 4.7-1 Prior to the issuance of a grading permit, the Applicant shall prepare a site-specific final geotechnical investigation, including an evaluation, analysis, and mitigation recommendations for the issues identified in the Zeiser Kling Consultants' *Geotechnical Evaluation* (March 2007), including appropriate dust control measures and waterproof building designs with hydrostatic pressure resistive properties and a site specific probabilistic seismic hazard analysis for ground motion. All recommendations shall be incorporated into the final grading plan for the project. The project shall incorporate all recommendations of the detailed Geotechnical Report into the plans and specifications as required by the City Engineer.

MM 4.7-2 During grading operations, special handling of on-site soils shall be required due to high moisture content of the soils. The City shall monitor the Grading Contractor to ensure stabilization of the soils during grading and excavation activities, as recommended by the Zeiser Kling Consultants' *Geotechnical Evaluation* (March 2007).

MM 4.7-3 Prior to the issuance of the first demolition and/or grading permit, the Applicant shall ensure that pile foundations or other appropriate design be incorporated into

the project design to mitigate potential settlement hazards and liquefaction beneath the proposed structures.

MM 4.7-4 Prior to the issuance of building permits, the Applicant shall submit a project design to ensure that any proposed subterranean portion of the structures are waterproofed and designed and installed to resist hydrostatic pressures associated with the shallow groundwater table in the area.

4.8 GREENHOUSE GAS EMISSIONS

4.8.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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The proposed project involves modifications to the Wyndham Boutique Hotel/High-Rise Residential project that was approved based on the previously certified FEIR 1054, which was certified on November 20, 2007. At the time the FEIR was certified, GHG emissions were not part of the required CEQA analysis. Effective March 18, 2010, the State adopted amendments to the State CEQA Guidelines requiring the analysis and mitigation of the effects of GHG emissions in draft CEQA documents. The State CEQA Guidelines regarding GHG emissions do not specifically address situations involving subsequent implementation actions for a project with a previously certified EIR. However, as described below, courts have ruled that there is no requirement to address GHG emissions in an Addendum to an EIR that was completed prior to the adopted CEQA amendments. Although there is no requirement to address GHG emissions in this Addendum, an analysis is provided following the discussion of relevant court decisions.

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The 2015 Addendum demonstrated that the estimated GHG emissions for the modified project would be 1,561 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year and less than a 3,000 $MTCO_2e$ per year screening level suggested by SCAQMD to identify projects that would have a less than significant GHG impact. The GHG emissions for the modified project would also be less than the estimated GHG emissions for the FEIR 1054 project (2,261 MTCO2e per year).

Therefore, the 2015 Addendum also concluded that implementation of the modified project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

4.8.2 PROJECT ENVIRONMENTAL REVIEW

Court Decisions Related to Greenhouse Gas Emissions in Subsequent California Environmental Quality Act Actions

"Information on the effect of greenhouse gas emissions on climate change" does not constitute "new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time . . . the IS/MND was adopted" (*See Citizens for Responsible Equitable Environmental Development v. City of San Diego* [2011] 196 Cal. App. 4th 515, 531–532 [rejecting claim that such information triggered the need for a supplemental EIR, and explaining that such information was known "long before the City approved the 1994 EIR" at issue]).

Limiting GHG emissions to combat climate change has been a governmental goal since the late 1970s. As explained by the U.S. Supreme Court in *Massachusetts v. EPA* (2007) 549 U.S. 497: "In the late 1970s, the Federal Government began devoting serious attention to the possibility that carbon dioxide emissions associated with human activity could provoke climate change. In 1978, Congress enacted the National Climate Program Act, 92 Stat. 601, which required the President to establish a program to 'assist the Nation and the world to understand and respond to natural and man-induced climate processes and their implications'". In 1987, Congress enacted the Global Climate Protection Act for the purpose of "establish[ing] a national climate program that will assist the Nation and the world to understand and respond to natural and man-induced climate processes and their implications" (15 *United States Code* [USC] 2902). The act required the establishment of various programs to further climate change research (15 USC 2904[d]).

In 1988, the United Nations created the Intergovernmental Panel on Climate Change (IPCC) to provide scientific information regarding climate change to policy makers. In 1992, 154 nations, including the United States, entered into the United Nations Framework Convention on Climate Change (UNFCCC), a nonbinding agreement under which industrialized countries pledged to work to reduce GHG emissions. Five years later, in 1997, the parties to the UNFCCC adopted the Kyoto Protocol, which set binding GHG reduction targets for 37 industrialized countries and the European Community, with the objective of reducing their collective omissions by 5 percent below 1990 levels during the "commitment period" of 2008–2012.

Further, as noted by the court in *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (*supra*, 196 Cal. App. 4th 515), by 1990, the potential impacts of GHG emissions were already the subject of litigation, with the "Natural Resources Defense Council (NRDC) arguing that an 'increase in fossil fuel combustion . . . will . . . lead to a global increase in temperatures, causing a rise in sea level and a decrease in snow cover that would damage the shoreline, forests, and agriculture of California'" (*Id*. at 531, quoting *City of Los Angeles v. National Highway Traffic Safety Administration* [D.C. Cir. 1990] 286 U.S. App. D.C. 78).

Thus, by the 1990s, California's local governmental agencies were well aware of the importance of monitoring and limiting GHG emissions when approving projects. Since GHG impacts were known at the time that the previous environmental analysis was conducted, information regarding the proposed project's potential to impact climate change does not constitute new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time FEIR 1054 was adopted; thus, it does not trigger the need for any further environmental review

Greenhouse Gas Emissions Analysis

Climate change refers to any significant change in climate, such as the average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have been associated with global warming, which is an average increase in the temperature of the atmosphere near the Earth's surface; this is attributed to an accumulation of GHG emissions in the atmosphere. GHGs trap heat in the atmosphere which, in turn, increases the Earth's surface temperature. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities.

The IPCC has concluded that (IPCC 2013):

> Warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. The atmosphere

> and ocean have warmed, the amounts of snow and ice have diminished, sea level has risen, and the concentrations of greenhouse gases have increased. The atmospheric concentrations of carbon dioxide, methane, and nitrous oxide have increased to levels unprecedented in at least the last 800,000 years. Carbon dioxide concentrations have increased by 40% since pre-industrial times, primarily from fossil fuel emissions and secondarily from net land use change emissions. Human influence on the climate system is clear. This is evident from the increasing greenhouse gas concentrations in the atmosphere, positive radiative forcing, observed warming, and understanding of the climate system.

Table 7 shows the magnitude of GHG emissions on the global, national, State, and regional scales.

TABLE 7
COMPARISON OF WORLDWIDE GREENHOUSE GAS EMISSIONS

Area and Data Year	Annual GHG Emissions ($MMTCO_2e$)
World (2012)	46,049
United States (2014)	6,870
California (2013)	459
Orange County (2011)	21
GHG: greenhouse gas; $MMTCO_2e$: million metric tons of carbon dioxide equivalent. Source: WRI 2016; USEPA 2016; CARB 2015b, SCAG 2011.	

GHGs, as defined under California's Assembly Bill (AB) 32, include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). General discussions on climate change often include water vapor, ozone, and aerosols in the GHG category. Water vapor and atmospheric ozone are not gases that are formed directly in the construction or operation of development projects, nor can they be controlled in these projects. Aerosols are not gases. While these elements have a role in climate change, they are not considered by regulatory bodies, such as CARB, or climate change groups, such as the California Climate Action Registry (CCAR), as gases to be reported or analyzed for control. Therefore, no further discussion of water vapor, ozone, or aerosols is provided herein.

GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both its potency and lifespan in the atmosphere as compared to CO_2. For example, since CH_4 and N_2O are approximately 25 and 298 times more powerful than CO_2, respectively, in their ability to trap heat in the atmosphere, they have GWPs of 25 and 298, respectively (CO_2 has a GWP of 1). Carbon dioxide equivalent (CO_2e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each GHG is multiplied by the emission rate of that gas to produce the CO_2e emissions.

On June 1, 2005, Governor Arnold Schwarzenegger signed Executive Order (EO) S-3-05, which calls for a reduction in GHG emissions to year 2000 levels by 2010, to year 1990 levels by 2020, and to 80 percent below 1990 levels by 2050.

AB 32, the California Global Warming Solutions Act of 2006, recognizes that California is the source of substantial amounts of GHG emissions. The statute states:

> Global warming poses a serious threat to the economic well being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

In order to avert these consequences, AB 32 establishes a State goal of reducing GHG emissions to 1990 levels by the year 2020, codifying the EO S-3-05 goal, which is a reduction of approximately 28 percent from forecasted emission levels, with further reductions to follow.

On April 29, 2015, subsequent to the approval of the 2015 Addendum, Governor Edmund Brown signed EO B-30-15, which orders “A new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030 is established in order to ensure California meets its target of reducing greenhouse gas emissions to 80 percent below 1990 levels by 2050” (COOG 2015).

In order to provide a reasonable comparison of the FEIR 1054 project and the proposed project, all GHG emissions are calculated using the CalEEMod computer program described in Section 4.3, Air Quality, of this Addendum. Both the FEIR 1054 and proposed project calculations use an operational year of 2018 and model default parameters for area source, energy, water, and solid waste emissions factors.

It was assumed that construction emissions for the FEIR 1054 and the 2015 Addendum project would be the same as for the proposed project. This is a reasonable assumption because when construction emissions are amortized over the project lifetime, assumed to be 30 years, the construction emissions are a small fraction of the total emissions, and variations between projects would have negligible influence on conclusions.

Final Environmental Impact Report 1054 Emissions

GHG emissions were not calculated in the FEIR 1054. Therefore, as detailed in Section 4.17, Traffic, this analysis assumes the residential, bar/lounge, and retail portions of the previously-approved project as evaluated in would generate 1,191 ADT. For purposes of this analysis, this

figure is reduced to 1,110 ADT to account for the reduction in hotel rooms from 238 rooms to 200 rooms, as evaluated in FEIR 1054 air quality analysis.

GHG emissions for the FEIR 1054 project are shown in Table 8.

TABLE 8
ESTIMATED ANNUAL GREENHOUSE GAS EMISSIONS FOR FINAL ENVIRONMENTAL IMPACT REPORT 1054 PROJECT ADDITION

Source	Emissions ($MTCO_2e$/yr)
Area	40
Energy	623
Mobile	1,479
Waste	25
Water	54
Operational Emissions	**2,222**
Amortized Construction Emissions	39
Total GHG emissions	***2,261***

$MTCO_2e$/yr: metric tons of carbon dioxide equivalent per year; GHG: greenhouse gas.
Total does not add due to rounding.
Input and output details are included in Appendix B.

Proposed Project Emissions

GHG emissions for the proposed project are shown in Table 9.

TABLE 9
ESTIMATED ANNUAL GREENHOUSE GAS EMISSIONS FOR THE PROPOSED PROJECT

Source	Emissions ($MTCO_2e$/yr)
Area	0
Energy	1,051
Mobile	865
Waste	19
Water	14
Operational Emissions	**1,950**
Amortized Construction Emissions	38
Total GHG emissions	***1,988***

$MTCO_2e$/yr: Metric tons of carbon dioxide equivalent per year; GHG: greenhouse gas.
Total does not add due to rounding.
Input and output details are included in Appendix B.

As shown in Table 9, the estimated GHG emissions for the proposed project are 1,988 $MTCO_2e$ per year.

Comparative Analysis

In developing methods for GHG impact analysis, there have been suggestions for quantitative thresholds, often referred to as screening levels, that define an emissions level below which it may be presumed that climate change impacts would be less than significant. Neither the SCAQMD, the City of Costa Mesa, nor Orange County has adopted a significance threshold for the GHG emissions from nonindustrial development projects.

Beginning in April 2008, the SCAQMD convened a Working Group to provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents. The Working Group is scheduled to meet once per month. On December 5, 2008, the SCAQMD Governing Board adopted its staff proposal for an interim CEQA GHG significance threshold of 10,000 metric tons of CO_2 equivalent per year ($MTCO_2e$/yr) for projects where the SCAQMD is the lead agency. The policy objective for establishing this significance threshold and the recommended screening thresholds, provided below, is to capture projects that represent approximately 90 percent of GHG emissions from new sources (SCAQMD 2008). These projects would be subject to further analysis and the incorporation of measures to reduce GHG emissions. In 2011, the SCAQMD added the 10,000 $MTCO_2e$/yr threshold for industrial facilities to its table of air quality significance thresholds.

In September 2010, the Working Group presented a tiered approach to determining GHG significance for residential and commercial projects (SCAQMD 2010). At Tier 1, GHG emissions impacts would be less than significant if the project qualifies under a categorical or statutory CEQA exemption. At Tier 2, for projects that do not meet the Tier 1 criteria, the GHG emissions impact would be less than significant if the project is consistent with a previously adopted GHG reduction plan that meets specific requirements. At Tier 3, the SCAQMD has proposed, but not adopted, separate screening thresholds for residential projects (3,500 $MTCO_2e$/yr), commercial projects (1,400 $MTCO_2e$/yr), and mixed-use projects (3,000 $MTCO_2e$/yr) or a single numerical threshold of 3,000 $MTCO_2e$ per year for all nonindustrial land use projects. The SCAQMD-proposed threshold of 3,000 $MTCO_2e$ per year for all nonindustrial projects is used for the proposed project. A project with emissions less than the applicable screening value would be considered to have less than significant GHG emissions. The Working Group has not convened since fall 2010. As of July 2016, the proposal has not been considered or approved for use by the SCAQMD Board.

As shown above, estimated GHG emissions for the proposed project are 1,988 $MTCO_2e$ per year. This value is less than the 3,000 $MTCO_2e$ per year significance threshold. Therefore, the impact would be less than significant.

GHG emissions for the proposed project would also be less than the 2,261 $MTCO_2e$ per year estimated for the FEIR 1054 project and greater than the 1,561 $MTCO_2e$ per year estimated for the modified project as evaluated in the 2015 Addendum project.

The principal overall State plan and policy adopted for the purpose of reducing GHG emissions is AB 32 (California Global Warming Solutions Act of 2006). AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and establishes a cap on Statewide GHG emissions. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020 and to 80 percent below 1990 levels by 2050.

Senate Bill (SB) 375, signed in September 2008 (Chapter 728, Statutes of 2008), aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations. SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt an SCS or alternative planning strategy (APS) that will address land use allocation in that MPO's RTP. SB

375 is being addressed at the State and regional levels, and the principles of SB 375 are incorporated in the adopted SCAG 2016-2040 RTP/SCS.

The regulations, plans, and policies adopted for the purpose of reducing GHG emissions that are directly applicable to the project include the Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings and the Title 24 California Green Building Standards Code. These codes are enforced by the City, and adherence to standard requirements for construction and operations would ensure that the proposed project would comply with both of these regulations.

The project site is located in a developed area with nearby access to commercial and employment centers. As discussed in FEIR 1054, development associated with the previously approved project was designed to maximize pedestrian and bicycle accessibility. These factors would reduce vehicle use and vehicle miles traveled and GHG emissions, which are goals of SB 375 and the RTP/SCS.

As previously discussed, the increase in GHG emissions would be less than SCAQMD's recommended screening threshold for nonindustrial land use projects. Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. There would be no impact.

Conclusion

GHG impacts were known at the time that FEIR 1054 was prepared, and information regarding the proposed project's potential to impact climate change does not constitute new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time FEIR 1054 was adopted. No GHG emissions analysis is required. However, it is also demonstrated that the project GHG emissions would be less than significant using current CEQA analysis methods and suggested SCAQMD significance criteria.

4.9 HAZARDS AND HAZARDOUS MATERIALS

4.9.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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According to the Initial Study prepared for FEIR 1054, the previously approved 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. No hazardous materials would be stored on the site or be used in conjunction with the previously approved project. The previously approved project site is not located within ¼ mile of an existing or proposed school, nor is it included on a list of hazardous materials sites. The previously approved project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste, and no impact would occur.

According to FEIR 1054 and with respect to adopted emergency response and evacuation plans, the previously approved project would be required to meet all applicable local fire codes for adequate access to and from the site. Project plans would be subject to the acceptance of the Costa Mesa Fire Department and Police Department to ensure that the development proposed would not interfere with an adopted emergency response plan or emergency evacuation plan. The previously approved project is not anticipated to involve increased fire hazard as the site is in a developed area.

As described in FEIR 1054, the previously approved project would involve the demolition of the existing parking structure; the interior renovation of the existing hotel; and the construction of a high-rise residential tower. During demolition and construction operations, hazardous materials associated with the on-site uses could be present. Demolition debris generated may include asphalt paving, dirt, concrete, asphalt, and other building materials. The presence of asbestos would pose a significant impact to demolition workers during the demolition and removal of such material. This potential significant impact would be reduced to a level considered less than significant through implementation of mitigation. The Phase I Report identified that no impact related to exposure to lead or radon would occur.

As analyzed in FEIR 1054, chemicals associated with housekeeping services, paints and thinners, water treatment chemicals, compressed gas such as nitrogen, chlorine tablets and muriatic acid for pool maintenance, and liquid detergent may be used and stored on site; however, these materials are common for hotel uses and do not represent a significant environmental concern.

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According to the 2015 Addendum, development of the modified project would not result in new impacts related to emergency response and evacuation plans, fire hazards, and the use and storage of chemicals on site. Consistent with the analysis presented in FEIR 1054, impacts related to asbestos exposure would continue to pose a significant impact to demolition workers; however, implementation of MM 4.9-1 from FEIR 1054 would reduce this impact to less than significant levels. Additionally, no new hazardous materials sites were identified compared to the FEIR 1054 analysis, and no impacts would occur. Overall, it was concluded as part of the 2015 Addendum that impacts from hazards and hazardous materials would be consistent with those of FEIR 1054.

4.9.2 PROJECT ENVIRONMENTAL REVIEW

As discussed previously, the area proposed for development is located in the same development footprint analyzed and approved as part of FEIR 1054 and the 2015 Addendum. Based on review of the proposed project site, conditions and uses on the three-acre site have not changed since certification of FEIR 1054 and approval of the 2015 Addendum. Therefore, development of the proposed project would not result in new hazards and hazardous materials impacts related to emergency response and evacuation plans, fire hazards, and the use and storage of chemicals on site. Consistent with the analysis presented in FEIR 1054 and the 2015 Addendum, impacts related to asbestos exposure would continue to pose a significant impact to demolition workers. However, implementation of MM 4.9-1 from FEIR 1054 would reduce this impact to less than significant levels.

With respect to hazardous materials sites, according to the Environmental Data Resources, Inc. (EDR) Radius Map Report with Geocheck® prepared for the proposed project site by Environmental Data Resources, Inc., the sites discussed below have been listed within a ¼ mile of the proposed project site (EDR 2016). Please refer to Appendix C for a copy of the EDR Report. None of these sites are listed on the Cortese list.

- **The Wyndham (3350 Avenue of the Arts).** This site has been recorded in the Hazardous Waste Information System (HAZNET) database, which contains a waste category of unspecified organic liquid mixture. This listing is associated with the current hazardous waste manifest system, which is a set of forms, reports, and procedures designed to seamlessly track hazardous waste from the time it leaves the generator facility where it was produced, until it reaches the off-site waste management facility that will store, treat,

and/or dispose of the hazardous waste. The system allows the waste generator to verify that its waste has been properly delivered and that no waste has been lost or unaccounted for in the process (USEPA 2014b). The disposal method is listed as "treatment, tank". The most recent listing was identified in 2001.

- **Segerstrom Center for the Arts (600, 615 Town Center Drive).** This is a cluster of two sites listed as having active underground storage tank (UST) facilities. No additional information was provided.
- **Center Town (650 Town Center Drive).** This is a cluster of two sites recorded in multiple databases, including the UST, the Statewide Environmental Evaluation and Planning System (SWEEPS UST), the Facility Inventory Database (CA FID UST), and the Emission Inventory Data (EMI) databases. This site includes at least one diesel tank, and the site's current status is "active".
- **Pacific Southwest Realty (555 Anton Boulevard).** This site has been recorded in multiple databases, including the CA FID UST and the EMI databases. The site's current status is "active".
- **South Coast Metro Center (575 Anton Boulevard).** This site has been recorded in multiple databases, including the UST and the SWEEPS UST. This site includes at least one diesel tank, and its current status is "active".
- **Westin South Coast Plaza (686 Anton Boulevard).** This site has been recorded in the UST database. No additional information was provided.
- **Marriott Suites (500 Anton Boulevard).** This site has been recorded in multiple databases, including the UST, the SWEEPS UST, and the CA FID UST. This site includes at least one diesel tank, and its current status is "active".
- **Metro Fire Station (3350 Sakioka Drive).** This site has been recorded in multiple databases, including the HAZNET, the SWEEPS UST, the CA FID UST, and the UST databases. The disposal method is listed as "other recovery of reclamation for reuse including acid regeneration, organics recovery, etc.". This site includes at least one diesel tank, and the most recent listing was identified in 2013.

It is also noted that the EDR Radius Map included information on the former Ocean Park Cleaners, located at 580 Anton Boulevard, Suite 213. This building has been demolished and the site is currently subject to redevelopment as a 250-unit apartment community at 580 Anton Boulevard. According to the EDR Radius Map and compared to the analysis presented in FEIR 1054 and the 2015 Addendum, no new hazardous materials sites were identified within the proposed project site boundaries. Of the hazardous materials sites identified in the proposed project vicinity, none of the identified sites pose a hazard to the proposed project site. Further, the proposed project would not involve any changes in the operation or use of hazardous materials in comparison to the analysis presented in FEIR 1054 and the 2015 Addendum, and no impacts would occur relative to the site. No mitigation is required.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact and it would not create a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity

of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the hazards and hazardous materials analysis provided in FEIR 1054 and the 2015 Addendum.

Mitigation Program

FEIR 1054's mitigation program includes measures to reduce potential impacts associated with the Starwood Tribute Hotel project to less than significant levels. The following measure from FEIR 1054 would also be applicable to the proposed project.

Mitigation Measure

MM 4.9-1 All asbestos-related work, including demolition and renovation, shall be performed by a licensed Asbestos-abatement Contractor under the supervision of a certified Asbestos Consultant. Asbestos shall be removed and disposed of in compliance with notification and asbestos-removal procedures outlined in South Coast Air Quality Management District Rule 1403 to reduce asbestos-related health risks.

4.10 HYDROLOGY AND WATER QUALITY

4.10.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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As set forth in the Initial Study for FEIR 1054, no portion of the previously approved project site is located in a 100-year flood hazard area. Additionally, the southernmost portion of the City is approximately ¾ mile inland from the Pacific Ocean at elevations between 30 to 100 feet above mean sea level, and no large bodies of water exist in the City that could produce seiche effects; therefore, there is very little potential that the previously approved project site would experience the effects of a seiche, tsunami, or mudflow. Additionally, the Initial Study concluded that the previously approved project would not result in any impacts related to groundwater.

According to FEIR 1054, potential pollutant concentrations of storm water runoff from the previously approved project site during construction and operation would be reduced to below significant levels after implementing the best management practices and after City review and approval of the previously approved project's Water Quality Management Plan. Further, the Project Applicant would be responsible for obtaining coverage for the previously approved project under the California General Construction Activity Storm Water permit and for complying with the requirements of the permit. FEIR 1054 also identified a potential for the site to be subject to erosion, resulting in sediments carried off site via storm water runoff. However, it was determined that impacts related to erosion and sedimentation would be mitigated to less than significant levels.

Additionally, it was concluded that implementation of the previously approved project would not alter the volume of storm water draining from the previously approved project site; however, it would contribute storm flows to an already deficient system. Therefore, either minor modifications to the existing storm drain system or payment towards modification of the existing storm drain system and payment of drainage impact fees were identified to reduce impacts to levels considered less than significant.

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According to the 2015 Addendum, implementation of identified Mitigation Measures from FEIR 1054 related to NPDES permit requirements and Best Management Practices (BMPs) would reduce impacts from the modified project to groundwater, erosion and sedimentation, surface hydrology, and water quality to less than significant levels for the modified project. Consistent with the findings of FEIR 1054, no new significant impact or a substantial increase in the severity of previously identified effects would occur in relation to the modified project's flood hazard area.

4.10.2 PROJECT ENVIRONMENTAL REVIEW

The proposed project area is considered urbanized, and the proposed project would occupy the same development footprint as previously analyzed in FEIR 1054 and the 2015 Addendum. Therefore, similar impacts to groundwater and surface hydrology and water quality as those identified in FEIR 1054 and the 2015 Addendum would be anticipated. The proposed project site is currently developed with the Avenue of the Arts Hotel and associated parking structure; there are no natural drainages on or near the site. Similar to existing conditions, following completion of construction activities, the proposed project site would consist primarily of impervious surfaces. Similar to existing conditions, the proposed project would include landscaped areas (which would serve as pervious areas) between the proposed hotel towers and to the existing hotel as well as along the site's eastern, western, and southern perimeters. Therefore, implementation of the proposed project would not substantially alter the amount or rate of runoff, nor would it result in on-site or off-site erosion or siltation. Continued implementation of identified Mitigation Measures related to NPDES permit requirements and BMPs would reduce impacts to groundwater, erosion and sedimentation, surface hydrology, and water quality to less than significant levels.

Consistent with the findings of FEIR 1054 and the 2015 Addendum, the proposed project site is located within Flood Zone X, which is outside the 100-year and 500-year floodplains. Therefore, a new significant impact or a substantial increase in the severity of previously identified effects would not occur in relation to the proposed project's flood hazard area.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the hydrology and water quality analysis provided in FEIR 1054 and the 2015 Addendum.

Mitigation Program

FEIR 1054's mitigation program includes measures to reduce potential impacts associated with the Starwood Tribute Hotel project to less than significant levels. The following measures from FEIR 1054 would also be applicable to the proposed project. Any modifications to the original measures are shown in ~~strikethrough~~ for deleted text, and new inserted text is <u>underlined</u>.

Project Design Features

PDF 4.10-1 The Water Quality Management Plan (WQMP) prepared for the proposed project includes the following project-specific water quality Best Management Practices (BMPs) which shall be implemented as part of the project:

Site Design BMPs

- Permeable surface area has been kept the same as the existing condition.
- Drive aisle has been minimized to least acceptable dimension for Fire Access and access to the proposed truck dock.
- All areas available for landscaping have been utilized. Planter boxes will also be included on the design of the top story of the parking structure to help minimize impervious surfaces.
- All parking is within a structure and covered.

Non-structural Source Control BMPs

- ~~Homeowner-Tenant education, activity~~ Activity restriction, common area landscape management, BMP maintenance, Title 22 CCR Compliance, local water quality permit compliance, uniform fire code implementation, common area litter control, employee training, housekeeping of loading docks, catch basin inspection, street sweeping of private streets and parking lots.

Routine Structural BMPs

- Storm drain stenciling and signage, proper trash storage and loading dock design, efficient irrigation, and landscape design.

Treatment Control BMPs

- CONTECH StormFilter will be used in the three on-site manhole installations.
- Media filters will be used in the CONTECH Storm Filters.

PDF 4.10-2 Prior to approval of the first mass grading plan, the Applicant shall submit a Proposed Storm Drain Improvement Plan to the Public Services Department for review and approval. The plan shall demonstrate substantial conformance with the Orange County Hydrology Manual for design of lateral storm drains and catch basins. Proposed storm drain improvements include:

- Line “A” – One new catch basin is proposed and the relocation of an existing catch basin to accommodate widening and re-alignment of the on-site drive aisle.
- Line “B” – No new facilities are proposed. The Line B system will drain to an existing lateral located on the northern side of the property or directly to an Avenue of the Arts lateral. The tie-in location will be decided as building plans progress.

- Line "C" – One new Avenue of the Arts storm drain connection is proposed to drain the southern portion of the site. The new line will include two on-site inlets.

Mitigation Measures

MM 4.10-1 Prior to the issuance of grading permits, the Applicant shall verify that structural BMPs have been permanently incorporated into the project plans. Such BMPs shall ensure that pollutants from project-related storm water runoff are mitigated consistent with applicable State and local standards.

MM 4.10-2 The Applicant shall assume all BMP inspection and maintenance responsibilities for the project. The Property-owners Association (POA) fees will provide the funding mechanism for long-term BMP maintenance.

MM 4.10-3 Prior to the issuance of any grading permits, the Applicant shall submit to the Development Services Department for review and approval a Water Quality Management Plan that:

- addresses site design BMPs such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
- incorporates the applicable Routine Source Control BMPs as defined in the DAMP;
- incorporates Treatment Control BMPs as defined in the DAMP;
- generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
- identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs; and
- describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

MM 4.10-4 Prior to the issuance of grading permits, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for review on request.

MM 4.10-5 Prior to issuance of building permits, the Applicant shall provide proof of an NPDES permit from the RWQCB—consistent with Order No. ~~R8-2004-0021~~ R8-2010-0062 and NPDES No. ~~CAG998002~~ CAS618030 or current permits—to the City of Costa Mesa for dewatering activities.

MM 4.10-6 Prior to the issuance of grading permits, the Applicant shall prepare drainage plans for the Public Services Department's review and approval. The Drainage Plan shall define the exact size and location of drainage facilities, and shall address standing water on the project site during project grading.

MM 4.10-7 Prior to the issuance of grading permits, the Applicant shall pay drainage impact fees. The Project Developer shall be responsible for the drainage impact fees that are in place at the time grading permits are issued.

4.11 LAND USE AND PLANNING

4.11.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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As discussed in the Initial Study for FEIR 1054, the previously approved project would neither physically divide an established community, nor would it conflict with a habitat conservation plan or natural community conservation plan. The site is located in an existing developed area. The previously approved project required a General Plan Amendment to allow for a site-specific density increase to 44 dwelling units per acre under the existing High Density Residential land use designation and a Specific Plan Amendment to allow for modifications to the allowable floor-area ratio and the maximum number of allowable hotel rooms and dwelling units and to establish flexibility to modify the overall mix of hotel rooms and dwelling units. A Zoning Code amendment was not required for the previously approved project.

According to the analysis presented in FEIR 1054, the previously approved project, as conditioned through the proposed General Plan and Specific Plan amendments, was found to be consistent with the *City of Costa Mesa 2000 General Plan* and the *North Costa Mesa Specific Plan.* A consistency analysis was also presented, which concluded that the previously approved project was consistent with the Southern California Association of Governments' (SCAG's) Compass Growth Vision, 2004 Regional Transportation Plan, and 1996 Regional Comprehensive Plan and Guide.

As discussed in FEIR 1054, development associated with the previously approved project was designed to maximize pedestrian and bicycle accessibility, and all development goals, standards, and policies would be addressed and met through site-specific Final Master Plan review and approval.

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According to the 2015 Addendum, it was determined that adherence to the Standard Conditions from FEIR 1054 would ensure that no new impacts related to land use would occur with the modified project. Additionally, it was concluded that because the goals and policies for the related planning programs were consistent with what was evaluated in FEIR 1054 and the elements of the project under the 2015 Addendum and MMs were similar to the previously approved project evaluated in FEIR 1054, no new impacts would occur.

As part of the requested entitlements analyzed in and approved with the 2015 Addendum, a variance was approved allowing the maximum number of units to increase the maximum allowable hotel room/dwelling unit count from 320 to 338, which represents a deviation from the Specific Plan regarding the maximum number of hotel rooms (200 rooms allowed; 238 rooms proposed). Therefore, impacts related to the modified project as evaluated in the 2015 Addendum would be consistent with the analysis for FEIR 1054, and there would be no impact.

4.11.2 PROJECT ENVIRONMENTAL REVIEW

According to the entitlements approved concurrent with certification of FEIR 1054, the overall mix of hotel rooms and residential units may be modified but could not exceed a total of 320 hotel rooms/dwelling units. As part of the requested entitlements analyzed in and approved with the 2015 Addendum, a variance was approved allowing the maximum number of units to increase the maximum allowable hotel room/dwelling unit count from 320 to 338. The proposed project would retain the existing 238-room hotel and would construct a new 15-story, 150-room high-rise hotel tower, resulting in a total of 388 hotel rooms. As part of the project, the Project Applicant is requesting an amendment to the Master Plan to increase the total hotel room count from a 238-room hotel to a 388-room hotel to reflect retention of all of the rooms of the existing hotel as well as construction of a new 150-room tower.

The *North Costa Mesa Specific Plan* promotes development flexibility if it can be demonstrated that the traffic generation characteristics are comparable to the originally-approved project (referred to as Development Option No. 1 in the *North Costa Mesa Specific Plan*). In this case and as detailed in Section 4.17, the minor increase in trip generation of 60 ADT would not generate any new significant traffic impacts and is, therefore, comparable to the previous approvals (i.e., the modified project evaluated in the 2015 Addendum and the originally approved project analyzed in FEIR 1054). A finding is required that the granting of a variance from the Specific Plan is consistent with the principles, intent, and goals of the Specific Plan. Adherence to the Standard Conditions from FEIR 1054, identified below, would ensure that no new impacts related to land use would occur. Therefore, the proposed project would be consistent with the *North Costa Mesa Specific Plan*. No amendments to the Zoning Code, Specific Plan, or General Plan would be required.

Related Planning Programs

The goals and policies incorporated in the City's General Plan provide a basis for analyzing potential proposed project impacts. As discussed above, a consistency analysis of the proposed project with applicable goals and policies from the General Plan was prepared for FEIR 1054. Since that time and since approval of the 2015 Addendum, the 2015-2035 General Plan was approved. Therefore, a brief analysis of the proposed project's consistency with the current General Plan organized by element is provided below.

Land Use Element

The proposed project would be consistent with the existing land use designation for the project site as defined in the Land Use Element. Specifically, development on the project site would not exceed the maximum non-residential floor to area ratio of 2.12 FAR. Further, the Land Use Element defers development standards to the *North Costa Mesa Specific Plan* which includes specific provisions related to maximum overall development. Specifically and consistent with the analysis presented in FEIR 1054 and the 2015 Addendum, the proposed project would comply with development standards related to noise standards, lighting associated with parking structures, pedestrian linkages, parking requirements, shade and shadow impacts, potential interface between residential and non-residential uses, and building height limitations.

Additionally, the project has been designed and would be developed in an effort to minimize impacts to adjacent residential uses, consistent with Goals LU-1, -2, and -3 and Policies LU-1.2, 2.7, 2.9 and 2.11, 3.5, 3.8, 3.10, 3.12, and 3.13. Because the project would involve development within an area that is currently served by local utilities and public services, the project would be consistent with Policy LU-1.5.

As detailed throughout this Addendum, the proposed project would protect Costa Mesa's environmental resources, consistent with Goal LU-4. Specifically, the project would comply with all water quality regulations in support of Policies LU-4.1, 4.2, and 4.5. As noted in Section 4.8, the project would comply with Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings and the Title 24 California Green Building Standards Code in support of Policy LU-4.6.

The project's pedestrian circulation elements that integrate with the local uses in the immediate area would be consistent with General Plan policies LU-7.8 related to the expansion of pedestrian-oriented development.

Circulation Element

According to the Circulation Element, the project site is located within a pedestrian priority area. The project would support and increase in pedestrian activity in the area through the preservation the existing pedestrian walkway along Avenue of the Arts and by enhancing the pedestrian experience through a variety of landscaping along the hotel's frontage along Avenue of the Arts. Due to the site's location near the Segerstrom Center for the Arts, these pedestrian elements would encourage hotel patrons to access the various performing arts venues located west of, and across Avenue of the Arts from, the site. Additionally, the project would include internal pedestrian walkways providing easy access from the hotel to the surrounding land uses.

Further, the project site is located within walking distance of multiple Orange County Transportation Authority (OCTA) bus routes and stops, thereby supporting Objective C-4.B and Policies C-4.B.1 and C-4.B.4, related to development along transit routes.

Conservation Element

As discussed in Section 4.8, Greenhouse Gas Emissions, the project would comply with applicable regulations, plans, and polices adopted for the purpose of reducing GHG emissions, including Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings and the Title 24 California Green Building Standards Code. Further, the project is located in a developed area with nearby access to commercial and employment centers and would maximize pedestrian and bicycle accessibility. These factors would reduce vehicle use and vehicle miles traveled, and GHG emissions. Therefore, the project would be supportive of GOAL CON – 2 and would be consistent with Objective CON-2 and Policies CON-2.A and CON-4.F related to design and construction activities that focus on conservation and environmental sustainability.

As discussed in Section 4.10, Hydrology and Water Quality, the project would comply with identified mitigation measures related to NPDES permit requirements and Best Management Practices (BMPs) and would reduce impacts to groundwater, erosion and sedimentation, surface hydrology, and water quality. Therefore, the project would be consistent with Policies CON-3.F, CON-3.G, and CON-3.H related to stormwater management and compliance with the NPDES requirements.

Noise Element

The project would involve construction activities approximately 40 feet from the nearest residential uses. However, as discussed in Section 4.8, Noise, project construction would comply with the City's noise ordinance as well as the more restrictive noise limits established in The Lakes – Costa Mesa Association Settlement Agreement. Therefore,

the project would be consistent with Objectives N-1 and N-2 and Policies N-1.A, N-2.B, N-2.D, and N-2.E.

Safety Element

As discussed in Section 4.4, Aviation Safety, the project would comply with all requirements set forth by the FAA and the total maximum structure height of the proposed tower (220 feet AGL/254 feet above msl) would be less than the John Wayne Airport circling minimums floor of 340 above msl, Therefore, the project would be consistent with Policies S-1.P, S.1-Q, S.1-R, and S-1.S.

Community Design Element

As discussed previously, the project would support and encourage pedestrian activity in the area through the preservation the existing pedestrian walkway along Avenue of the Arts and by enhancing the pedestrian experience through a variety of landscaping along the hotel's frontage along Avenue of the Arts, thereby supporting Objective CD-1.1 related to the beautification of the City's visual environment along pedestrian paths and corridors.

Additionally, the consistency analysis in FEIR 1054 found that the previously approved project would also be consistent with the *North Costa Mesa Specific Plan* and SCAG's Compass Growth Vision, 2004 RTP, and 1996 Regional Comprehensive Plan and Guide. Since certification of FEIR 1054 and subsequent approval of the 2015 Addendum, the 2016 Regional Transportation Plan/Sustainable Communities Plan (RTP/SCS) was adopted on April 7, 2016. The 2016 RTP/SCS provides a map to achieve a vision for the region in 2040. Specifically, the 2016 RTP/SCS encourages the region to "grow in more compact communities in existing urban areas, providing neighborhoods with efficient and plentiful public transit, abundant and safe opportunities to walk, bike and pursue other forms of active transportation, and preserving more of the region's remaining natural lands for people to enjoy." Although the project would not directly support achieving this vision through development of residential communities or circulation improvements, implementation of the project would support development in a pedestrian and transit-friendly environment and allow future hotel patrons easy access and mobility options to shopping, dining, and entertainment destinations. Therefore, project implementation would be consistent with the goals of the 2016 RTP/SCS.

The consistency analysis in FEIR 1054 and the 2015 Addendum found that the previously approved project would also be consistent with the North Costa Mesa Specific Plan, which is unchanged from what was analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not vary substantially from the previously approved project; therefore, the consistency analysis for the *North Costa Mesa Specific Plan* as presented in FEIR 1054 and the 2015 Addendum would be applicable for the proposed project.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact, nor would it create a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably

different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the land use and planning analysis provided in FEIR 1054 and the 2015 Addendum.

Mitigation Program

FEIR 1054's mitigation program includes measures to reduce potential impacts associated with the Starwood Tribute Hotel project to less than significant levels. The following measure from FEIR 1054 would also be applicable to the proposed project.

Standard Condition

SC 4.11-1 Prior to site plan approval, the Applicant shall submit to the Planning Division, for review and approval, project plans that comply with the Development Standards as set forth in the *North Costa Mesa Specific Plan* and *Zoning Code*. In addition, all site development shall be subject to all standard conditions of approval imposed by the City.

4.12 MINERAL RESOURCES

4.12.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054

FEIR 1054 did not address mineral resources. The Initial Study prepared for the EIR indicated that the previously approved project would not result in loss of availability of a known mineral resource of value or a mineral resource recovery site. No impacts related to this environmental topic were anticipated as a result of previously approved project implementation, and no mitigation was required.

2015 Addendum to the Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054

According to the 2015 Addendum, the modified project area is located within the same development footprint analyzed in the FEIR 1054. Therefore, the 2015 Addendum concluded that conditions and uses on the three-acre site have not changed since certification of FEIR 1054; therefore, development of the modified project would not result in impacts to mineral resources.

4.12.2 PROJECT ENVIRONMENTAL REVIEW

The area proposed for development with the proposed project is located on the same development footprint analyzed in FEIR 1054 and the 2015 Addendum. Based on review of the proposed project site, conditions and uses on the three-acre site have not changed since certification of FEIR 1054; therefore, development of the proposed project would not result in impacts to mineral resources.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the

proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the mineral resources analysis provided in FEIR 1054 and the 2015 Addendum.

4.13 NOISE

4.13.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054

FEIR 1054 concluded that, because the noise levels associated with construction of the previously approved project would be temporary and because construction noise during typical construction hours is exempt by the City of Costa Mesa (City) Noise Ordinance, no significant impact would occur. The City recognized that, even with compliance with the Noise Ordinance, construction noise impacts could be a nuisance to nearby land uses. A standard condition relative to truck routes and limiting the number of daily truck trips was included in the previously approved project, which ensured that a significant impact would not occur.

FEIR 1054 concluded that typical construction and demolition activities would result in vibration in the immediate vicinity of the previously approved project site, and the impact would be less than significant.

Additionally, long-term previously approved project-generated traffic noise to off-site receptors would be less than significant. The implementation of mitigation measures (MMs) relative to parking garage design, loading dock design and operations, and mechanical equipment siting would be required to reduce noise impacts from on-site operations to off-site land uses to a less than significant level.

According to FEIR 1054, proposed residential units on the west side of the residential tower facing Avenue of the Arts, without mitigation, may be exposed to traffic noise resulting in interior levels in excess of 45 decibels (dBA) on the Community Noise Equivalent Level (CNEL). Implementation of recommended mitigation would reduce noise impacts to a level that is considered less than significant. Additionally, noise impacts from John Wayne Airport would be less than significant and the previously approved project would be consistent with the City's relevant General Plan goals and policies.

2015 Addendum to the Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054

The 2015 Addendum found that construction noise would be temporary and limited to the hours and activities specified as part of The Lakes – Costa Mesa Association Settlement Agreement (refer to revised SC 4.13-1). Construction noise impacts from the site could be a nuisance to nearby land uses, as stated in FEIR 1054, but would not be greater than described in FEIR 1054 because the type of construction activities, duration of construction, and types of equipment to be used would be similar as assumed in the analysis for FEIR 1054. Additionally, it was determined that shuttle traffic to and from the temporary parking area(s) would not create a significant impact.

Construction traffic would result in less than significant impacts as long as the truck trips to and from the site do not exceed 200 trips (100 trips to the site plus 100 trips from the site) per day.

According to the 2015 Addendum, the anticipated vibration impacts for the modified project would be the same as anticipated in FEIR 1054; that is, typical construction and demolition activities would result in vibration in the immediate vicinity of the modified project site. However, these vibration levels would not be considered excessive. Therefore, the impact was determined to be less than significant.

Project-generated traffic noise increases to off-site receptors would be less than 0.1 dBA, would be the same or less than forecasted in FEIR 1054, and were determined to be less than significant.

Long-term noise from on-site sources, including the parking structure, loading docks, and mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC] units), was determined to be less than significant with the incorporation of FEIR 1054 MMs 3.7-1, 3.7-2, and 3.7-3.

According to the 2015 Addendum, future noise conditions at the residential tower would be similar to those described in FEIR 1054, and FEIR MM 3.7-4 would be incorporated into the modified project to ensure that interior noise levels at units facing Avenue of the Arts would not exceed 45 dBA CNEL. With this MM, the 2015 Addendum concluded that the impact would be less than significant.

Additionally, aircraft noise was determined not to be significant at the modified project site.

4.13.2 PROJECT ENVIRONMENTAL REVIEW

Existing Noise Environment

The proposed project site is located in an area dominated by office, hotel, and retail land uses; the noise environment is characterized as urban. The site is within one mile of I-405 and SR-55 and just over one mile from John Wayne Airport and SR-73. Vehicles traveling on the highways and the local roads are the primary sources of noise in the site vicinity. The traffic analysis prepared for the 2015–2035 General Plan indicates that traffic volumes on Avenue of the Arts are greater than those assumed in FEIR 1054 (Stantec 2014); therefore the existing noise levels at and near the proposed project site are estimated to be 1 to 2 dBA higher than those measured in 2007. Noise levels at the 3400 Avenue of the Arts Apartments (north of the proposed project site) and at the Lakes Pavilions (south of the proposed project site) ranged from hourly average noise level (L_{eq}) of 55 to 56 dBA at the time FEIR 1054 was prepared, and the current daytime hourly average noise levels are estimated at 56 to 58 dBA L_{eq}.

Updated traffic volume data for Bristol Street and Sunflower Avenue show current volumes are less than existing volumes used in the FEIR 1054 noise analysis (Costa Mesa 2010).

The City's Municipal Code (Title 13, Chapter XIII, Noise Control, Section 13-279, Exceptions for Construction) prescribes the hours for construction noise as follows:

The provisions of this chapter shall not apply to the following:

(a) Emergency machinery, vehicles, or work; or

(b) Construction equipment, vehicles, or work between the following approved hours, provided that all required permits for such construction, repair, or remodeling have been obtained from the appropriate city departments.

Hours for Construction Activities

7:00 a.m. through 7:00 p.m.	Mondays through Fridays
9:00 a.m. through 6:00 p.m.	Saturdays
Prohibited all hours	Sundays and the following specified federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day

Additionally, terms of The Lakes – Costa Mesa Association Settlement Agreement further limit the hours and activities of construction on the proposed project site as follows:

Hours for Construction Activities

Monday through Friday	7:00 a.m. through 8:00 a.m.	Construction activities limited to mobilization only
	8:00 a.m. to 7:00 p.m.	All construction activities permitted
Saturdays	8:00 a.m. to 9:00 a.m.	Construction activities limited to mobilization only
	9:00 a.m. to 3:00 p.m.	All construction activities permitted
	3:00 p.m. to 4:00 p.m.	Construction activities limited to demobilization only

Construction-Related Impacts

Proposed project construction would be limited to the hours and activities specified as part of The Lakes – Costa Mesa Association Settlement Agreement (refer to revised SC 4.13-1). These limits are more restrictive than in SC 3.7-1 from FEIR 1054.

As stated in FEIR 1054 and the 2015 Addendum, on-site demolition and construction noise represents a temporary increase in ambient noise levels. Noise generated by construction equipment—including trucks, graders, bulldozers, concrete mixers, and portable generators—can reach levels ranging from 70 dBA to 95 dBA at a receptor located 50 feet from the source. At 200 feet, peak construction noise levels would range from 58 dBA to 83 dBA. At 400 feet, the peak noise levels would range from 52 dBA to 77 dBA. Note that these noise levels are based on worst-case conditions. Typically, noise levels near the site would be less than these conditions. Most of the proposed project grading and construction would use typical construction equipment with graders, scrapers, tractors, trucks, and loaders generating the greatest noise levels. No pile driving activities would be required.

The nearest residences to construction activities are located to the north at approximately 40 feet from the nearest point of the proposed project site in 3400 Avenue of the Arts Apartments community. At this distance, peak demolition and construction noise levels could range between 72 dBA and 97 dBA at these residences. During peak activity periods nearest these homes, average noise levels from construction activities would be expected to exceed 85 dBA on a regular basis. The majority of the proposed project site is more than 100 feet from any one of these residences. Average construction noise levels at the nearest homes to the north would be expected to be in the high 70s dBA range. It is also noted that the 250-unit apartment community at 580 Anton Boulevard is currently under construction and would be considered a sensitive receptor once constructed and occupied. However, these uses would be located at least 40 feet from the nearest point of the proposed project site and would be located further from the majority of anticipated construction activities. Construction noise impacts from the site could be a nuisance to nearby land uses, as stated in FEIR 1054 and the 2015 Addendum, but would not be greater than described in FEIR 1054 and the 2015 Addendum.

As discussed in Section 3.3, Project Description, the project would include shuttle trips to and from the temporary parking area(s) for hotel and restaurant guests and employees during construction of the parking garage. These trips would occur over a limited time (approximately 10 months), and the number of anticipated trips would be nominal and distributed throughout the day. Therefore, the temporary addition of shuttle traffic to the surrounding local roadways would not create a significant noise impact.

As previously discussed, the traffic analysis for the 2015–2035 General Plan shows that existing traffic volume on Avenue of the Arts is 7,000 ADT compared to 5,000 ADT for the FEIR 1054 noise analysis. The FEIR 1054 noise analysis determined that if an additional 200 trucks travel on Avenue of the Arts during a 24-hour period, the traffic noise CNEL along the road would increase by 2.4 dBA. Because the current existing ADT is greater, the increase due to an additional 200 trucks would be less than 2.4 dBA CNEL. This is less than the 3 dBA significance threshold identified in FEIR 1054 and the 2015 Addendum, and construction traffic would result in less than significant impacts as long as the truck trips to and from the site do not exceed 200 trips (100 trips to site plus 100 trips from the site) per day. The maximum intensity of truck trips is anticipated during excavation, with an estimated 1,936 round trips in 20 days or an average of 97 trips to the site plus 97 trips from the site per day. This truck trip rate is less than the limit stated in FEIR 1054 and the 2015 Addendum, and the limit from FEIR 1054 would be retained for the proposed project as identified in SC 3.7-2.

Groundborne Vibration

FEIR 1054 states, “Operation of heavy construction equipment can generate noticeable vibration in the immediate vicinity of the equipment. Vibration levels from most heavy construction equipment are typically not perceived as severe or annoying and drop off rapidly to an undetectable level over a short distance (approximately 10 to 20 feet)”. The FEIR then concludes that typical construction and demolition activities would result in vibration in the immediate vicinity of the proposed project site. However, these vibration levels would not be considered excessive. The anticipated vibration impacts for the proposed project would be less than significant, which is consistent with what was anticipated in FEIR 1054 and the 2015 Addendum.

Long-Term Off-Site Noise Impacts

Proposed Project-Generated Traffic Noise

FEIR 1054 identified that long-range (2025) substantial cumulative traffic noise increases (greater than 3 dBA) would occur due to traffic growth along Avenue of the Arts south of Anton Boulevard, along Town Center Drive between Park Center Drive and Avenue of the Arts, and along Anton Boulevard east of Sakioka Drive. The project-generated contribution to each of these increases was indicated to be less than 0.1 dBA. The 2015–2035 General Plan EIR shows that the cumulative traffic noise increase (existing compared to 2035 General Plan buildout) on Anton Boulevard between Bristol and Sunflower would be 1.8 dBA. Neither Avenue of the Arts south of Anton Boulevard nor Town Center Drive between Park Center Drive and Avenue of the Arts is analyzed in the General Plan EIR noise analysis. It is noted that neither the General Plan EIR traffic analysis nor the General Plan EIR noise analysis identifies cumulative traffic noise increases of 3 dBA or more in the vicinity of the project site.

As discussed in detail in Section 4.17, Traffic, the proposed project would result in an increase of 60 trips when compared to what was analyzed in FEIR 1054. Under a worst-case scenario, which is adding all of the project-generated traffic to the existing traffic, the noise level increase on Avenue of the Arts at the project site would be 0.5 dBA, which is not perceptible. This case was not analyzed in FEIR 1054 or the 2015 Addendum. The increase of 0.5 dBA on Avenue of the Arts at the project site is equal to the long-term noise level increase forecasted in FEIR 1054. Long-term project-generated traffic noise level increases on other roadway segments would be similar to the 0.1 dBA increases identified in FEIR 1054 and the 2015 Addendum. All project-generated traffic noise increases would be less than significant.

On-Site Activities

The FEIR 1054 noise analysis stated that parking structure activity would not be a significant noise source. However, FEIR 1054 included MM 3.7-1 to ensure that all feasible sound attenuation in compliance with the Noise Ordinance has been incorporated into parking structure design. FEIR 1054 MM 3.7-1 would be retained for the proposed project as MM 4.13-1.

FEIR 1054 identified potential noise impacts to the 3400 Avenue of the Arts apartment community's residences located adjacent to the previously approved project site on the north from loading dock operations and included MM 3.7-2 to require loading dock design and operations to comply with Noise Ordinance requirements. The proposed project would have a ground-level loading dock on the north side of the hotel tower with a similar potential noise impact. Therefore, FEIR 1054 MM 3.7-2 would be retained for the proposed project (as MM 4.13-2) to limit the impact to a less than significant level. The proposed project would also have a trash collection area adjacent to the loading dock. To ensure that trash collection and disposal operations would not cause a significant noise impact, MM 4.13-2 is modified to include trash collection and disposal operations.

FEIR 1054 identified potential noise impacts to 3400 Avenue of the Arts apartment community's residences from mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC] units) and included MM 3.7-3 to require that previously approved project mechanical equipment installation comply with Noise Ordinance requirements. Final mechanical equipment specifications and locations have not been specified for the proposed project. Therefore, FEIR 1054 MM 3.7-3 would be retained for the proposed project (as MM 4.13-3) to limit the impact to a less than significant level.

With incorporation of MMs 4.13-1, 4.13-2, and 4.13-3, impacts from proposed project noise sources to off-site receptors would be less than significant.

Long-Term On-Site Noise Impacts

FEIR 1054 shows that future noise generated by traffic on Avenue of the Arts is expected to reach 65 CNEL at the project site. The City General Plan Noise Element standard requires that interior noise levels in habitable rooms do not exceed 45 dBA CNEL. To ensure acceptable noise levels, FEIR 1054 MM 3.7-4 requires a noise study for all living units on the west side of the residential tower facing Avenue of the Arts. This report shall describe and quantify the noise sources impacting the building(s), the amount of outdoor-to-indoor noise reduction provided by the design in the architectural plans, and any upgrades required to meet the interior noise standards. Future noise conditions at the proposed hotel tower are forecasted to be similar to those described in FEIR 1054, and FEIR MM 3.7-4 would be incorporated into the proposed project as MM 4.13-4. With this MM, the impact would be less than significant.

Aircraft Noise Exposure

The proposed project site is located slightly over one mile northwest of John Wayne Airport and is located outside the direct flight path. Exhibit 7 shows the 2013 annual noise contours for John Wayne Airport, and Exhibit 8, Projected Future (2026–2030) Aircraft Noise Contours for John Wayne Airport, shows the projected noise contours. Based on these exhibits, the proposed project site is outside the 60 CNEL aircraft noise contour and, as a result, aircraft noise would not be significant at the proposed project site.

Conclusion

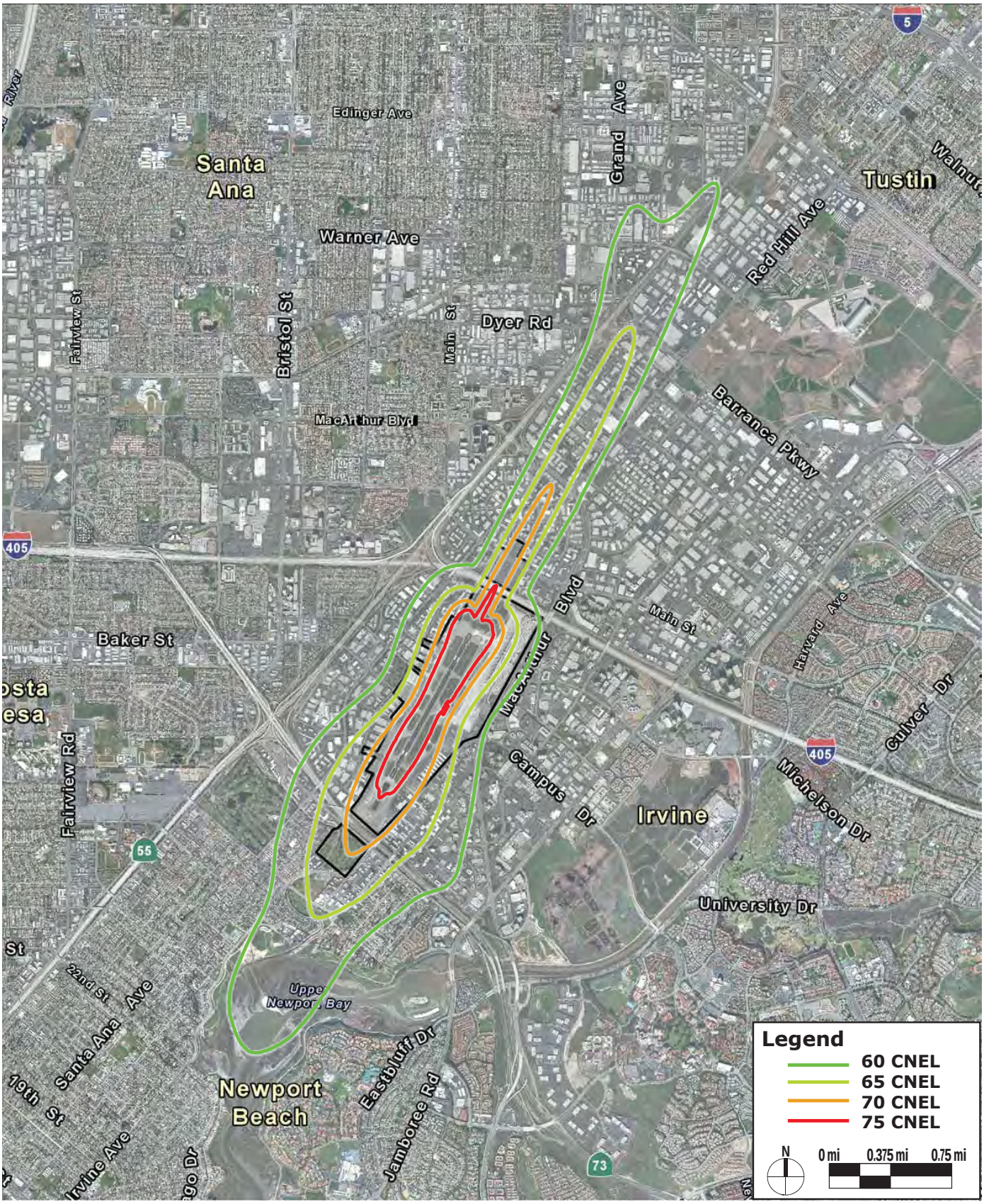
The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the noise analysis provided in FEIR 1054 or the 2015 Addendum.

Mitigation Program

FEIR 1054's mitigation program includes measures to reduce potential noise impacts associated with the previously approved projects to less than significant levels. The following measures from FEIR 1054 would also be applicable to the proposed project. Any modifications to the original measures are shown in ~~strikethrough~~ for deleted text and new inserted text is <u>underlined</u>. SC 4.13-1 was revised to reflect the conditions as stated in The Lakes – Costa Mesa Association Settlement Agreement.

Standard Conditions

SC 4.13-1 ~~The City of Costa Mesa Noise Ordinance exempts several categories of noise sources.~~ Construction activities shall be limited to the following hours and activities <u>(with the exception of federal holidays)</u>:



Source: L&B 2014

Current (2013) Aircraft Noise Contours for John Wayne Airport

Exhibit 7

Starwood Tribute Hotel Project

BonTerra PSOMAS

(07/29/2016 JAZ) R:\Projects\COS_ CMX\3COS010100\Graphics\Addendum\ex7_CurrentAirNoiseContours.pdf

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Source: L&B 2014

D:\Projects\Costa\0101\Graphics\Addendum\ex_ProjectedAirNoiseContours_20160729.ai

Projected Future (2026–2030) Aircraft Noise Contours for John Wayne Airport

Exhibit 8

Starwood Tribute Hotel Project

BonTerra PSOMAS

(07/29/2016 JAZ) R:\Projects\COS_ CMX\3COS010100\Graphics\Addendum\ex8_ProjectedAirNoiseContours.pdf

Hours for Construction Activities

Monday through Friday	7:00 a.m. through 8:00 a.m.	Construction activities limited to mobilization only
	8:00 a.m. to 7:00 p.m.	All construction activities permitted
Saturdays	8:00 a.m. to 9:00 a.m.	Construction activities limited to mobilization only
	9:00 a.m. to 3:00 p.m.	All construction activities permitted
	3:00 p.m. to 4:00 p.m.	Construction activities limited to demobilization only

~~—including construction activities—which take place between the hours of 7:00 AM and 8:00 PM, seven days a week~~ Construction activities are prohibited on Sundays and federal holidays. All noise-generating construction activities should be limited to these hours.

SC 4.13-2 The Applicant shall prepare a truck route plan for review and approval by the City of Costa Mesa Transportation Services Division prior to the approval of the construction access permit. The truck route plan shall preclude truck routes through residential areas, including Avenue of the Arts north of the project site and Sunflower Avenue. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site).

Mitigation Measures

MM 4.13-1 The Applicant shall submit detailed plans for the parking structure prior to the issuance of a grading or building permit for the structure. Said plans shall be accompanied by an acoustical study prepared by a qualified Acoustical Consultant. The acoustical study shall demonstrate that all feasible sound attenuation in compliance with the Noise Ordinance has been incorporated into parking structure design, including but not limited to brushed driving surfaces (textured), limited openings oriented toward sensitive noise sources, etc.

MM 4.13-2 Prior to issuance of the first building permit, a detailed acoustical study using architectural plans shall be prepared by a qualified Acoustical Consultant and shall be submitted to the Planning Division addressing delivery truck/loading dock and trash disposal operations adjacent to residences. The measures described in the report shall be incorporated into the architectural plans for the delivery/truck loading dock/trash collection area to ensure compliance with the Noise Ordinance.

MM 4.13-3 Prior to issuance of the first building permit, a detailed acoustical study using architectural plans shall be prepared by a qualified Acoustical Consultant and shall be submitted to the Planning Division addressing mechanical equipment. This study shall address any mechanical equipment to be sited within 71 feet of off-site residences. The measures described in the report shall be incorporated into the architectural plans for mechanical equipment to ensure compliance with the Noise Ordinance.

MM 4.13-4 Prior to issuance of the first building permit, a detailed acoustical study using architectural plans shall be prepared by a qualified Acoustical Consultant and shall be submitted to the Planning Division for all living units on the west side of the hotel tower facing Avenue of the Arts. This report shall describe and quantify the noise sources impacting the building(s), the amount of outdoor-to-indoor noise reduction provided by the design in the architectural plans, and any upgrades required to meet the interior noise standards (45 CNEL for residences). Noise standards shall be met with all doors and windows closed. Alternatively, the Applicant can show that based on the building location relative to the roadway and any intervening topography and structures that it meets the appropriate interior noise standard with open windows. The measures described in the report shall be incorporated into the architectural plans for the buildings and implemented with building construction.

The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the project prior to or at the time of the framing inspection to certify that construction techniques comply with the recommendations within the acoustical analysis. Upon completion of the subject structures, field tests may be required by the Planning Division ~~under the provisions of Title 25~~.

4.14 POPULATION AND HOUSING

4.14.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

Wyndham Boutique Hotel/High-Rise Residential Project Final Environmental Impact Report No. 1054

As set forth in the Initial Study for FEIR 1054, the previously approved project would neither displace existing housing, nor would it displace people and necessitate the construction of replacement housing. At the time FEIR 1054 was certified, no permanent housing opportunities existed on the previously approved project site.

According to FEIR 1054, the previously approved project would result in population growth as a direct consequence of its housing growth. It was determined that the previously approved project's estimated population of 300 people would represent approximately 2 percent of the total projected population increase in the City of Costa Mesa by 2035, which would not represent a significant impact. Therefore, it was concluded that the previously approved project's population growth is consistent with the population projections.

The previously approved project's housing would be consistent with the Housing Element's effort to increase housing production to meet its fair share of regional housing needs, as required by State law. Additionally, the previously approved project would contribute toward achieving the Regional Housing Needs Assessment (RHNA) housing construction target for Above-Moderate Income housing units and would provide housing opportunities within one of the region's employment centers.

FEIR 1054 concluded that the previously approved project would not create a significant number of new, permanent employment opportunities. Rather, renovation of the existing hotel would potentially reduce the number of hotel employment positions from 96 to 80 (at a rate of 1 employee per 2.5 rooms).

FEIR 1054 concluded that the previously approved project would have no significant adverse impacts to population, housing, or employment, and the incremental contributions to cumulative population, housing, and employment impacts in the SCAG region would be less than significant.

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According to the 2015 Addendum, no new impacts associated with anticipated population, housing, and employment growth would occur with the modified project beyond what was previously identified in the FEIR 1054 analysis. Therefore, it was concluded that the impact would be less than significant.

4.14.2 PROJECT ENVIRONMENTAL REVIEW

Development would occur within the same physical impact area as what was previously analyzed in FEIR 1054 and the 2015 Addendum. Consistent with the analysis presented in FEIR 1054 and the 2015 Addendum, development of the proposed project would not displace any existing housing or people.

The proposed project would not include development of dwelling units; therefore, the project would not result in a direct increase in population. The proposed project would retain the existing hotel with 238 rooms and construct a new 150-room high-rise hotel tower, thereby potentially increasing the number of hotel employment positions from 96 to 156 (at a rate of 1 employee per 2.5 rooms). The generation of new employment positions has the potential to indirectly result in new households, thereby indirectly increasing population. For purposes of this analysis and consistent with what was assumed in FEIR 1054 and the 2015 Addendum, approximately 13.3 percent[1] of new hotel and motel employees would choose to relocate into the City of Costa Mesa; therefore, approximately 21 employees may move their residences to Costa Mesa, resulting in a need for 21 dwelling units. It is assumed that existing housing stock would accommodate the project-generated population increase. Assuming 1 employee per household and an average of 3.1 persons per household, the new households would result in 65 new residents. Consistent with the findings in FEIR 1054 and the 2015 Addendum, the increase in housing demand and population generation is well within the projections for the City and County. Therefore, no new impacts associated with anticipated population, housing, and employment growth would occur beyond what was previously identified.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the population and housing analysis provided in FEIR 1054 and the 2015 Addendum.

[1] The Anaheim Resort Specific Plan No. 92-2 (September 1994).

4.15 PUBLIC SERVICES

4.15.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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Police Protection

As stated in FEIR 1054, the previously approved project would increase the population in the City of Costa Mesa. The Police Department indicated that the previously approved project would result in additional calls for service based on the increase in population and vehicle traffic to the area. However, the previously approved project would not impact the project area, and the same number of officers would be deployed to each area. Potential impacts related to police protection would be mitigated to less than significant levels and implementation of standard conditions related to building and site safety design recommendations from the Police Department and continued coordination with the Police Department would ensure adequate police protection services would be provided to the previously approved project site.

Fire Protection

As stated in FEIR 1054, the previously approved project would increase the City's population and visitors, resulting in an increase in service calls to the Fire Department. The Fire Department indicated that they had adequate resources to serve the previously approved project; however, an additional paramedic engine company with four additional personnel per shift was recommended for Fire Station 6. It was concluded that implementation of mitigation requiring payment of fees to fund a new paramedic engine would mitigate potential impacts to a less than significant level. Additionally, implementation of standard conditions and compliance with the recommendations of the "Standard Building and Fire Requirements for High-Rise Buildings" would ensure acceptable levels of fire safety and fire emergency response to the previously approved project.

Schools

According to FEIR 1054, the previously approved project would include 120 residential units. Based on student generation rates provided by the Newport Mesa Unified School District (NMUSD), the previously approved project would generate a total of 26 students.

It was determined that the Project Applicant would be subject to payment of school impact fees (as provided for by State law) at the time of issuance of building permits for the Project which, according to Section 65998 of the *California Government Code,* would provide full and complete mitigation of the previously approved project's impacts on school facilities. Therefore, the potential impacts to school services would be considered less than significant and no additional mitigation measures would be required.

Parks and Recreation

According to FEIR 1054, the previously approved project would generate additional residents, which would increase the demand on recreational opportunities in the City. It was anticipated that residents of the previously approved project would use existing neighborhood and recreational facilities. FEIR 1054 concluded that the Project Applicant would be required to contribute funds to the Parks and Recreation Department in lieu of parkland dedication. Costa Mesa assesses a park impact fee based on the approved fee schedule at the time of Final Master Plan submittal.

Park fees would enable the City to make improvements to existing parkland to serve the proposed demand from new residents. Therefore, through payment of park fees, impacts on parks would be less than significant.

Library Service

According to FEIR 1054, the General Plan 2000 EIR identified less than significant impacts to library services because the libraries are operating over the Orange County Public Library (OCPL) standard for service and because the OCPL did not identify direct significant impacts on these facilities. Using this same approach, it was determined that the previously approved project would result in less than significant impacts on library services. However it was determined that the Project Applicant would be required to pay library impact fees if a program is established by the City. These fees would assist in funding library services in the City.

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Police Protection

According to the 2015 Addendum, the modified project would result in an increased demand for police protection services resulting from an increase in population on the project site. However, the project would reduce the number of approved dwelling units for the site and would not introduce any land uses beyond what was previously evaluated in FEIR 1054. With incorporation of the prescribed Standard Conditions and Mitigation Measures, impacts to police protection services related to the modified project as analyzed in the 2015 Addendum would be consistent with those analyzed in FEIR 1054.

Fire Protection

According to the 2015 Addendum, the modified project would result in an increased demand for fire protection services resulting from an increase in population on the project site. However, the project would reduce the number of approved dwelling units for the site and would not introduce any land uses beyond what was previously evaluated in FEIR 1054. With incorporation of the prescribed Standard Conditions and Mitigation Measures, impacts to fire protection services related to the modified project as analyzed in the 2015 Addendum would be consistent with those analyzed in FEIR 1054.

Schools

According to the 2015 Addendum, the modified project would result in an increase in the number of students in the NMUSD resulting from an increase in population on the project site. However, the project would reduce the number of approved dwelling units for the site and would not introduce any land uses beyond what was previously evaluated in FEIR 1054. With incorporation of the prescribed Standard Condition, impacts to schools related to the modified project as analyzed in the 2015 Addendum would be consistent with those analyzed in FEIR 1054.

Parks and Recreation

Implementation of the 2015 Addendum would result in an increased demand for parks and recreational amenities resulting from an increase in population on the project site. However, the project would reduce the number of approved dwelling units for the site and would not introduce any land uses beyond what was previously evaluated in FEIR 1054. With incorporation of the

prescribed Standard Condition, impacts to parks and recreation under the 2015 Addendum would be consistent with those analyzed in FEIR 1054.

Library Service

According to the 2015 Addendum, the modified project would result in an increased demand for library service resulting from an increase in population on the project site. However, the project would reduce the number of approved dwelling units for the site and would not introduce any land uses beyond what was previously evaluated in FEIR 1054. With incorporation of the prescribed Standard Condition, impacts to library service related to the modified project as analyzed in the 2015 Addendum would be consistent with those analyzed in FEIR 1054.

4.15.2 PROJECT ENVIRONMENTAL REVIEW

Police and Fire Protection

Consistent with the analysis in FEIR 1054 and the 2015 Addendum, the proposed project would result in an increased demand for police and fire protection service resulting from an increase in the number of visitors and employees to the project site in addition to an increase of vehicular traffic to the area. Therefore, although the demands for these services would be increased with the proposed project beyond existing conditions, with no direct increase in residential units, these impacts would be less than what was previously evaluated in FEIR 1054 and the 2015 Addendum.

Schools

No direct increase in student generation would result from project implementation because the project would function primarily as a visitor-serving use. While the project has the potential to indirectly increase the residential base of the City (as detailed in Section 4.14, Population and Housing), the number of potential new residents associated with the increase in employment positions would be minor and would be less than what was analyzed in FEIR 1054 and the 2015 Addendum, therefore, related impacts to recreational facilities would be less than significant.

Parks and Recreation

No direct increase in demand for City parklands or recreational facilities would result from project implementation because the project would function primarily as a visitor-serving use. While the project has the potential to indirectly increase the residential base of the city (as detailed in Section 4.14, Population and Housing), the number of potential new residents associated with the increase in employment positions would be minor and would be less than what was analyzed in the 2015 Addendum, therefore, related impacts to recreational facilities would be less than significant. Although the demand for parks and recreation would be increased with the proposed project beyond existing conditions, with no direct increase in residential units, these impacts would be less than what was previously evaluated in FEIR 1054 and the 2015 Addendum.

Library Service

No direct increase in demand for library services would result from project implementation because the project would function primarily as a visitor-serving use. While the project has the potential to indirectly increase the residential base of the city (as detailed in Section 4.14, Population and Housing), the number of potential new residents associated with the increase in employment positions would be minor and would be less than what was analyzed in the 2015 Addendum, therefore, related impacts to library services would be less than significant. Although the demand for library services may increase with the proposed project beyond existing

conditions, with no direct increase in residential units, these impacts would be less than what was previously evaluated in FEIR 1054 and the 2015 Addendum.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact and it would not create a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the public services analysis provided in FEIR 1054 and the 2015 Addendum.

Mitigation Program

FEIR 1054's mitigation program includes measures to reduce potential impacts associated with the Starwood Tribute Hotel project to less than significant levels. The following measures from FEIR 1054 would also be applicable to the proposed project.

Standard Conditions

Fire Protection

SC 4.15-1 Prior to the issuance of building permits, the Applicant shall submit project designs and specifications for review and approval by the Fire Department with respect to compliance with all standard conditions for building design regarding public safety, including but not limited to, fire flow capacity, fire hydrant location, vehicular access, and sprinkler systems.

SC 4.15-2 Emergency vehicle parking areas shall be designated within proximity to buildings to the satisfaction of the Fire Marshal.

SC 4.15-3 Each project component shall provide sufficient capacity for fire flows required by the Fire Department.

SC 4.15-4 Vehicular access shall be provided and maintained as serviceable, throughout construction, to all required fire hydrants.

SC 4.15-5 All high-rise project developments shall be equipped with an automatic fire sprinkler system.

SC 4.15-6 The Applicant shall comply with standard building and fire regulations for high-rise buildings to the satisfaction of the Fire Marshal and Building Official.

Police Protection

SC 4.15-7 The Applicant shall comply with the Public Safety Radio System Coverage Ordinance (included in the standard building and fire regulations for high-rise buildings) to the satisfaction of the Police Chief.

SC 4.15-8 Prior to the issuance of building permits, the Applicant shall submit project designs and specifications for review and receive approval by the Police Department with respect to compliance with all standard conditions for building design regarding public safety, including but not limited to, lighting, address numbers, building standards, live media cameras with direct feed, landscaping, and emergency vehicle parking.

SC 4.15-9 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.

Schools

SC 4.15-10 The Applicant shall pay school impact fees.

Library

SC 4.15-12 Prior to issuance of building permits, the Applicant shall pay a library services impact fee for the development costs for expanded or new library facilities pursuant to the Library Services Impact Fee Program, if such a program is established.

Mitigation Measures

MM 4.15-1 Prior to the issuance of building permits, the Applicant shall pay its pro rata share of a new, fully equipped paramedic engine, equal to $469.35 per hotel room and per residential unit to the Fire Department.

MM 4.15-2 Prior to the issuance of a grading permit, a construction security service shall be established at the construction site. Initially, the service shall ensure that no unauthorized entry is made into the construction area. For the duration of each phase of construction, the Applicant shall provide sufficient on-site security personnel on a 24-hour, 7-day-a-week basis to patrol all areas of construction and to prohibit unauthorized entry.

MM 4.15-3 During project construction and operation, the Applicant shall ensure that private on-site security is provided.

MM 4.15-4 Prior to issuance of building permits, the Applicant shall pay pro rata shares of fees to the Police Department for the increased service capacity necessary to accommodate the development site, if such a police impact fee program is established.

MM 4.15-5 Prior to issuance of building permits, the Applicant shall comply with direct media feeding devices required by the Police Department for increased safety necessary to serve the development site, if such a police program is established.

4.16 RECREATION

4.16.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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FEIR 1054 did not separately address recreation. As discussed in Section 4.15, Public Services, of FEIR 1054, the previously approved project would generate additional residents which would increase demand on recreational opportunities in the City. Although the previously approved project does not provide for on-site public parkland, it would include on-site recreational amenities such as a fitness room, swimming pool, and meditation garden, which are typical of high-rise residential developments. It can be anticipated that residents of the previously approved project would use existing neighborhood and recreational facilities.

As discussed in FEIR 1054, the City has initiated a program focusing on the improvement and versatility of existing parks in order to better serve the community. The Project Applicant would be required to contribute funds to the Parks and Recreation Department in lieu of parkland dedication. The City assesses a park impact fee based on the approved fee schedule at the time of Final Master Plan submittal. Park fees would enable the City to make improvements to existing parkland to serve the proposed demand from new residents. Therefore, through payment of park fees, impacts on parks would be less than significant.

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According to the 2015 Addendum, the anticipated demand for recreation uses, parklands, and park facilities with the modified project was determined to be less than what was analyzed and approved as part of FEIR 1054 due to the reduction in residential units. Additionally, and consistent with the analysis provided in FEIR 1054, it was determined that the Project Applicant would be required to pay park impact fees prior to the approval of the final map by the City Council (refer to SC 4.15-11, in Section 4.15, Public Services). Therefore, it was concluded that no new significant impacts or substantially more severe impacts compared to those analyzed in FEIR 1054 would occur.

4.16.2 PROJECT ENVIRONMENTAL REVIEW

No direct increase in demand for City recreational facilities would result from project implementation because the project would function primarily as a visitor-serving use. It is noted that the proposed project would provide on-site recreational amenities to serve future hotel patrons, therefore, the increase in visitors would not require new public recreational facilities. Additionally, while the project has the potential to indirectly increase the residential base of the city (as detailed in Section 4.14, Population and Housing), the number of potential new residents associated with the increase in employment positions would be minor and would be less than what was analyzed in the 2015 Addendum, therefore, related impacts to the need for construction of new recreational facilities or the deterioration of existing facilities would be less than significant. Although the demand for parks and recreation would be increased with the proposed project beyond existing conditions, with no direct increase in residential units, these impacts would be less than what was previously evaluated in FEIR 1054 and the 2015 Addendum.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the recreation analysis provided in FEIR 1054 and the 2015 Addendum.

4.17 TRANSPORTATION AND TRAFFIC

4.17.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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According to EIR 1054, the previously approved project would not result in any of the study area intersections exceeding the City of Costa Mesa standard of level of service (LOS) D under the short-range plus project condition. Furthermore, the previously approved project's contribution to the Intersection Capacity Utilization (ICU) is between 0.01 and 0.02 and is not considered a substantial increase in traffic in the study area. Under long-range plus project conditions, all traffic study area intersections are projected to operate at an acceptable LOS with the exception of Bristol Street at Sunflower Avenue which is projected to operate at LOS E in the PM peak hour. Under the thresholds of significance set forth in FEIR 1054, and assuming adherence with the identified standard conditions, the previously approved project does not contribute significant levels of traffic to this intersection, and no significant impacts were identified. FEIR 1054 also concluded that the previously approved project would not conflict with adopted policies, plans, or programs supporting alternative transportation.

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According to the 2015 Addendum, the modified project would generate more AM peak hour trips than the project approved under FEIR 1054; however, there would be a reduction in PM peak hour trips compared to the previously approved project and an overall reduction in trips per day. It was determined that the projected increase in AM peak hour trips would be considered nominal, and that the modified project would have no significant impact on the study intersections. In addition, it was determined that the driveway approach delay would be consistent with what was analyzed in FEIR 1054.

It was determined that the trip generation, distribution, and impacts did not significantly change from FEIR 1054. With adherence with the identified Standard Conditions from FEIR 1054, the conclusions from the original analysis were determined to still be valid and the modified project was not expected to have a significant impact on the circulation system.

4.17.2 PROJECT ENVIRONMENTAL REVIEW

The following analysis is based on the *3350 Avenue of the Arts/Starwood Hotel Project Trip Generation Analysis and Driveway and Valet Service Queueing Analysis Summary* (Trip Generation and Queuing Analysis), prepared by Stantec Consulting Services Inc. (Stantec 2016), which is included as Appendix D.

A Traffic Study was prepared for the approved project in 2007. The Traffic Study analyzed project impacts at 15 local intersections under short-range and long-range conditions, and found that the approved project had no significant impact on the surrounding circulation system. The residential portion of the approved and entitled development as evaluated in FEIR 1054, including bar/lounge and retail uses, would generate a total of 1,191 daily trips.

For purposes of this analysis, the approved use's daily trips (1,191) were converted to equivalent hotel rooms using an average daily traffic (ADT) trip rate for the hotel (6.66) derived by the City of Costa Mesa using Institute of Transportation Engineers (ITE) Trip Generation Manual rates as the basis and refined based on traffic counts of the current hotel's driveways, resulting in 179 equivalent hotel rooms. After subtracting the 38 hotel rooms that would have been removed as part of the approved project evaluated in FEIR 1054, the number of equivalent hotel rooms would be 141. Therefore, the residential, bar/lounge, and retail portions of the previously approved project as evaluated in FEIR 1054 would have generated the same amount of vehicular trips as 141 hotel rooms. As shown in Table 10, the proposed project would expand the hotel by 150 hotel rooms, resulting in a net increase of 9 hotel rooms and 60 daily trips.

TABLE 10
TRIP GENERATION SUMMARY

Land Use	Units	ADT
Approved 2007 Project		
Condo	120 du	806
Retail	1.74 TSF	75
Bar/Lounge	3.45 TSF	310
Total		1,191
Approved Hotel Rooms[a] (Equivalent)	179 Rooms	
Approved 2007 Project – Hotel Room Reduction	-38 Rooms	
Total Approved Rooms (Equivalent)	**141 Rooms**	
Proposed Hotel Expansion	150 Rooms	
Net Change – Proposed vs. Approved	**9 Rooms**	**60**
Trip Rate		
Business Hotel[b]	Room	6.66

ADT: average daily traffic; du: dwelling units; TSF: thousand square feet.

Numbers may not add due to rounding.

[a] Total Approved 2007 EIR Traffic Study ADT divided by hotel ADT rate (1,191/6.66).
[b] Source: City of Costa Mesa – derived based on ITE Trip Generation Manual data and driveway counts of existing hotel.

Source: Stantec 2016.

According to the Trip Generation and Queuing Analysis, the distribution of these additional 60 daily trips would not significantly impact any of the 15 local intersections under either a short- or long-range condition. Therefore, no new significant impacts or increase in a previously identified significant impact related to traffic would occur.

Driveway and Valet Service Queuing Analysis

Visitors of the hotel would have an option to valet their vehicle or self-park. Those accessing the self-park facility would continue on Avenue of the Arts, past the hotel driveway and turn right at the traffic circle and access the parking structure entry at the rear of the hotel. Those who use the valet service would use the driveway from Avenue of the Arts. A queue is formed when arrivals wait at the valet station for service. Therefore, this analysis uses a five-minute vehicle demand during the highest peak hour (highest of AM and PM peak hour) at the hotel driveway to estimate the arrival rate of vehicles and the adequate service rate needed for the valet to process the vehicles in order to accommodate the demand.

The valet station and guest drop-off is located in front of the hotel lobby. After processing the vehicle (i.e., the valet provides a ticket to the guest), the valet would drive the vehicle out of the driveway, make a right onto Avenue of the Arts, turn right at the traffic circle and access the valet parking through the parking structure entry in the rear of the hotel. For pickup service, the valet would utilize the “valet exit only” ramp located inside the parking structure. The ramp provides a direct connection from the valet parking inside the structure to the front of the hotel driveway.

Based on the assumptions and queuing formulas detailed in the Trip Generation and Queuing Analysis it was determined that the proposed driveway and valet layout would be adequate with a minimum of two valets at the valet station at any given time to process valet customers. Note that the total number of valets on duty would depend on the time needed to move the vehicles to and from the parking structure such that a minimum of two valets are processing customers at the valet station at any given time. For special events, valet staffing would be determined by the hotel based on the anticipated demand.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the transportation and traffic resources analysis provided in FEIR 1054 and the 2015 Addendum.

Mitigation Program

FEIR 1054’s mitigation program includes Standard Conditions to ensure that potential impacts associated with the Starwood Tribute Hotel project would be less than significant. The following Standard Conditions from FEIR 1054 would also be applicable to the proposed project.

Standard Conditions

SC 4.17-1 The Applicant shall be responsible for the payment of fees in accordance with the Traffic Impact Fee program.

SC 4.17-2 The Applicant shall be responsible for the payment of fees in accordance with the San Joaquin Hills Transportation Corridor Fee Ordinance. Fees shall be paid to the Planning Division prior to the issuance of building permits.

SC 4.17-3 The Applicant shall be responsible for complying with the Transportation Demand Ordinance.

4.18 UTILITIES AND SERVICE SYSTEMS

4.18.1 SUMMARY OF PREVIOUS ENVIRONMENTAL REVIEW

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Water

According to FEIR 1054, the previously approved project site is located within the service area of the Mesa Consolidated Water District (now known as the Mesa Water District). It was determined that the previously approved project would have an average daily demand of 60 gallons per minute (gpm), which would represent an increase in the average daily demand for domestic water by 19 gpm over existing conditions. FEIR 1054 also concluded that, because the existing Wyndham Hotel is currently served by Mesa Water District facilities located in the previously approved project area, existing water facilities would adequately serve the previously approved project. Additionally, the FEIR concluded that existing and proposed infrastructure and facilities would accommodate the anticipated fire flow requirements.

According to FEIR 1054, a water supply assessment was not required in accordance with the SB 610 definition of a “project” or a “large-scale development” pursuant to the criteria identified in Section 10912 of the *California Water Code.* FEIR 1054 concluded that adequate water supplies would be available from the Water District to serve the previously approved project, including fire flow requirements (as set forth in the *California Fire Code*) without expanding existing entitlements. Installation of water connections and distribution lines would not result in any environmental impacts beyond those identified for construction of the previously approved project, as addressed in FEIR 1054.

Wastewater

The previously approved project site is served by the Costa Mesa Sanitary District (CMSD) collection system via a manhole at the southwestern corner of the site. After development of the previously approved project, all wastewater discharge from the hotel would continue to discharge at this manhole (south of Reach 6). It was also determined as part of FEIR 1054 that the anticipated wastewater flow from the hotel facility would be less than the existing condition due to the reduction in room count.

As discussed in FEIR 1054, approximately 30,394 gallons per day (gpd) of wastewater would be generated from the high-rise tower, bar/lounge, and retail uses associated with the previously approved project and would enter the wastewater system via a manhole south of Reach 7, which is located at the northeastern corner of the site. Additionally, existing infrastructure would

adequately accommodate the previously approved project. Installation of wastewater connections and lines would not result in any environmental impacts beyond those identified for construction of the previously approved project, as addressed in FEIR 1054.

Solid Waste

Solid waste generated at the previously approved project site is transported to and disposed of at an OC Waste & Recycling landfill facility. According to FEIR 1054, demolition and construction activities associated with the previously approved project would require removal of demolition and construction debris; site preparation and excavation for the subterranean garages, where proposed, would generate soils and earth materials. As stated in FEIR 1054, the Project Applicant would be required to prepare a Haul Route Plan and a Construction Soils Reduction Plan.

Additionally, development of the residential component of the previously approved project would generate approximately 1,467.6 pounds per day or 267.8 gross tons of solid waste annually. However, according to FEIR 1054, OC Waste & Recycling indicated that adequate capacity was available in the Orange County landfill system to accommodate the previously approved project and no significant impacts related to landfill capacity would result from implementation of the previously approved project.

Electricity

Electrical demand at the previously approved project site is served by Southern California Edison (SCE). According to FEIR 1054, electrical service for the previously approved project would be provided via connections to existing off-site and on-site SCE electrical lines located in the area, and the Project Applicant would be required to install additional conduits or other equipment to connect to the existing SCE facilities.

It was also determined that the previously approved project would comply with California energy conservation requirements specified in the *California Administrative Code* (Titles 24 and 25). Additionally, installation of electrical connections and lines would not result in any environmental impacts beyond those identified for construction of the previously approved project, as addressed in FEIR 1054.

No significant impacts were identified related to electrical services or facilities.

Natural Gas

According to FEIR 1054, natural gas service to the previously approved project site would be provided via connections to existing Southern California Gas Company (SCGC) facilities located in the area.

It was also determined that the previously approved project would comply with California energy conservation requirements specified in the *California Administrative Code* (Titles 24 and 25). Additionally, installation of natural gas connections and lines would not result in any environmental impacts beyond those identified for construction of the previously approved project, as addressed in FEIR 1054.

No significant impacts were identified related to natural gas services or facilities.

Cable Television

According to FEIR 1054, continued service to the previously approved project site could be provided without an adverse impact to Time Warner Cable's ability to provide telecommunications service in the area.

Installation of on-site cable television conduits would not result in any environmental impacts beyond those identified for construction of the previously approved project, as addressed in FEIR 1054. No significant impact was identified related to television service, reception, or systems.

Telephone Service

According to FEIR 1054, service to the previously approved project could be provided without any adverse impact to AT&T's ability to provide communication services in the area.

Installation of on-site telephone conduits would not result in any environmental impacts beyond those identified for construction of the previously approved project, as addressed in FEIR 1054. No significant impact was identified related to telephone service or systems.

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Water

According to the 2015 Addendum, the demand on water service would be similar to what was analyzed and approved as part of FEIR 1054. It was determined that the existing hotel is being served adequately by Mesa Water District and would continue to be served in the future. It was also determined that the water demand would be reduced compared to FEIR 1054. Additionally, the existing and proposed infrastructure analyzed under FEIR 1054 would be adequate to accommodate the anticipated water demand under the 2015 Addendum. The 2015 Addendum did not identify any significant impacts related to water supply and water infrastructure.

Wastewater

According to the 2015 Addendum, demand for wastewater service associated with the modified project would be similar to what was analyzed and approved as part of FEIR 1054. It was determined that the modified project would generate less wastewater than previously analyzed and no new impacts would occur. The 2015 Addendum did not identify any significant impacts related to wastewater and found the impacts to be consistent with the findings of FEIR 1054.

Solid Waste

Consistent with the findings of FEIR 1054, the modified project was determined to generate additional solid waste during construction and operation of the proposed project. However, the demand on solid waste service would be similar to what was analyzed and approved as part of FEIR 1054 because the land uses would be consistent for both the modified project and the project evaluated in FEIR 1054. In addition, it was determined that the Orange County landfill system would be able to accommodate solid waste generated by the modified project. The 2015 Addendum did not identify any significant impacts related to solid waste utilities and found the impacts to be consistent with the findings of FEIR 1054.

Electricity

According to the 2015 Addendum, installation of on-site electrical facilities would occur during project construction and would not result in any environmental impacts beyond those identified in FEIR 1054. Additionally, the demand on electricity would be consistent with what was analyzed in FEIR 1054. No significant impacts were identified related to electrical services or facilities.

Natural Gas

According to the 2015 Addendum, installation of on-site natural gas facilities would occur during project construction and would not result in any environmental impacts beyond those identified in FEIR 1054. Additionally, the demand on electricity would be consistent with what was analyzed in FEIR 1054. No significant impacts were identified related to natural gas services or facilities.

Cable Television

According to the 2015 Addendum, installation of on-site cable television conduits would not result in any environmental impacts beyond those identified for construction of the project under FEIR 1054. No significant impacts were identified related to television service, reception, or systems.

Telephone Service

According to the 2015 Addendum, installation of on-site telephone conduits would not result in any environmental impacts beyond those identified for construction of the project under FEIR 1054. No significant impacts were identified related to telephone service or systems.

4.18.2 PROJECT ENVIRONMENTAL REVIEW

Water

The existing hotel is currently being served adequately by Mesa Water District and would continue to be served in the future. The previously approved 120-dwelling unit residential tower was previously analyzed in FEIR 1054 based on a water demand factor of 250 gpd per unit used in FEIR 1054 and the 2015 Addendum, which was derived from the analysis provided for the *North Costa Mesa High-Rise Residential Projects Final Program EIR No. 1052*, which was certified in 2006, resulting in an anticipated water demand of 36,000 gpd. Under the currently proposed project and based on the 2006 water demand factor of 300 gpd per hotel room, the water demand for the hotel tower would be increased to 45,000 gpd for the 150 hotel rooms. It is noted that the 2006 water demand factor is used to maintain consistency between the current analysis and that which was presented in FEIR 1054 and represents a conservative demand factor. Based on coordination with Mesa Water District, the proposed project could be adequately served through connection to existing infrastructure and based on Mesa Water District's available water supply (Mesa Water District 2016). Additionally, water infrastructure is also sized based on fire flow requirements. Because the proposed project would involve construction of a similarly sized building to what was analyzed in FEIR 1054 and the 2015 Addendum, it is assumed that fire flow requirements would be the same as with the proposed project (i.e., 4,000 gpm). Therefore, consistent with the analysis in FEIR 1054 and the 2015 Addendum, existing and proposed infrastructure would be adequate to accommodate the anticipated water demand associated with the proposed project. Additionally, installation of on-site water lines would occur during proposed project construction and would not result in any environmental impacts beyond those identified in FEIR 1054 because the infrastructure installation would occur within the same physical impact area.

Further, it should be noted that the demand factors used for this analysis are conservative due to a variety of water efficiency requirements that have been introduced as standard requirements for new construction since certification of the *North Costa Mesa High-Rise Residential Projects Final Program EIR No. 1052* and FEIR 1054. Therefore, it can be assumed that the actual water demand would be less than the 45,000-gpd demand that was calculated. With implementation of applicable Standard Conditions and Mitigation Measures from FEIR 1054 (identified below), the proposed project would not create a new significant impact and would not create a substantial increase in the severity of previously identified effects related to water supply and water infrastructure.

Wastewater

The proposed project would continue to be served by the Costa Mesa Sanitation District for wastewater service. The anticipated wastewater flow from the hotel facility would be the same as existing conditions. Based on generation rates used in FEIR 1054 and the 2015 Addendum, the proposed hotel tower would generate approximately 24,655 gpd of wastewater (22,500 gpd for hotel rooms, 1,823 gpd bar/lounge, and 332 gpd for retail). This represents a reduction in wastewater generation when compared to 30,394 gpd for the proposed high-rise residential tower (25,500 gpd for the condominium units, 4,720 gpd for the bar/lounge, and 174 gpd for retail) in FEIR 1054. Therefore, because the proposed project would generate less wastewater than previously analyzed, no new impacts would occur. Additionally, installation of on-site wastewater lines would occur during proposed project construction and would not result in any environmental impacts beyond those identified in FEIR 1054 and the 2015 Addendum because the infrastructure installation would occur within the same physical impact area. Consistent with the findings of FEIR 1054 and the 2015 Addendum, the existing infrastructure could accommodate the proposed project, and a significant impact would not occur. With implementation of applicable Standard Conditions and Mitigation Measures from FEIR 1054 (as identified below), the proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects related to utilities.

Solid Waste

Consistent with the findings of FEIR 1054 and the 2015 Addendum, the proposed project would generate solid waste during construction and operation of the proposed project. The proposed project would develop the proposed project site with land uses similar to those previously evaluated as part of FEIR 1054 and the 2015 Addendum. Therefore, the demand on solid waste service would be similar to what was analyzed and approved as part of FEIR 1054 and the 2015 Addendum. The proposed project would continue to be served by the County of Orange for solid waste disposal service. According to OC Waste & Recycling, the Orange County landfill system would be able to accommodate solid waste generated by the proposed project (Arnau 2016). With implementation of applicable Standard Conditions and Mitigation Measures from FEIR 1054, identified below, the proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects related to utilities.

Electricity and Natural Gas

Installation of on-site electrical and natural gas facilities would occur during proposed project construction and would not result in any environmental impacts beyond those identified in FEIR 1054 and the 2015 Addendum because the infrastructure installation would occur within the same physical impact area. The proposed project would develop land uses similar to those previously evaluated as part of FEIR 1054 and the 2015 Addendum. Therefore, the demand on electricity and natural gas would be similar to what was analyzed and approved as part of FEIR 1054 and the 2015 Addendum. The proposed project would continue to be served by SCE for

electricity and the Southern California Gas Company for natural gas service. Therefore, the proposed project would not create a new significant impact, nor would it create a substantial increase in the severity of previously identified effects related to utilities.

Cable Television and Telephone Service

Installation of on-site cable television and telephone conduits would occur during proposed project construction and would not result in any environmental impacts beyond those identified in FEIR 1054 and the 2015 Addendum. The proposed project would develop the site with land uses similar to those previously evaluated as part of FEIR 1054 and the 2015 Addendum. Therefore, the demand on cable television and telephone service would be similar to what was analyzed and approved as part of FEIR 1054 and the 2015 Addendum. The proposed project would continue to be served by AT&T for telephone service and Time Warner Cable for cable television service. With implementation of applicable Standard Conditions and Mitigation Measures from FEIR 1054 (as identified below), the proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects related to utilities.

Conclusion

The impacts of the proposed project would be consistent with the impacts identified for the previously approved projects analyzed in FEIR 1054 and the 2015 Addendum. The proposed project would not create a new significant impact or a substantial increase in the severity of previously identified effects. In regard to Section 15162 of the State CEQA Guidelines, the proposed project (1) would not propose substantial changes; (2) would not have circumstantial changes when the project is undertaken; (3) would bring about no new information of substantial importance that would (a) create new significant impacts, (b) increase the severity of previously examined effects, or (c) determine that mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible; or (4) introduce mitigation measures that are considerably different from those analyzed in the previous documents. For these reasons, there are no major revisions required to the utilities and services systems analysis provided in FEIR 1054 and the 2015 Addendum.

Mitigation Program

FEIR 1054's mitigation program includes measures to reduce potential impacts associated with the Starwood Tribute Hotel project to less than significant levels. The following measures from FEIR 1054 would also be applicable to the proposed project. Any modifications to the original measures are shown in ~~strikethrough~~ for deleted text and new inserted text is <u>underlined</u>. It should be noted that modifications to PDF 4.18-1 are proposed based on new and emerging technologies since the certification of FEIR 1054 and would be consistent with the intent of PDF 4.18-1 as stated in FEIR 1054.

Project Design Feature

PDF 4.18-1 The project assumes the implementation of the following energy conservation actions:

- The use of drought tolerant planting
- Reduced water consumption
- Optimize energy performance beyond Title 24
- Compliance with ASHRAE 55-1992/2004

- Storage and collection of recyclables
- Construction waste management to salvage and recycle
- Use of recycled building materials
- Use of low-emitting materials
- Use of locally manufactured materials
- Use of carbon dioxide monitoring
- ~~Use of indoor air quality management plan during construction~~
- Minimum 50 percent drought tolerant planting to reduce water consumption
- Low flow drip irrigation system to mitigate water runoff and water loss
- Smart irrigation controllers to alter irrigation timing and flow due to weather and wind patterns
- ~~Areas of pervious concrete to absorb storm and irrigation water runoff~~
- ~~Minimal use of turf –~~ Use turf block in turf areas to help with drainage
- ~~Rainwater collection system for irrigation reuse~~
- Using bioswale planters on the pool deck to filter/store rain water
- ~~Salt water pool – minimal use of chemicals~~
- ~~Solar heating for swimming pools~~
- ~~Alternative Fueling Facilities – Parking garage to have electric vehicle recharging stations~~
- ~~Green roof planting at top of residential tower between decks to collect storm water~~Use of shared parking to reduce parking footprint
- Sustainable site erosion and sediment control for construction activities
- Light pollution reduction – minimal use of uplighting
- Indoor Air Quality strategies
- Sustainable life-cycle impacts
- Enhanced Daylighting / Views for inhabitants
- Enhanced Acoustics design for inhabitants

Standard Conditions

Please refer to SC 4.13-2 in Section 4.13, Noise, regarding the requirement for a haul route plan.

SC 4.18-1 Prior to the issuance of a demolition/grading permit, the Applicant shall demonstrate to the Public Services Department that all construction waste generated on site would be recycled where feasible as the first choice of disposal method, leaving the option of landfill disposal as a last alternative.

SC 4.18-2 Prior to the issuance of a demolition/grading permit, the Applicant shall submit grading plans to the Development Services Department that reflect the undergrounding of utilities serving the proposed project site.

SC 4.18-3 Prior to the issuance of demolition/grading permits, the Applicant shall coordinate with Southern California Edison to determine the exact location of all underground and overhead electrical facilities. All electrical facilities and associated structures that will remain on the project site shall be protected from damage by the Applicant.

SC 4.18-4 Prior to the issuance of a demolition/grading permit, the Applicant shall coordinate with the Southern California Gas Company to determine exact locations of all underground natural gas facilities. The Applicant shall ensure that all remaining gas pipelines and associated structures on the project site shall be protected from damage.

SC 4.18-5 Prior to the issuance of a demolition/grading permit, the Applicant shall coordinate with Time Warner Cable to determine exact locations of all underground cable facilities. The Applicant shall ensure that all remaining cable lines and associated structures on the project site shall be protected from damage.

SC 4.18-6 Prior to the issuance of a demolition/grading permit, the Applicant shall coordinate with AT&T California to determine exact locations of all underground telephone facilities. The Applicant shall ensure that all remaining telephone lines and associated structures on the project site shall be protected from damage.

Mitigation Measure

MM 4.18-1 Prior to the initiation of project grading, the Applicant shall ensure that all existing utilities shall be relocated, abandoned, and removed, rerouted, or protected in coordination with the Applicant and affected utility companies.

SECTION 5.0
CONCLUSIONS

Based on the analysis provided in this Addendum, there is sufficient evidence in the record to determine that (1) the proposed project does not represent a substantial change from the previously approved project evaluated in FEIR 1054 and the 2015 Addendum; (2) there are no substantial changes with respect to the circumstances under which the project is undertaken; and (3) there is no new information of substantial importance, which was not known and could not have been known at the time FEIR 1054 was certified as complete. The proposed project would not have any new or substantially more severe impacts than what was evaluated in FEIR 1054 and the 2015 Addendum. There are no new Mitigation Measures that were not adopted at the time the FEIR was certified that would further reduce project impacts. FEIR 1054 and the 2015 Addendum, when considered in conjunction with this Addendum, provides adequate documentation pursuant to the CEQA for the Starwood Tribute Hotel project.

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SECTION 6.0
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APPENDIX A

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Monitoring and Reporting Program
Starwood Tribute Hotel Project

The approximately three-acre Starwood Tribute Hotel project site is located at 3350 Avenue of the Arts within the North Costa Mesa Specific Plan area of the City of Costa Mesa in Orange County, California. The project site is generally bound by Avenue of the Arts to the west; 3400 Avenue of the Arts apartment community to the north and northeast; and The Lakes Pavilions retail center to the south and southeast.

The proposed project would retain the existing 238-room hotel and proposes to construct a new 15-story, 150-room high-rise hotel tower to serve as an expansion of the Avenue of the Arts Hotel (238 rooms existing, 388 rooms proposed).

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation measures (MMs) adopted as conditions of approval in order to mitigate or avoid significant project impacts. Specifically, §21081.6(a)(1) states:

> The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

CEQA Guidelines §15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation.

Mitigation measures have been drafted to meet the requirements of *Public Resources Code* §21081.6 as fully enforceable monitoring programs. The MMRP defines the following for each mitigation measure:

1. ***Timeframe*.** In each case, a time for performance of the mitigation measure, or review of evidence that mitigation has taken place, is provided. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or assured.

2. ***Responsible Party*.** In each case, unless where otherwise indicated, the Applicant/Developer is the Responsible Party for implementing the mitigation. The City will monitor the performance and implementation of the mitigation measures. To guarantee that the mitigation measure will not be inadvertently overlooked, the supervising public official is the official who grants the permit or authorization called for in the performance.

3. ***Definition of Mitigation*.** In each case (except where a mitigation measure, such as a geotechnical report, is a well-known procedure or term of art), the mitigation measure contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.

<u>Matrix Orientation</u>

The following matrix lists all mitigation measures, standard conditions of approval, and project design features from the Addendum to Final EIR 1054 referenced above. The matrix also

identifies the applicable permit, the required timing, and responsible parties for both implementation and monitoring of standard conditions and mitigation measures.

MITIGATION MONITORING PROGRAM

Project Design Features/Conditions of Approval/Mitigation Measures	Timing	Responsible Parties	Date Completed
Aesthetics			
Standard Conditions of Approval			
SC 3.8-1 Prior to issuance of building permits, the Applicant shall submit an Electrical Engineer's photometric survey to be approved by the Planning Division in order to assure that minimum security lighting requirements are met and to minimize light and glare to residents.	Prior to issuance of building permits	Applicant; Planning Division	
SC 3.8-2 All exterior light standards and fixtures will be shielded to prevent light spill to further reduce potential impacts.	Prior to issuance of Certificate of Occupancy	Applicant; Planning Division	
SC 3.8-3 The intensity and location of lights on buildings shall be limited to minimize nighttime light and glare to residents and shall be subject to the Development Services Director's approval.	Prior to issuance of Certificate of Occupancy	Applicant; Development Services Director	
SC 3.8-4 The Lighting Plan shall demonstrate compliance with the following: (1) All site lighting fixtures shall be provided with a flat glass lens; (2) Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency; (3) 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 determined necessary for safety and security purposes on site.	Prior to issuance of building permits	Applicant; Planning Division	
SC 3.8-5 Architectural features and roofs shall be appropriately finished with non-reflective materials in order to reduce glare and reflection. Structures shall use low reflective glass and building materials to minimize daytime glare to the fullest extent possible.	Prior to issuance of building permits	Applicant; Planning Division	
SC 3.8-6 Prior to issuance of building permits, the Applicant shall submit building plans for the proposed project, to be approved by the Planning Division, which incorporate the use of non-reflective building materials to minimize light and glare impacts.	Prior to issuance of building permits	Applicant; Planning Division	
SC 3.8-7 Prior to the issuance of building permits, the Applicant shall submit a Final Landscape Plan, consistent with the landscape standards, for each development component to be approved by the Planning Division.	Prior to issuance of building permits	Applicant; Planning Division	
Air Quality			
Standard Conditions of Approval			
SC 3.6-1 During construction of the proposed project, the Property Owner/Developer and its Contractors shall be required to comply with SCAQMD Rules 402 and 403, which shall assist in reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 (Tables 1, 2, and 3 of Rule 403) requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the Contractor Specifications.	During all construction phases	Applicant ; Planning Division	

MITIGATION MONITORING PROGRAM

Project Design Features/Conditions of Approval/Mitigation Measures		Timing	Responsible Parties	Date Completed
Mitigation Measures				
MM 3.6-1	During construction and grading activities, the Applicant shall comply with measures set forth in the Storm Water Pollution Prevention Plan (SWPPP) to ensure that airborne dust is kept to a minimum.	During all construction phases	Applicant; Planning Division	
MM 3.6-2	Prior to commencement of construction activities, the Applicant shall identify to the Development Services Department, a Construction-Relations Officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.	Prior to commencement of construction	Applicant; Development Services Department	
MM 3.6-3	Prior to approval of grading plans, the Applicant shall include the following notes on the Contractor Specifications submitted for review and approval by the Development Services Department: "To reduce construction equipment emissions, the following measures shall be implemented when feasible: • Use low-emission mobile construction equipment. The Property Owner/Developer shall comply with California Air Resources Board (CARB) requirements for heavy construction equipment. • Maintain construction equipment engines by keeping them tuned. • Use low sulfur fuel for stationary construction equipment. This is required by South Coast Air Quality Management District (SCAQMD) Rules 431.1 and 431.2. • Use existing power sources (i.e., power poles) when available. This measure would minimize the use of higher polluting gas or diesel generators. • Configure construction parking to minimize traffic interference. • Minimize obstruction of through-traffic lanes. Construction should be planned so that lane closures on existing streets are kept to a minimum. • Schedule construction operations affecting traffic for off-peak hours to the greatest extent practicable. • Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service).	Prior to approval of grading plans	Applicant; Development Services Department	
MM 3.6-4	Reduce reactive organic gas (ROG) emissions from painting activities. The following measures should be implemented when feasible. Prior to issuance of the first building permit, the Applicant shall provide evidence to the Development Services Development that the following measures shall be incorporated into project construction to the greatest extent feasible and the following measures should be provided as notes on the Contractor Specifications: • The project shall comply with SCAQMD Rule 1113, which limits the ROG content of architectural coatings used in the South Coast Air Basin or shall allow the averaging of such coatings, as specified, so that actual emissions do not exceed the allowable emissions if all the averaged coatings had complied with the specified limits.	Prior to issuance of first building permit	Applicant; Development Services Department	

MITIGATION MONITORING PROGRAM

Project Design Features/Conditions of Approval/Mitigation Measures	Timing	Responsible Parties	Date Completed
• Use high transfer efficiency painting methods such as HVLP (High Volume Low Pressure) sprayers and brushes/rollers where possible.			
Aviation Safety			
Project Design Features PDF 3.10-1 The proposed high-rise hotel tower has been designed to not exceed the established circling minimums floor for John Wayne Airport (JWA) of 304 feet above mean sea level (msl).	Prior to issuance of first building permit	Applicant; Planning Division	
Standard Conditions of Approval SC 3.10-1 Prior to final master plan approval, the Applicant shall submit to the City of Costa Mesa, a Federal Aviation Administration (FAA) Determination of No Hazard to air navigation. If the FAA requires conditions for the finding of no hazard to air navigation, such as installation of roof-top obstruction lighting, said conditions shall be placed as conditions of approval on the final master plan.	Prior to final master plan approval	Applicant; Planning Division	
SC 3.10-2 In the event a proposed high-rise building is determined to be a hazard to air navigation by the FAA, the building design shall be appropriately modified prior to issuance of building permits so that an FAA Determination of No Hazard to air navigation can be obtained.	Prior to final master plan approval	Applicant; Planning Division	
SC 3.10-3 The FAA No Hazard Determination shall be valid at the time of building permit issuance for the high-rise structure. The City shall expressly prohibit issuance of any building permit for a structure in the absence of a current and valid FAA No Hazard Determination.	Prior to the issuance of building permits	Applicant; Planning Division	
SC 3.10-4 The Applicant shall comply with the final FAA No Hazard Determination issued on July 23, 2007, which established a maximum building height of 254 feet above msl for the proposed high-rise residential tower at 3350 Avenue of the Arts. Amendments to the *2015-2035 General Plan* and N*orth Costa Mesa Specific Plan* are not necessary to accommodate additional building height of up to 220 feet above ground level as specified in the *North Costa Mesa Specific Plan*. In addition, this EIR has examined the maximum building heights as defined in the *North Costa Mesa Specific Plan* and concluded that no significant impacts will occur.	Prior to final master plan approval	Applicant; Planning Division	
SC 3.10-5 The Applicant shall work with JWA and City staff on a "Grant of Navigation Easement" for a specified area of the subject property that penetrates the imaginary horizontal surface of JWA above elevation 206 feet above msl (NAVD 88). The Applicant shall grant this Navigation Easement to the County of Orange/JWA to permit the unencumbered and unrestricted flight of aircraft to or from JWA. Recordation of the Navigation Easement shall occur prior to issuance of any building permit that penetrates the imaginary horizontal surface of JWA.	Prior to the issuance of building permits for any structures that penetrates the imaginary horizontal surface of JWA.	Applicant; Planning Division; JWA/County of Orange	

MITIGATION MONITORING PROGRAM

Project Design Features/Conditions of Approval/Mitigation Measures	Timing	Responsible Parties	Date Completed
Cultural Resources			
Standard Conditions of Approval SC Cultural 1 Site excavation and grading shall be monitored by a qualified archaeologist and Native American monitor. If archaeological materials are identified 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 proponent, certified archaeologist, and Native American representative, the appropriate procedures for exploration and/or salvage of the artifacts. Monitoring is only required where grading and excavation activities would disturb soils at a depth of 5 feet or more. 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.	During grading and excavation activities. Monitoring at depths 5 feet or greater.	Applicant; Planning Division; qualified archaeologist; Native American monitor	
Geology and Soils			
Standard Conditions of Approval SC 3.3-1 Where studies indicate that buildings may be subject to substantial damage during earthquakes, the structure shall be designed and/or retrofitted for seismic resistance in compliance with all relevant recommendations for seismic design and seismic safety in the most recent editions of the *Uniform Building Code* and the *California Building Code*.	During building plan preparation	Applicant; Development Services Department	
Mitigation Measures MM 3.3-1 Prior to the issuance of a grading permit, the Applicant shall prepare a site-specific final geotechnical investigation, including an evaluation, analysis, and mitigation recommendations for the issues identified in the Zeiser Kling Consultants' *Geotechnical Evaluation* (March 2007), including appropriate dust control measures and waterproof building designs with hydrostatic pressure resistive properties and a site specific probabilistic seismic hazard analysis for ground motion. All recommendations shall be incorporated into the final grading plan for the project. The project shall incorporate all recommendations of the detailed Geotechnical Report into the plans and specifications as required by the City Engineer.	Prior to issuance of grading permits	Applicant; Development Services Department	
MM 3.3-2 During grading operations, special handling of on-site soils shall be required due to high moisture content of the soils. The City shall monitor the Grading Contractor to ensure stabilization of the soils during grading and excavation activities, as recommended by the Zeiser Kling Consultants' Geotechnical Evaluation (March 2007).	During grading activities	Applicant; Development Services Department	

MITIGATION MONITORING PROGRAM

Project Design Features/Conditions of Approval/Mitigation Measures	Timing	Responsible Parties	Date Completed
MM 3.3-3 Prior to the issuance of the first demolition and/or grading permit, the Applicant shall ensure that pile foundations or other appropriate design be incorporated into the project design to mitigate potential settlement hazards and liquefaction beneath the proposed structures.	Prior to issuance of first demolition and/or grading permit	Applicant; Development Services Department	
MM 3.3-4 Prior to the issuance of building permits, the Applicant shall submit a project design to ensure that any proposed subterranean portion of the structures are waterproofed and designed and installed to resist hydrostatic pressures associated with the shallow groundwater table in the area.	Prior to the issuance of building permits	Applicant; Development Services Department	
Hazards and Hazardous Materials			
Mitigation Measures MM 3.9-1 All asbestos-related work, including demolition and renovation, shall be performed by a licensed Asbestos-abatement Contractor under the supervision of a certified Asbestos Consultant. Asbestos shall be removed and disposed of in compliance with notification and asbestos-removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos-related health risks.	During any construction phases involving asbestos-containing materials	Applicant; Development Services Department	
Hydrology and Water Quality			
Project Design Features PDF 3.4-1 The Water Quality Management Plan (WQMP) prepared for the proposed project includes the following project-specific water quality Best Management Practices (BMPs) which shall be implemented as part of the project: Site Design BMPs • Permeable surface area has been kept the same as the existing condition. • Drive aisle has been minimized to least acceptable dimension for Fire Access and access to the proposed truck dock. • All areas available for landscaping have been utilized. Planter boxes will also be included on the design of the top story of the parking structure to help minimize impervious surfaces. • All parking is within a structure and covered. Non-structural Source Control BMPs • Activity restriction, common area landscape management, BMP maintenance, Title 22 CCR Compliance, local water quality permit compliance, uniform fire code implementation, common area litter control, employee training, housekeeping of loading docks, catch basin inspection, street sweeping of private streets and parking lots. Routine Structural BMPs • Storm drain stenciling and signage, proper trash storage and loading dock design, efficient irrigation, and landscape design. Treatment Control BMPs • CONTECH StormFilter will be used in the three on-site manhole installations.	Prior to approval of first mass grading plan.	Applicant; Public Services Department	

MITIGATION MONITORING PROGRAM

	Project Design Features/Conditions of Approval/Mitigation Measures	Timing	Responsible Parties	Date Completed
	• Media filters will be used in the CONTECH Storm Filters.			
PDF 3.4-2	Prior to approval of the first mass grading plan, the Applicant shall submit a Proposed Storm Drain Improvement Plan to the Public Services Department for review and approval. The plan shall demonstrate substantial conformance with the Orange County Hydrology Manual for design of lateral storm drains and catch basins. Proposed storm drain improvements include: • Line "A" – One new catch basin is proposed and the relocation of an existing catch basin to accommodate widening and re-alignment of the on-site drive aisle. • Line "B" – No new facilities are proposed. The Line B system will drain to an existing lateral located on the northern side of the property or directly to an Avenue of the Arts lateral. The tie-in location will be decided as building plans progress. • Line "C" – One new Avenue of the Arts storm drain connection is proposed to drain the southern portion of the site. The new line will include two on-site inlets.	Prior to approval of first mass grading plan.	Applicant; Public Services Department	
Mitigation Measures MM 3.4-1	Prior to the issuance of grading permits, the Applicant shall verify that structural BMPs have been permanently incorporated into the project plans. Such BMPs shall ensure that pollutants from project-related storm water runoff are mitigated consistent with applicable State and local standards.	Prior to issuance of grading permits	Applicant; Public Services Department	
MM 3.4-2	The Applicant shall assume all BMP inspection and maintenance responsibilities for the project. The Property-owners Association (POA) fees will provide the funding mechanism for long-term BMP maintenance.	For the life of the project	Applicant; Development Services Department	
MM 3.4-3	Prior to the issuance of any grading permits, the Applicant shall submit to the Development Services Department for review and approval a WQMP that: • Addresses site design BMPs such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP); • Incorporates Treatment Control BMPs as defined in the DAMP; • Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs • Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs; and • Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.	Prior to issuance of grading permits	Applicant; Development Services Department	

MITIGATION MONITORING PROGRAM

Project Design Features/Conditions of Approval/Mitigation Measures		Timing	Responsible Parties	Date Completed
MM 3.4-4	Prior to the issuance of grading permits, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board (SWRCB) and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for review on request.	Prior to issuance of grading permits	Applicant; Public Services Department	
MM 3.4-5	Prior to issuance of building permits, the Applicant shall provide proof of a National Pollutant Discharge Elimination System (NPDES) permit from the RWQCB—consistent with Order No. R8-2010-0062 and NPDES No. CAS618030 or current permits—to the City of Costa Mesa for dewatering activities.	Prior to issuance of building permits	Applicant; Public Services Department	
MM 3.4-6	Prior to the issuance of grading permits, the Applicant shall prepare drainage plans for the Public Services Department's review and approval. The Drainage Plan shall define the exact size and location of drainage facilities, and shall address standing water on the project site during project grading.	Prior to issuance of grading permits	Applicant; Public Services Department	
MM 3.4-7	Prior to the issuance of grading permits, the Applicant shall pay drainage impact fees. The Project Developer shall be responsible for the drainage impact fees that are in place at the time grading permits are issued.	Prior to issuance of grading permits	Applicant; Public Services Department	
Land Use and Planning				
Standard Conditions of Approval		Prior to Master Plan approval	Planning Division	
SC 3.1-1	Prior to site plan approval, the Applicant shall submit to the Planning Division, for review and approval, project plans that comply with the Development Standards as set forth in the North Costa Mesa Specific Plan and Zoning Code. In addition, all site development shall be subject to all standard conditions of approval imposed by the City.	Prior to site plan approval	Applicant; Planning Division	

MITIGATION MONITORING PROGRAM

<table>
<tr><th>Project Design Features/Conditions of Approval/Mitigation Measures</th><th>Timing</th><th>Responsible Parties</th><th>Date Completed</th></tr>
<tr><td colspan="4">Noise</td></tr>
<tr><td>Standard Conditions of Approval
SC 3.7-1 Construction activities shall be limited to the following hours and activities with (exception of federal holidays):

HOURS FOR CONSTRUCTION ACTIVITIES
<table><tr><td>Monday through Friday</td><td>7:00 a.m. through 8:00 a.m.</td><td>Construction activities limited to mobilization only</td></tr><tr><td></td><td>8:00 a.m. to 7:00 p.m.</td><td>All construction activities permitted</td></tr><tr><td>Saturdays</td><td>8:00 a.m. to 9:00 a.m.</td><td>Construction activities limited to mobilization only</td></tr><tr><td></td><td>9:00 a.m. to 3:00 p.m.</td><td>All construction activities permitted</td></tr><tr><td></td><td>3:00 p.m. to 4:00 p.m.</td><td>Construction activities limited to demobilization only</td></tr></table>Construction activities are prohibited on Sundays and federal holidays. All noise generating activities should be limited these hours.</td><td>During all construction phases</td><td>Applicant; Development Services Department</td><td></td></tr>
<tr><td>SC 3.7-2 The Applicant shall prepare a truck route plan for review and approval by the City of Costa Mesa Transportation Services Division prior to the approval of the construction access permit. The truck route plan shall preclude truck routes through residential areas, including Avenue of the Arts north of the project site and Sunflower Avenue. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site).</td><td>Prior to approval of the construction access permit</td><td>Applicant; Transportation Services Division</td><td></td></tr>
<tr><td>Mitigation Measures
MM 3.7-1 The Applicant shall submit detailed plans for the parking structure prior to the issuance of a grading or building permit for the structure. Said plans shall be accompanied by an acoustical study prepared by a qualified Acoustical Consultant. The acoustical study shall demonstrate that all feasible sound attenuation in compliance with the Noise Ordinance has been incorporated into parking structure design, including but not limited to brushed driving surfaces (textured), limited openings oriented toward sensitive noise sources, etc.</td><td>Prior to issuance of a grading or building permit for the parking structure</td><td>Applicant; Development Services Department</td><td></td></tr>
<tr><td>MM 3.7-2 Prior to issuance of the first building permit, a detailed acoustical study using architectural plans shall be prepared by a qualified Acoustical Consultant and shall be submitted to the Planning Division addressing delivery truck/loading dock and trash disposal operations adjacent to residences. The measures described in the report shall be incorporated into the architectural plans for the delivery/truck loading dock/trash collection area to ensure compliance with the Noise Ordinance.</td><td>Prior to issuance of first building permit</td><td>Applicant; Development Services Department</td><td></td></tr>
</table>

MITIGATION MONITORING PROGRAM

Project Design Features/Conditions of Approval/Mitigation Measures		Timing	Responsible Parties	Date Completed
MM 3.7-3	Prior to issuance of the first building permit, a detailed acoustical study using architectural plans shall be prepared by a qualified Acoustical Consultant and shall be submitted to the Planning Division addressing mechanical equipment. This study shall address any mechanical equipment to be sited within 71 feet of off-site residences. The measures described in the report shall be incorporated into the architectural plans for mechanical equipment to ensure compliance with the Noise Ordinance.	Prior to issuance of first building permit	Applicant; Development Services Department	
MM 3.7-4	Prior to issuance of the first building permit, a detailed acoustical study using architectural plans shall be prepared by a qualified Acoustical Consultant and shall be submitted to the City of Costa Mesa for all living units on the west side of the hotel tower facing Avenue of the Arts. This report shall describe and quantify the noise sources impacting the building(s), the amount of outdoor-to-indoor noise reduction provided by the design in the architectural plans, and any upgrades required to meet the City's interior noise standards (45 CNEL for residences). Noise standards shall be met with all doors and windows closed. Alternatively, the Applicant can show that based on the building location relative to the roadway and any intervening topography and structures that it meets the appropriate interior noise standard with open windows. The measures described in the report shall be incorporated into the architectural plans for the buildings and implemented with building construction. The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the project prior to or at the time of the framing inspection to certify that construction techniques comply with the recommendations within the acoustical analysis. Upon completion of the subject structures, field tests may be required by the Planning Division.	Prior to issuance of first building permit	Applicant; Development Services Department	
Population, Housing, and Employment				
No mitigation required.				
Public Services				
<u>Standard Conditions of Approval</u> SC 3.11-1	Prior to the issuance of building permits, the Applicant shall submit project designs and specifications for review and approval by the Fire Department with respect to compliance with all standard conditions for building design regarding public safety, including but not limited to, fire flow capacity, fire hydrant location, vehicular access, and sprinkler systems.	Prior to issuance of building permits	Applicant; Fire Department	
SC 3.11-2	Emergency vehicle parking areas shall be designated within proximity to buildings to the satisfaction of the Fire Marshal.	Prior to issuance of building permits	Applicant; Fire Department	
SC 3.11-3	Each project component shall provide sufficient capacity for fire flows required by the Fire Department.	Prior to issuance of building permits	Applicant; Fire Department	
SC 3.11-4	Vehicular access shall be provided and maintained as serviceable, throughout construction, to all required fire hydrants.	Prior to issuance of building permits	Applicant; Fire Department	
SC 3.11-5	All high-rise project developments shall be equipped with an automatic fire sprinkler system.	Prior to issuance of building permits	Applicant; Fire Department	

MITIGATION MONITORING PROGRAM

Project Design Features/Conditions of Approval/Mitigation Measures		Timing	Responsible Parties	Date Completed
SC 3.11-6	The Applicant shall comply with standard building and fire regulations for high-rise buildings to the satisfaction of the Fire Marshal and Building Official.	Prior to issuance of building permits	Applicant; Fire Marshal and Building Official	
SC 3.11-7	The Applicant shall comply with the Public Safety Radio System Coverage Ordinance (included in the standard building and fire regulations for high-rise buildings) to the satisfaction of the Police Chief.	Prior to issuance of building permits	Applicant; Police Chief	
SC 3.11-8	Prior to the issuance of building permits, the Applicant shall submit project designs and specifications for review and receive approval by the Police Department with respect to compliance with all standard conditions for building design regarding public safety, including but not limited to, lighting, address numbers, building standards, live media cameras with direct feed, landscaping, and emergency vehicle parking.	Prior to issuance of building permits	Applicant; Police Department	
SC 3.11-9	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.	Prior to issuance of Certificate of Occupancy	Applicant; Police Department	
SC 3.11-10	The Applicant shall pay school impact fees.	Prior to the issuance of the first building permit	Applicant; Planning Division	
SC 3.11-12	Prior to issuance of building permits, the Applicant shall pay a library services impact fee for the development costs for expanded or new library facilities pursuant to the Library Services Impact Fee Program, if such a program is established.	Prior to issuance of building permits	Applicant; Planning Division	
<u>Mitigation Measures</u>				
MM 3.11-1	Prior to the issuance of building permits, the Applicant shall pay its pro rata share of a new, fully equipped paramedic engine, equal to $469.35 per hotel room and per residential unit to the Fire Department.	Prior to issuance of building permits	Applicant; Fire Department	
MM 3.11-2	Prior to the issuance of a grading permit, a construction security service shall be established at the construction site. Initially, the service shall ensure that no unauthorized entry is made into the construction area. For the duration of each phase of construction, the Applicant shall provide sufficient on-site security personnel on a 24-hour, 7-day-a-week basis to patrol all areas of construction and to prohibit unauthorized entry.	Prior to issuance of grading permits	Applicant; Police Department	
MM 3.11-3	During project construction and operation, the Applicant shall ensure that private on-site security is provided.	During project construction and operation	Applicant; Police Department	
MM 3.11-4	Prior to issuance of building permits, the Applicant shall pay pro rata shares of fees to the Police Department for the increased service capacity necessary to accommodate the development site, if such a police impact fee program is established.	Prior to issuance of building permits	Applicant; Police Department	

MITIGATION MONITORING PROGRAM

Project Design Features/Conditions of Approval/Mitigation Measures	Timing	Responsible Parties	Date Completed
MM 3.11-5 Prior to issuance of building permits, the Applicant shall comply with direct media feeding devices required by the Police Department for increased safety necessary to serve the development site, if such a police program is established.	Prior to issuance of building permits	Applicant; Police Department	
Transportation and Circulation			
Standard Conditions of Approval SC 3.5-1 The Applicant shall be responsible for the payment of fees in accordance with the Traffic Impact Fee program.	Prior to issuance of building permits	Applicant; Planning Division	
SC 3.5-2 The Applicant shall be responsible for the payment of fees in accordance with the San Joaquin Hills Transportation Corridor Fee Ordinance. Fees shall be paid to the Planning Division prior to the issuance of building permits.	Prior to issuance of building permits	Applicant; Planning Division	
SC 3.5-3 The Applicant shall be responsible for complying with the Transportation Demand Ordinance.	Prior to issuance of building permits	Applicant; Transportation Services Division	
Utilities			
Project Design Features PDF 3.12-1 The project assumes the implementation of the following energy conservation actions: • The use of drought tolerant planting • Reduced water consumption • Compliance with ASHRAE 55-1992/2004 • Storage and collection of recyclables • Construction waste management to salvage and recycle • Use of recycled building materials • Use of low-emitting materials • Use of locally manufactured materials • Use of carbon dioxide monitoring • Minimum 50 percent drought tolerant planting to reduce water consumption • Low flow drip irrigation system to mitigate water runoff and water loss • Smart irrigation controllers to alter irrigation timing and flow due to weather and wind patterns • Use turf block in turf areas to help with drainage • Using bioswale planters on the pool deck to filter/store rain water • Use of shared parking to reduce parking footprint • Sustainable site erosion and sediment control for construction activities • Light pollution reduction - minimal use of uplighting • Indoor Air Quality strategies	Prior to Certificate of Occupancy	Applicant; Development Services Department	

MITIGATION MONITORING PROGRAM

Project Design Features/Conditions of Approval/Mitigation Measures	Timing	Responsible Parties	Date Completed
• Sustainable life-cycle impacts • Enhanced Daylighting / Views for inhabitants • Enhanced Acoustics design for inhabitants			
Standard Conditions of Approval SC 3.12-1 Prior to the issuance of a demolition/grading permit, the Applicant shall demonstrate to the Public Services Department that all construction waste generated on site would be recycled where feasible as the first choice of disposal method, leaving the option of landfill disposal as a last alternative.	Prior to issuance of demolition/grading permits	Applicant; Public Services Department	
SC 3.12-2 Prior to the issuance of a demolition/grading permit, the Applicant shall submit grading plans to the Development Services Department that reflect the undergrounding of utilities serving the proposed project site.	Prior to issuance of demolition/grading permits	Applicant; Development Services Department	
SC 3.12-3 Prior to the issuance of demolition/grading permits, the Applicant shall coordinate with Southern California Edison (SCE) to determine the exact location of all underground and overhead electrical facilities. All electrical facilities and associated structures that will remain on the project site shall be protected from damage by the Applicant.	Prior to issuance of demolition/grading permits	Applicant; SCE; Development Services Department	
SC 3.12-4 Prior to the issuance of a demolition/grading permit, the Applicant shall coordinate with the Southern California Gas Company (SCGC) to determine exact locations of all underground natural gas facilities. The Applicant shall ensure that all remaining gas pipelines and associated structures on the project site shall be protected from damage.	Prior to issuance of demolition/grading permits	Applicant; SCGC; Development Services Department	
SC 3-12-5 Prior to the issuance of a demolition/grading permit, the Applicant shall coordinate with Time Warner Cable to determine exact locations of all underground cable facilities. The Applicant shall ensure that all remaining cable lines and associated structures on the project site shall be protected from damage.	Prior to issuance of demolition/grading permits	Applicant; Time Warner Cable; Development Services Department	
SC 3.12-6 Prior to the issuance of a demolition/grading permit, the Applicant shall coordinate with AT&T California to determine exact locations of all underground telephone facilities. The Applicant shall ensure that all remaining telephone lines and associated structures on the project site shall be protected from damage.	Prior to issuance of demolition/grading permits	Applicant; AT&T; Development Services Department	
Mitigation Measures MM 3.12-1 Prior to the initiation of project grading, the Applicant shall ensure that all existing utilities shall be relocated, abandoned, and removed, rerouted, or protected in coordination with the Applicant and affected utility companies.	Prior to initiation of grading	Applicant; Development Services Department	

APPENDIX B

AIR QUALITY CALCULATIONS

CALIFORNIA AND NATIONAL AMBIENT AIR QUALITY STANDARDS

Pollutant	Averaging Time	California Standards	Federal Standards	
			Primary[a]	Secondary[b]
O_3	1 Hour	0.09 ppm (180 µg/m^3)	–	–
	8 Hour	0.070 ppm (137 µg/m^3)	0.070 ppm (137 µg/m^3)	Same as Primary
PM10	24 Hour	50 µg/m^3	150 µg/m^3	Same as Primary
	AAM	20 µg/m^3	–	–
PM2.5	24 Hour	–	35 µg/m^3	Same as Primary
	AAM	12 µg/m^3	12.0 µg/m^3	15.0 µg/m^3
CO	1 Hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)	–
	8 Hour	9.0 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)	–
NO_2	AAM	0.030 ppm (57 µg/m^3)	0.053 ppm (100 µg/m^3)	Same as Primary
	1 Hour	0.18 ppm (339 µg/m^3)	0.100 ppm (188 µg/m^3)	–
SO_2	24 Hour	0.04 ppm (105 µg/m^3)	–	–
	3 Hour	–	–	0.5 ppm (1,300 µg/m^3)
	1 Hour	0.25 ppm (655 µg/m^3)	0.075 ppm (196 µg/m^3)	–
Lead	30-day Avg.	1.5 µg/m^3	–	–
	Calendar Quarter	–	1.5 µg/m^3	Same as Primary
	Rolling 3-month Avg.	–	0.15 µg/m^3	
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per km – visibility ≥ 10 miles	**No Federal Standards**	
Sulfates	24 Hour	25 µg/m^3		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)		
Vinyl Chloride	24 Hour	0.01 ppm (26 µg/m^3)		

O_3: ozone, ppm: parts per million, µg/m^3: micrograms per cubic meter, –: No Standard; PM10: respirable particulate matter with a diameter of 10 microns or less, AAM: Annual Arithmetic Mean, PM2.5: fine particulate matter with a diameter of 2.5 microns or less, CO: carbon monoxide, mg/m^3: milligrams per cubic meter, NO_2: nitrogen dioxide, SO_2: sulfur dioxide, km: kilometer.

[a] *National Primary Standards:* The levels of air quality necessary, within an adequate margin of safety, to protect the public health.

[b] *National Secondary Standards:* The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

Note: More detailed information in the data presented in this table can be found at the CARB website (www.arb.ca.gov).

Source: CARB 2015b.

Starwood Addendum 3350 Avenue of the Arts; Costa Mesa, CA

Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	335.00	Space	1.50	134,000.00	0
Hotel	150.00	Room	1.50	283,886.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	30
Climate Zone	8			**Operational Year**	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	512.9	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - SCE Manual Calcs for 2019.

Land Use - Hotel- 150 rooms- sq ft 283,886
parking: 335 spaces, sf default

Construction Phase - Demo: 10/1/17-11/24/17
Grading/Excavation: 11/25/17-12/22/17
Building: 12/23/17-4/20/18

Off-road Equipment - defaults

Off-road Equipment - Defaults

Off-road Equipment - Default

Off-road Equipment - defaults

Off-road Equipment - Defaults

Trips and VMT - Defaults except grading and demo. 1,936 total hauling trips for grading. 490 trips for demo

Demolition - estimate, based on parking garage aerials

Grading - 29,040 Based on data from 7/15. 15 CY trucks, total of 1,936 truckloads

Architectural Coating - Brought VOC to 100 int and 250 ext g/L for nonres. Int/ext sqft: manual calcs. 425,829 (int) and 50% of total ext: 40,972 (ext)

Vehicle Trips - Traffic memo 3/25/16 and manual calcs

Area Coating - Interior/ext: 425,829/79792 sqft, Brought VOC to 100 int/250 ext g/L for nonres.

Energy Use - .

Construction Off-road Equipment Mitigation - Tier 3 equipment for all

Energy Mitigation - Title 24 compliance

Water Mitigation - Standard

Waste Mitigation - standard

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	208,943.00	40,972.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	626,829.00	425,829.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	100.00
tblAreaCoating	Area_EF_Nonresidential_Interior	250	100
tblAreaCoating	Area_Nonresidential_Exterior	208943	141943
tblAreaCoating	Area_Nonresidential_Interior	626829	425829
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	10.00	63.00
tblConstructionPhase	NumDays	220.00	352.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	20.00
tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	PhaseEndDate	7/26/2019	4/30/2019
tblConstructionPhase	PhaseEndDate	5/16/2019	4/30/2019
tblConstructionPhase	PhaseStartDate	5/1/2019	2/1/2019
tblConstructionPhase	PhaseStartDate	5/1/2019	4/14/2019
tblGrading	AcresOfGrading	10.00	3.00
tblGrading	MaterialExported	0.00	29,040.00
tblLandUse	LandUseSquareFeet	217,800.00	283,886.00
tblLandUse	LotAcreage	3.01	1.50
tblLandUse	LotAcreage	5.00	1.50
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

tblProjectCharacteristics	CO2IntensityFactor	630.89	512.9
tblProjectCharacteristics	OperationalYear	2014	2019
tblTripsAndVMT	HaulingTripNumber	3,630.00	1,936.00
tblTripsAndVMT	WorkerTripNumber	35.00	15.00
tblVehicleTrips	ST_TR	8.19	6.67
tblVehicleTrips	SU_TR	5.95	4.85
tblVehicleTrips	WD_TR	8.17	6.66

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	5.2820	61.3498	47.4358	0.1027	8.1996	2.4079	10.6075	3.8586	2.2152	6.0738			10,239.5362	1.1212	0.0000	10,263.0806
2018	3.7666	29.0025	32.6720	0.0640	2.3923	1.5867	3.9790	0.6428	1.4899	2.1327			5,773.7039	0.7304	0.0000	5,789.0432
2019	43.6206	38.4995	44.4042	0.0869	2.7612	2.0587	4.8198	0.7406	1.9321	2.6727			7,778.2179	1.2156	0.0000	7,803.7453
Total	**52.6692**	**128.8519**	**124.5120**	**0.2535**	**13.3531**	**6.0533**	**19.4063**	**5.2419**	**5.6372**	**10.8792**			**23,791.4580**	**3.0672**	**0.0000**	**23,855.8691**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	2.5515	40.1822	42.4307	0.1027	4.7096	1.1546	5.8642	2.0148	1.1250	3.1398			10,239.5362	1.1212	0.0000	10,263.0806
2018	1.7692	19.9158	32.9549	0.0640	2.3923	0.9940	3.3863	0.6428	0.9867	1.6295			5,773.7039	0.7304	0.0000	5,789.0432
2019	41.0702	28.2029	46.2319	0.0869	2.7612	1.4832	4.2444	0.7406	1.4761	2.2167			7,778.2179	1.2156	0.0000	7,803.7453
Total	**45.3908**	**88.3009**	**121.6175**	**0.2535**	**9.8631**	**3.6318**	**13.4949**	**3.3982**	**3.5878**	**6.9860**			**23,791.4580**	**3.0672**	**0.0000**	**23,855.8691**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**13.82**	**31.47**	**2.32**	**0.00**	**26.14**	**40.00**	**30.46**	**35.17**	**36.36**	**35.79**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.2703	4.6000e-004	0.0500	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004			0.1061	2.9000e-004		0.1122
Energy	0.3000	2.7275	2.2911	0.0164		0.2073	0.2073		0.2073	0.2073			3,273.0386	0.0627	0.0600	3,292.9578
Mobile	2.6303	5.1718	24.3349	0.0682	5.0448	0.0749	5.1198	1.3461	0.0692	1.4153			5,395.2500	0.2059		5,399.5730
Total	**12.2005**	**7.8998**	**26.6760**	**0.0846**	**5.0448**	**0.2824**	**5.3272**	**1.3461**	**0.2766**	**1.6227**			**8,668.3947**	**0.2689**	**0.0600**	**8,692.6430**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.2703	4.6000e-004	0.0500	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004			0.1061	2.9000e-004		0.1122
Energy	0.1819	1.6535	1.3890	9.9200e-003		0.1257	0.1257		0.1257	0.1257			1,984.2099	0.0380	0.0364	1,996.2854
Mobile	2.6303	5.1718	24.3349	0.0682	5.0448	0.0749	5.1198	1.3461	0.0692	1.4153			5,395.2500	0.2059		5,399.5730
Total	**12.0824**	**6.8258**	**25.7738**	**0.0782**	**5.0448**	**0.2008**	**5.2456**	**1.3461**	**0.1950**	**1.5411**			**7,379.5660**	**0.2442**	**0.0364**	**7,395.9707**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.97**	**13.60**	**3.38**	**7.62**	**0.00**	**28.90**	**1.53**	**0.00**	**29.51**	**5.03**	**0.00**	**0.00**	**14.87**	**9.19**	**39.38**	**14.92**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/1/2017	11/24/2017	5	40	
2	Grading/Excavation	Grading	11/25/2017	12/22/2017	5	20	
3	Building Construction	Building Construction	12/23/2017	4/30/2019	5	352	
4	Architectural Coating	Architectural Coating	2/1/2019	4/30/2019	5	63	
5	Paving	Paving	4/14/2019	4/30/2019	5	12	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 425,829; Non-Residential Outdoor: 40,972 (Architectural Coating –

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading/Excavation	Excavators	1	8.00	162	0.38
Grading/Excavation	Graders	1	8.00	174	0.41
Grading/Excavation	Rubber Tired Dozers	1	8.00	255	0.40
Grading/Excavation	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	2	6.00	130	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	490.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	6	15.00	0.00	1,936.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	176.00	68.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6534	0.0000	2.6534	0.4017	0.0000	0.4017			0.0000			0.0000
Off-Road	4.0482	42.6971	33.8934	0.0399		2.1252	2.1252		1.9797	1.9797			4,036.4674	1.1073		4,059.7211
Total	**4.0482**	**42.6971**	**33.8934**	**0.0399**	**2.6534**	**2.1252**	**4.7786**	**0.4017**	**1.9797**	**2.3815**			**4,036.4674**	**1.1073**		**4,059.7211**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2248	3.2017	2.7017	8.9800e-003	0.2134	0.0466	0.2600	0.0584	0.0428	0.1013			891.0260	6.4200e-003		891.1608
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0498	0.0671	0.7054	1.9300e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455			154.9456	7.4300e-003		155.1015
Total	**0.2746**	**3.2689**	**3.4072**	**0.0109**	**0.3811**	**0.0477**	**0.4288**	**0.1029**	**0.0439**	**0.1468**			**1,045.9716**	**0.0139**		**1,046.2623**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1940	0.0000	1.1940	0.1808	0.0000	0.1808			0.0000			0.0000
Off-Road	0.9478	18.7614	25.2649	0.0399		0.8817	0.8817		0.8817	0.8817			4,036.4674	1.1073		4,059.7211
Total	**0.9478**	**18.7614**	**25.2649**	**0.0399**	**1.1940**	**0.8817**	**2.0757**	**0.1808**	**0.8817**	**1.0625**			**4,036.4674**	**1.1073**		**4,059.7211**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2248	3.2017	2.7017	8.9800e-003	0.2134	0.0466	0.2600	0.0584	0.0428	0.1013			891.0260	6.4200e-003		891.1608
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0498	0.0671	0.7054	1.9300e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455			154.9456	7.4300e-003		155.1015
Total	**0.2746**	**3.2689**	**3.4072**	**0.0109**	**0.3811**	**0.0477**	**0.4288**	**0.1029**	**0.0439**	**0.1468**			**1,045.9716**	**0.0139**		**1,046.2623**

3.3 Grading/Excavation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.3454	0.0000	6.3454	3.3523	0.0000	3.3523			0.0000			0.0000
Off-Road	3.4555	35.9825	25.3812	0.0297		2.0388	2.0388		1.8757	1.8757			3,043.6667	0.9326		3,063.2507
Total	**3.4555**	**35.9825**	**25.3812**	**0.0297**	**6.3454**	**2.0388**	**8.3842**	**3.3523**	**1.8757**	**5.2280**			**3,043.6667**	**0.9326**		**3,063.2507**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.7767	25.3003	21.3491	0.0710	1.6865	0.3680	2.0545	0.4618	0.3385	0.8003			7,040.9240	0.0507		7,041.9891
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0498	0.0671	0.7054	1.9300e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455			154.9456	7.4300e-003		155.1015
Total	**1.8265**	**25.3674**	**22.0546**	**0.0729**	**1.8542**	**0.3691**	**2.2233**	**0.5063**	**0.3395**	**0.8458**			**7,195.8695**	**0.0582**		**7,197.0906**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.8554	0.0000	2.8554	1.5085	0.0000	1.5085			0.0000			0.0000
Off-Road	0.7250	14.8148	20.3762	0.0297		0.7854	0.7854		0.7854	0.7854			3,043.6667	0.9326		3,063.2507
Total	**0.7250**	**14.8148**	**20.3762**	**0.0297**	**2.8554**	**0.7854**	**3.6409**	**1.5085**	**0.7854**	**2.2940**			**3,043.6667**	**0.9326**		**3,063.2507**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.7767	25.3003	21.3491	0.0710	1.6865	0.3680	2.0545	0.4618	0.3385	0.8003			7,040.9240	0.0507		7,041.9891
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0498	0.0671	0.7054	1.9300e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455			154.9456	7.4300e-003		155.1015
Total	**1.8265**	**25.3674**	**22.0546**	**0.0729**	**1.8542**	**0.3691**	**2.2233**	**0.5063**	**0.3395**	**0.8458**			**7,195.8695**	**0.0582**		**7,197.0906**

3.4 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730			2,639.8053	0.6497		2,653.4490
Total	**3.1024**	**26.4057**	**18.1291**	**0.0268**		**1.7812**	**1.7812**		**1.6730**	**1.6730**			**2,639.8053**	**0.6497**		**2,653.4490**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.6062	5.4745	7.9249	0.0146	0.4251	0.0841	0.5091	0.1211	0.0773	0.1984			1,438.3763	0.0105		1,438.5959
Worker	0.5844	0.7878	8.2771	0.0226	1.9673	0.0134	1.9807	0.5217	0.0124	0.5341			1,818.0278	0.0871		1,819.8579
Total	**1.1906**	**6.2622**	**16.2020**	**0.0372**	**2.3923**	**0.0975**	**2.4898**	**0.6428**	**0.0897**	**0.7325**			**3,256.4041**	**0.0976**		**3,258.4538**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6712	14.1741	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016			2,639.8053	0.6497		2,653.4490
Total	**0.6712**	**14.1741**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**			**2,639.8053**	**0.6497**		**2,653.4490**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.6062	5.4745	7.9249	0.0146	0.4251	0.0841	0.5091	0.1211	0.0773	0.1984			1,438.3763	0.0105		1,438.5959
Worker	0.5844	0.7878	8.2771	0.0226	1.9673	0.0134	1.9807	0.5217	0.0124	0.5341			1,818.0278	0.0871		1,819.8579
Total	**1.1906**	**6.2622**	**16.2020**	**0.0372**	**2.3923**	**0.0975**	**2.4898**	**0.6428**	**0.0897**	**0.7325**			**3,256.4041**	**0.0976**		**3,258.4538**

3.4 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048			2,609.9390	0.6387		2,623.3517
Total	**2.6687**	**23.2608**	**17.5327**	**0.0268**		**1.4943**	**1.4943**		**1.4048**	**1.4048**			**2,609.9390**	**0.6387**		**2,623.3517**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.5653	5.0229	7.5828	0.0146	0.4250	0.0792	0.5042	0.1211	0.0728	0.1939			1,413.9280	0.0104		1,414.1467
Worker	0.5326	0.7188	7.5565	0.0226	1.9673	0.0133	1.9806	0.5217	0.0123	0.5340			1,749.8370	0.0813		1,751.5449
Total	**1.0979**	**5.7417**	**15.1393**	**0.0372**	**2.3923**	**0.0925**	**2.4848**	**0.6428**	**0.0851**	**0.7279**			**3,163.7650**	**0.0917**		**3,165.6915**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6712	14.1741	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016			2,609.9389	0.6387		2,623.3517
Total	**0.6712**	**14.1741**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**			**2,609.9389**	**0.6387**		**2,623.3517**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.5653	5.0229	7.5828	0.0146	0.4250	0.0792	0.5042	0.1211	0.0728	0.1939			1,413.9280	0.0104		1,414.1467
Worker	0.5326	0.7188	7.5565	0.0226	1.9673	0.0133	1.9806	0.5217	0.0123	0.5340			1,749.8370	0.0813		1,751.5449
Total	**1.0979**	**5.7417**	**15.1393**	**0.0372**	**2.3923**	**0.0925**	**2.4848**	**0.6428**	**0.0851**	**0.7279**			**3,163.7650**	**0.0917**		**3,165.6915**

3.4 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083			2,580.7618	0.6279		2,593.9479
Total	**2.3516**	**20.9650**	**17.1204**	**0.0268**		**1.2850**	**1.2850**		**1.2083**	**1.2083**			**2,580.7618**	**0.6279**		**2,593.9479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.5274	4.6566	7.2461	0.0146	0.4251	0.0738	0.4989	0.1211	0.0679	0.1890			1,394.2845	0.0105		1,394.5048
Worker	0.4978	0.6661	7.0359	0.0227	1.9673	0.0134	1.9807	0.5217	0.0124	0.5342			1,695.1717	0.0776		1,696.8020
Total	**1.0252**	**5.3227**	**14.2819**	**0.0373**	**2.3923**	**0.0872**	**2.4796**	**0.6428**	**0.0803**	**0.7231**			**3,089.4562**	**0.0881**		**3,091.3068**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6712	14.1741	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016			2,580.7618	0.6279		2,593.9479
Total	**0.6712**	**14.1741**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**			**2,580.7618**	**0.6279**		**2,593.9479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.5274	4.6566	7.2461	0.0146	0.4251	0.0738	0.4989	0.1211	0.0679	0.1890			1,394.2845	0.0105		1,394.5048
Worker	0.4978	0.6661	7.0359	0.0227	1.9673	0.0134	1.9807	0.5217	0.0124	0.5342			1,695.1717	0.0776		1,696.8020
Total	**1.0252**	**5.3227**	**14.2819**	**0.0373**	**2.3923**	**0.0872**	**2.4796**	**0.6428**	**0.0803**	**0.7231**			**3,089.4562**	**0.0881**		**3,091.3068**

3.5 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	38.8648					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288			281.4481	0.0238		281.9473
Total	**39.1312**	**1.8354**	**1.8413**	**2.9700e-003**		**0.1288**	**0.1288**		**0.1288**	**0.1288**			**281.4481**	**0.0238**		**281.9473**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0424	0.0568	0.5997	1.9300e-003	0.1677	1.1400e-003	0.1688	0.0445	1.0600e-003	0.0455			144.4749	6.6200e-003		144.6138
Total	**0.0424**	**0.0568**	**0.5997**	**1.9300e-003**	**0.1677**	**1.1400e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**			**144.4749**	**6.6200e-003**		**144.6138**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	38.8648					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951			281.4481	0.0238		281.9473
Total	**38.9242**	**1.3570**	**1.8324**	**2.9700e-003**		**0.0951**	**0.0951**		**0.0951**	**0.0951**			**281.4481**	**0.0238**		**281.9473**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0424	0.0568	0.5997	1.9300e-003	0.1677	1.1400e-003	0.1688	0.0445	1.0600e-003	0.0455			144.4749	6.6200e-003		144.6138
Total	**0.0424**	**0.0568**	**0.5997**	**1.9300e-003**	**0.1677**	**1.1400e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**			**144.4749**	**6.6200e-003**		**144.6138**

3.6 Paving - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0192	10.2516	9.8414	0.0155		0.5551	0.5551		0.5124	0.5124			1,508.7071	0.4612		1,518.3930
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0192**	**10.2516**	**9.8414**	**0.0155**		**0.5551**	**0.5551**		**0.5124**	**0.5124**			**1,508.7071**	**0.4612**		**1,518.3930**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0509	0.0681	0.7196	2.3200e-003	0.2012	1.3700e-003	0.2026	0.0534	1.2700e-003	0.0546			173.3698	7.9400e-003		173.5366
Total	**0.0509**	**0.0681**	**0.7196**	**2.3200e-003**	**0.2012**	**1.3700e-003**	**0.2026**	**0.0534**	**1.2700e-003**	**0.0546**			**173.3698**	**7.9400e-003**		**173.5366**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3562	7.2243	10.9827	0.0155		0.3968	0.3968		0.3968	0.3968			1,508.7071	0.4612		1,518.3930
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.3562**	**7.2243**	**10.9827**	**0.0155**		**0.3968**	**0.3968**		**0.3968**	**0.3968**			**1,508.7071**	**0.4612**		**1,518.3930**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0509	0.0681	0.7196	2.3200e-003	0.2012	1.3700e-003	0.2026	0.0534	1.2700e-003	0.0546			173.3698	7.9400e-003		173.5366
Total	**0.0509**	**0.0681**	**0.7196**	**2.3200e-003**	**0.2012**	**1.3700e-003**	**0.2026**	**0.0534**	**1.2700e-003**	**0.0546**			**173.3698**	**7.9400e-003**		**173.5366**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.6303	5.1718	24.3349	0.0682	5.0448	0.0749	5.1198	1.3461	0.0692	1.4153			5,395.2500	0.2059		5,399.5730
Unmitigated	2.6303	5.1718	24.3349	0.0682	5.0448	0.0749	5.1198	1.3461	0.0692	1.4153			5,395.2500	0.2059		5,399.5730

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	999.00	1,000.50	727.50	2,291,747	2,291,747
Total	999.00	1,000.50	727.50	2,291,747	2,291,747

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.509471	0.056616	0.192725	0.151095	0.041772	0.005913	0.015766	0.015535	0.001447	0.002155	0.004735	0.000502	0.002269

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1819	1.6535	1.3890	9.9200e-003		0.1257	0.1257		0.1257	0.1257			1,984.2099	0.0380	0.0364	1,996.2854
NaturalGas Unmitigated	0.3000	2.7275	2.2911	0.0164		0.2073	0.2073		0.2073	0.2073			3,273.0386	0.0627	0.0600	3,292.9578

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	27820.8	0.3000	2.7275	2.2911	0.0164		0.2073	0.2073		0.2073	0.2073			3,273.0386	0.0627	0.0600	3,292.9578
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total		**0.3000**	**2.7275**	**2.2911**	**0.0164**		**0.2073**	**0.2073**		**0.2073**	**0.2073**			**3,273.0386**	**0.0627**	**0.0600**	**3,292.9578**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Hotel	16.8658	0.1819	1.6535	1.3890	9.9200e-003		0.1257	0.1257		0.1257	0.1257			1,984.2099	0.0380	0.0364	1,996.2854
Total		**0.1819**	**1.6535**	**1.3890**	**9.9200e-003**		**0.1257**	**0.1257**		**0.1257**	**0.1257**			**1,984.2099**	**0.0380**	**0.0364**	**1,996.2854**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.2703	4.6000e-004	0.0500	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004			0.1061	2.9000e-004		0.1122
Unmitigated	9.2703	4.6000e-004	0.0500	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004			0.1061	2.9000e-004		0.1122

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9914					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.2741					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.7400e-003	4.6000e-004	0.0500	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004			0.1061	2.9000e-004		0.1122
Total	**9.2702**	**4.6000e-004**	**0.0500**	**0.0000**		**1.8000e-004**	**1.8000e-004**		**1.8000e-004**	**1.8000e-004**			**0.1061**	**2.9000e-004**		**0.1122**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9914					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.2741					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.7400e-003	4.6000e-004	0.0500	0.0000		1.8000e-004	1.8000e-004		1.8000e-004	1.8000e-004			0.1061	2.9000e-004		0.1122
Total	**9.2702**	**4.6000e-004**	**0.0500**	**0.0000**		**1.8000e-004**	**1.8000e-004**		**1.8000e-004**	**1.8000e-004**			**0.1061**	**2.9000e-004**		**0.1122**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Vegetation

FEIR 1054 - 030315

Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse High Rise	120.00	Dwelling Unit	1.88	120,000.00	343
Enclosed Parking with Elevator	480.00	Space	4.32	192,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	30
Climate Zone	8			**Operational Year**	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - GHG calculations only

Land Use - 120 du high rise
480 space garage w/elevator

Vehicle Trips - 1110 weekday ADT per FEIR 1054
Sat and Sun apportioned per CalEEMod

Woodstoves - Woodstoves - No wood fireplaces

Area Coating - No non-residential repainting; Min residential exterior repaint

Construction Off-road Equipment Mitigation - All Tier 3 const to see NOx reduction

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	ST_TR	7.16	10.70
tblVehicleTrips	SU_TR	6.07	9.07
tblVehicleTrips	WD_TR	6.59	9.25

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area													39.2737	0.0401	8.7000e-004	40.3829
Energy													620.1697	0.0258	6.7900e-003	622.8169
Mobile													1,481.4116	0.0557	0.0000	1,482.5817
Waste													11.2051	0.6622	0.0000	25.1114
Water													47.2845	0.2568	6.4400e-003	54.6747
Total													**2,199.3445**	**1.0406**	**0.0141**	**2,225.5676**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area													39.2737	0.0401	8.7000e-004	40.3829
Energy													620.1697	0.0258	6.7900e-003	622.8169
Mobile													1,477.9916	0.0556	0.0000	1,479.1592
Waste													11.2051	0.6622	0.0000	25.1114
Water													47.2845	0.2568	6.4300e-003	54.6708
Total													**2,195.9245**	**1.0404**	**0.0141**	**2,222.1411**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.16**	**0.02**	**0.07**	**0.15**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated													1,477.9916	0.0556	0.0000	1,479.1592
Unmitigated													1,481.4116	0.0557	0.0000	1,482.5817

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	1,110.00	1,284.00	1088.40	3,867,435	3,858,280
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	1,110.00	1,284.00	1,088.40	3,867,435	3,858,280

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510011	0.056836	0.192178	0.151564	0.041643	0.005905	0.015642	0.015146	0.001440	0.002149	0.004721	0.000504	0.002262

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated													518.8308	0.0239	4.9300e-003	520.8612
Electricity Unmitigated													518.8308	0.0239	4.9300e-003	520.8612
NaturalGas Mitigated													101.3390	1.9400e-003	1.8600e-003	101.9557
NaturalGas Unmitigated													101.3390	1.9400e-003	1.8600e-003	101.9557

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0													0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	1.89902e+006													101.3390	1.9400e-003	1.8600e-003	101.9557
Total														**101.3390**	**1.9400e-003**	**1.8600e-003**	**101.9557**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0													0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	1.89902e+006													101.3390	1.9400e-003	1.8600e-003	101.9557
Total														**101.3390**	**1.9400e-003**	**1.8600e-003**	**101.9557**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse High Rise	518956	148.5079	6.8300e-003	1.4100e-003	149.0891
Enclosed Parking with Elevator	1.29408e+006	370.3229	0.0170	3.5200e-003	371.7721
Total		**518.8308**	**0.0239**	**4.9300e-003**	**520.8612**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse High Rise	518956	148.5079	6.8300e-003	1.4100e-003	149.0891
Enclosed Parking with Elevator	1.29408e+006	370.3229	0.0170	3.5200e-003	371.7721
Total		**518.8308**	**0.0239**	**4.9300e-003**	**520.8612**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated													39.2737	0.0401	8.7000e-004	40.3829
Unmitigated													39.2737	0.0401	8.7000e-004	40.3829

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating													0.0000	0.0000	0.0000	0.0000
Consumer Products													0.0000	0.0000	0.0000	0.0000
Hearth													37.2403	0.0380	8.7000e-004	38.3067
Landscaping													2.0334	2.0400e-003	0.0000	2.0761
Total													**39.2737**	**0.0401**	**8.7000e-004**	**40.3829**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating													0.0000	0.0000	0.0000	0.0000
Consumer Products													0.0000	0.0000	0.0000	0.0000
Hearth													37.2403	0.0380	8.7000e-004	38.3067
Landscaping													2.0334	2.0400e-003	0.0000	2.0761
Total													**39.2737**	**0.0401**	**8.7000e-004**	**40.3829**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	47.2845	0.2568	6.4300e-003	54.6708
Unmitigated	47.2845	0.2568	6.4400e-003	54.6747

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse High Rise	7.81848 / 4.92904	47.2845	0.2568	6.4400e-003	54.6747
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**47.2845**	**0.2568**	**6.4400e-003**	**54.6747**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse High Rise	7.81848 / 4.92904	47.2845	0.2568	6.4300e-003	54.6708
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**47.2845**	**0.2568**	**6.4300e-003**	**54.6708**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	11.2051	0.6622	0.0000	25.1114
Unmitigated	11.2051	0.6622	0.0000	25.1114

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse High Rise	55.2	11.2051	0.6622	0.0000	25.1114
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**11.2051**	**0.6622**	**0.0000**	**25.1114**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse High Rise	55.2	11.2051	0.6622	0.0000	25.1114
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**11.2051**	**0.6622**	**0.0000**	**25.1114**

Starwood Addendum 3350 Avenue of the Arts; Costa Mesa, CA

Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	335.00	Space	1.50	134,000.00	0
Hotel	150.00	Room	1.50	283,886.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	30
Climate Zone	8			**Operational Year**	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	512.9	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - SCE Manual Calcs for 2019.

Land Use - Hotel- 150 rooms- sq ft 283,886
parking: 335 spaces, of default

Construction Phase - Demo: 10/1/17-11/24/17
Grading/Excavation: 11/25/17-12/22/17

Off-road Equipment - defaults

Off-road Equipment - Defaults

Off-road Equipment - Default

Off-road Equipment - defaults

Off-road Equipment - Defaults

Trips and VMT - Defaults except grading and demo. 1,936 total hauling trips for grading. 490 trips for demo

Demolition - estimate, based on parking garage aerials

Grading - 29,040 Based on data from 7/15. 15 CY trucks, total of 1,936 truckloads

Architectural Coating - Brought VOC to 100 int and 250 ext g/L for nonres. Int/ext sqft: manual calcs. 425,829 (int) and 50% of total ext: 40,972 (ext)

Vehicle Trips - Traffic memo 3/25/16 and manual calcs

Area Coating - Interior/ext: 425,829/79792 sqft, Brought VOC to 100 int/250 ext g/L for nonres.

Energy Use - .

Construction Off-road Equipment Mitigation - Tier 3 equipment for all

Energy Mitigation - Title 24 compliance

Water Mitigation - Standard

Waste Mitigation - standard

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	208,943.00	40,972.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	626,829.00	425,829.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	100.00
tblAreaCoating	Area_EF_Nonresidential_Interior	250	100
tblAreaCoating	Area_Nonresidential_Exterior	208943	141943
tblAreaCoating	Area_Nonresidential_Interior	626829	425829
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
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tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	10.00	63.00
tblConstructionPhase	NumDays	220.00	352.00
tblConstructionPhase	NumDays	20.00	40.00
tblConstructionPhase	NumDays	6.00	20.00
tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	PhaseEndDate	7/26/2019	4/30/2019
tblConstructionPhase	PhaseEndDate	5/16/2019	4/30/2019
tblConstructionPhase	PhaseStartDate	5/1/2019	2/1/2019
tblConstructionPhase	PhaseStartDate	5/1/2019	4/14/2019
tblGrading	AcresOfGrading	10.00	3.00
tblGrading	MaterialExported	0.00	29,040.00
tblLandUse	LandUseSquareFeet	217,800.00	283,886.00
tblLandUse	LotAcreage	3.01	1.50
tblLandUse	LotAcreage	5.00	1.50
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	630.89	512.9

tblProjectCharacteristics	OperationalYear	2014	2019
tblTripsAndVMT	HaulingTripNumber	3,630.00	1,936.00
tblTripsAndVMT	WorkerTripNumber	35.00	15.00
tblVehicleTrips	ST_TR	8.19	6.67
tblVehicleTrips	SU_TR	5.95	4.85
tblVehicleTrips	WD_TR	8.17	6.66

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.1493	1.6204	1.2980	2.2100e-003	0.1481	0.0722	0.2204	0.0502	0.0670	0.1172			198.7310	0.0310	0.0000	199.3824
2018	0.4845	3.8002	4.2416	8.4000e-003	0.3068	0.2070	0.5138	0.0826	0.1944	0.2769			687.4901	0.0865	0.0000	689.3056
2019	1.3833	1.2567	1.4835	3.0400e-003	0.1075	0.0664	0.1739	0.0289	0.0626	0.0915			243.8622	0.0314	0.0000	244.5205
Total	**2.0171**	**6.6772**	**7.0231**	**0.0137**	**0.5624**	**0.3457**	**0.9080**	**0.1616**	**0.3240**	**0.4856**			**1,130.0833**	**0.1488**	**0.0000**	**1,133.2085**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.0539	0.8994	1.0746	2.2100e-003	0.0841	0.0326	0.1167	0.0273	0.0322	0.0595			198.7309	0.0310	0.0000	199.3823
2018	0.2238	2.6144	4.2786	8.4000e-003	0.3068	0.1297	0.4364	0.0826	0.1287	0.2113			687.4897	0.0865	0.0000	689.3053
2019	1.3006	0.9314	1.5199	3.0400e-003	0.1075	0.0479	0.1554	0.0289	0.0476	0.0765			243.8621	0.0314	0.0000	244.5203
Total	**1.5783**	**4.4452**	**6.8731**	**0.0137**	**0.4983**	**0.2102**	**0.7085**	**0.1387**	**0.2086**	**0.3473**			**1,130.0827**	**0.1488**	**0.0000**	**1,133.2078**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**21.75**	**33.43**	**2.14**	**0.00**	**11.39**	**39.19**	**21.97**	**14.15**	**35.62**	**28.47**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6916	6.0000e-005	6.2500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			0.0120	3.0000e-005	0.0000	0.0127
Energy	0.0548	0.4978	0.4181	2.9900e-003		0.0378	0.0378		0.0378	0.0378			1,418.4040	0.0600	0.0202	1,425.9212
Mobile	0.4320	0.9205	4.2587	0.0121	0.8658	0.0130	0.8789	0.2314	0.0120	0.2434			864.7884	0.0326	0.0000	865.4725
Waste						0.0000	0.0000		0.0000	0.0000			16.6717	0.9853	0.0000	37.3622
Water						0.0000	0.0000		0.0000	0.0000			13.8265	0.1247	3.0800e-003	17.3985
Total	**2.1783**	**1.4183**	**4.6830**	**0.0151**	**0.8658**	**0.0509**	**0.9167**	**0.2314**	**0.0499**	**0.2813**			**2,313.7026**	**1.2025**	**0.0233**	**2,346.1671**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6916	6.0000e-005	6.2500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			0.0120	3.0000e-005	0.0000	0.0127
Energy	0.0332	0.3018	0.2535	1.8100e-003		0.0229	0.0229		0.0229	0.0229			1,045.8185	0.0469	0.0144	1,051.2707
Mobile	0.4320	0.9205	4.2587	0.0121	0.8658	0.0130	0.8789	0.2314	0.0120	0.2434			864.7884	0.0326	0.0000	865.4725
Waste						0.0000	0.0000		0.0000	0.0000			8.3358	0.4926	0.0000	18.6811
Water						0.0000	0.0000		0.0000	0.0000			11.2797	0.0998	2.4600e-003	14.1369
Total	**2.1567**	**1.2223**	**4.5184**	**0.0139**	**0.8658**	**0.0360**	**0.9018**	**0.2314**	**0.0350**	**0.2664**			**1,930.2345**	**0.6718**	**0.0169**	**1,949.5739**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.99**	**13.82**	**3.52**	**7.84**	**0.00**	**29.28**	**1.63**	**0.00**	**29.87**	**5.30**	**0.00**	**0.00**	**16.57**	**44.13**	**27.50**	**16.90**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/1/2017	11/24/2017	5	40	
2	Grading/Excavation	Grading	11/25/2017	12/22/2017	5	20	
3	Building Construction	Building Construction	12/23/2017	4/30/2019	5	352	
4	Architectural Coating	Architectural Coating	2/1/2019	4/30/2019	5	63	
5	Paving	Paving	4/14/2019	4/30/2019	5	12	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 425,829; Non-Residential Outdoor: 40,972 (Architectural Coating –

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	162	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading/Excavation	Excavators	1	8.00	162	0.38
Grading/Excavation	Graders	1	8.00	174	0.41
Grading/Excavation	Rubber Tired Dozers	1	8.00	255	0.40
Grading/Excavation	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	2	6.00	130	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	490.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	6	15.00	0.00	1,936.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	176.00	68.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0531	0.0000	0.0531	8.0300e-003	0.0000	8.0300e-003			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0810	0.8539	0.6779	8.0000e-004		0.0425	0.0425		0.0396	0.0396			73.2364	0.0201	0.0000	73.6583
Total	**0.0810**	**0.8539**	**0.6779**	**8.0000e-004**	**0.0531**	**0.0425**	**0.0956**	**8.0300e-003**	**0.0396**	**0.0476**			**73.2364**	**0.0201**	**0.0000**	**73.6583**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.4000e-003	0.0652	0.0524	1.8000e-004	4.2000e-003	9.3000e-004	5.1300e-003	1.1500e-003	8.6000e-004	2.0100e-003			16.1889	1.2000e-004	0.0000	16.1914
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	9.3000e-004	1.3800e-003	0.0144	4.0000e-005	3.2900e-003	2.0000e-005	3.3200e-003	8.7000e-004	2.0000e-005	9.0000e-004			2.8537	1.3000e-004	0.0000	2.8565
Total	**5.3300e-003**	**0.0665**	**0.0668**	**2.2000e-004**	**7.4900e-003**	**9.5000e-004**	**8.4500e-003**	**2.0200e-003**	**8.8000e-004**	**2.9100e-003**			**19.0426**	**2.5000e-004**	**0.0000**	**19.0478**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0239	0.0000	0.0239	3.6200e-003	0.0000	3.6200e-003			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0190	0.3752	0.5053	8.0000e-004		0.0176	0.0176		0.0176	0.0176			73.2363	0.0201	0.0000	73.6583
Total	**0.0190**	**0.3752**	**0.5053**	**8.0000e-004**	**0.0239**	**0.0176**	**0.0415**	**3.6200e-003**	**0.0176**	**0.0213**			**73.2363**	**0.0201**	**0.0000**	**73.6583**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.4000e-003	0.0652	0.0524	1.8000e-004	4.2000e-003	9.3000e-004	5.1300e-003	1.1500e-003	8.6000e-004	2.0100e-003			16.1889	1.2000e-004	0.0000	16.1914
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	9.3000e-004	1.3800e-003	0.0144	4.0000e-005	3.2900e-003	2.0000e-005	3.3200e-003	8.7000e-004	2.0000e-005	9.0000e-004			2.8537	1.3000e-004	0.0000	2.8565
Total	**5.3300e-003**	**0.0665**	**0.0668**	**2.2000e-004**	**7.4900e-003**	**9.5000e-004**	**8.4500e-003**	**2.0200e-003**	**8.8000e-004**	**2.9100e-003**			**19.0426**	**2.5000e-004**	**0.0000**	**19.0478**

3.3 Grading/Excavation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0635	0.0000	0.0635	0.0335	0.0000	0.0335			0.0000	0.0000	0.0000	0.0000
Off-Road	0.0346	0.3598	0.2538	3.0000e-004		0.0204	0.0204		0.0188	0.0188			27.6117	8.4600e-003	0.0000	27.7893
Total	**0.0346**	**0.3598**	**0.2538**	**3.0000e-004**	**0.0635**	**0.0204**	**0.0838**	**0.0335**	**0.0188**	**0.0523**			**27.6117**	**8.4600e-003**	**0.0000**	**27.7893**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0174	0.2574	0.2069	7.1000e-004	0.0166	3.6700e-003	0.0203	4.5500e-003	3.3800e-003	7.9300e-003			63.9628	4.6000e-004	0.0000	63.9724
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	6.9000e-004	7.2100e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004			1.4268	7.0000e-005	0.0000	1.4283
Total	**0.0179**	**0.2581**	**0.2141**	**7.3000e-004**	**0.0183**	**3.6800e-003**	**0.0219**	**4.9900e-003**	**3.3900e-003**	**8.3800e-003**			**65.3896**	**5.3000e-004**	**0.0000**	**65.4006**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0286	0.0000	0.0286	0.0151	0.0000	0.0151			0.0000	0.0000	0.0000	0.0000
Off-Road	7.2500e-003	0.1482	0.2038	3.0000e-004		7.8500e-003	7.8500e-003		7.8500e-003	7.8500e-003			27.6117	8.4600e-003	0.0000	27.7893
Total	**7.2500e-003**	**0.1482**	**0.2038**	**3.0000e-004**	**0.0286**	**7.8500e-003**	**0.0364**	**0.0151**	**7.8500e-003**	**0.0229**			**27.6117**	**8.4600e-003**	**0.0000**	**27.7893**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0174	0.2574	0.2069	7.1000e-004	0.0166	3.6700e-003	0.0203	4.5500e-003	3.3800e-003	7.9300e-003			63.9628	4.6000e-004	0.0000	63.9724
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	6.9000e-004	7.2100e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004			1.4268	7.0000e-005	0.0000	1.4283
Total	**0.0179**	**0.2581**	**0.2141**	**7.3000e-004**	**0.0183**	**3.6800e-003**	**0.0219**	**4.9900e-003**	**3.3900e-003**	**8.3800e-003**			**65.3896**	**5.3000e-004**	**0.0000**	**65.4006**

3.4 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.7600e-003	0.0660	0.0453	7.0000e-005		4.4500e-003	4.4500e-003		4.1800e-003	4.1800e-003			5.9870	1.4700e-003	0.0000	6.0179
Total	**7.7600e-003**	**0.0660**	**0.0453**	**7.0000e-005**		**4.4500e-003**	**4.4500e-003**		**4.1800e-003**	**4.1800e-003**			**5.9870**	**1.4700e-003**	**0.0000**	**6.0179**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	1.4600e-003	0.0140	0.0190	4.0000e-005	1.0500e-003	2.1000e-004	1.2600e-003	3.0000e-004	1.9000e-004	4.9000e-004			3.2783	2.0000e-005	0.0000	3.2788
Worker	1.3700e-003	2.0200e-003	0.0211	6.0000e-005	4.8300e-003	3.0000e-005	4.8600e-003	1.2800e-003	3.0000e-005	1.3100e-003			4.1854	2.0000e-004	0.0000	4.1895
Total	**2.8300e-003**	**0.0160**	**0.0401**	**1.0000e-004**	**5.8800e-003**	**2.4000e-004**	**6.1200e-003**	**1.5800e-003**	**2.2000e-004**	**1.8000e-003**			**7.4637**	**2.2000e-004**	**0.0000**	**7.4683**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.6800e-003	0.0354	0.0445	7.0000e-005		2.2500e-003	2.2500e-003		2.2500e-003	2.2500e-003			5.9870	1.4700e-003	0.0000	6.0179
Total	**1.6800e-003**	**0.0354**	**0.0445**	**7.0000e-005**		**2.2500e-003**	**2.2500e-003**		**2.2500e-003**	**2.2500e-003**			**5.9870**	**1.4700e-003**	**0.0000**	**6.0179**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	1.4600e-003	0.0140	0.0190	4.0000e-005	1.0500e-003	2.1000e-004	1.2600e-003	3.0000e-004	1.9000e-004	4.9000e-004			3.2783	2.0000e-005	0.0000	3.2788
Worker	1.3700e-003	2.0200e-003	0.0211	6.0000e-005	4.8300e-003	3.0000e-005	4.8600e-003	1.2800e-003	3.0000e-005	1.3100e-003			4.1854	2.0000e-004	0.0000	4.1895
Total	**2.8300e-003**	**0.0160**	**0.0401**	**1.0000e-004**	**5.8800e-003**	**2.4000e-004**	**6.1200e-003**	**1.5800e-003**	**2.2000e-004**	**1.8000e-003**			**7.4637**	**2.2000e-004**	**0.0000**	**7.4683**

3.4 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3483	3.0355	2.2880	3.5000e-003		0.1950	0.1950		0.1833	0.1833			308.9844	0.0756	0.0000	310.5723
Total	**0.3483**	**3.0355**	**2.2880**	**3.5000e-003**		**0.1950**	**0.1950**		**0.1833**	**0.1833**			**308.9844**	**0.0756**	**0.0000**	**310.5723**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0713	0.6684	0.9457	1.9100e-003	0.0546	0.0103	0.0649	0.0156	9.4500e-003	0.0250			168.2212	1.2100e-003	0.0000	168.2466
Worker	0.0649	0.0963	1.0079	2.9900e-003	0.2521	1.7300e-003	0.2539	0.0670	1.6000e-003	0.0686			210.2845	9.6300e-003	0.0000	210.4867
Total	**0.1362**	**0.7647**	**1.9536**	**4.9000e-003**	**0.3068**	**0.0120**	**0.3188**	**0.0826**	**0.0111**	**0.0936**			**378.5057**	**0.0108**	**0.0000**	**378.7333**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0876	1.8497	2.3249	3.5000e-003		0.1177	0.1177		0.1177	0.1177			308.9841	0.0756	0.0000	310.5720
Total	**0.0876**	**1.8497**	**2.3249**	**3.5000e-003**		**0.1177**	**0.1177**		**0.1177**	**0.1177**			**308.9841**	**0.0756**	**0.0000**	**310.5720**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0713	0.6684	0.9457	1.9100e-003	0.0546	0.0103	0.0649	0.0156	9.4500e-003	0.0250			168.2212	1.2100e-003	0.0000	168.2466
Worker	0.0649	0.0963	1.0079	2.9900e-003	0.2521	1.7300e-003	0.2539	0.0670	1.6000e-003	0.0686			210.2845	9.6300e-003	0.0000	210.4867
Total	**0.1362**	**0.7647**	**1.9536**	**4.9000e-003**	**0.3068**	**0.0120**	**0.3188**	**0.0826**	**0.0111**	**0.0936**			**378.5057**	**0.0108**	**0.0000**	**378.7333**

3.4 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1011	0.9015	0.7362	1.1500e-003		0.0553	0.0553		0.0520	0.0520			100.6728	0.0245	0.0000	101.1872
Total	**0.1011**	**0.9015**	**0.7362**	**1.1500e-003**		**0.0553**	**0.0553**		**0.0520**	**0.0520**			**100.6728**	**0.0245**	**0.0000**	**101.1872**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0220	0.2042	0.2971	6.3000e-004	0.0180	3.1600e-003	0.0212	5.1400e-003	2.9000e-003	8.0400e-003			54.6588	4.0000e-004	0.0000	54.6673
Worker	0.0200	0.0294	0.3094	9.9000e-004	0.0831	5.8000e-004	0.0837	0.0221	5.3000e-004	0.0226			67.1268	3.0300e-003	0.0000	67.1904
Total	**0.0419**	**0.2336**	**0.6065**	**1.6200e-003**	**0.1011**	**3.7400e-003**	**0.1048**	**0.0272**	**3.4300e-003**	**0.0306**			**121.7857**	**3.4300e-003**	**0.0000**	**121.8577**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0289	0.6095	0.7661	1.1500e-003		0.0388	0.0388		0.0388	0.0388			100.6727	0.0245	0.0000	101.1871
Total	**0.0289**	**0.6095**	**0.7661**	**1.1500e-003**		**0.0388**	**0.0388**		**0.0388**	**0.0388**			**100.6727**	**0.0245**	**0.0000**	**101.1871**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0220	0.2042	0.2971	6.3000e-004	0.0180	3.1600e-003	0.0212	5.1400e-003	2.9000e-003	8.0400e-003			54.6588	4.0000e-004	0.0000	54.6673
Worker	0.0200	0.0294	0.3094	9.9000e-004	0.0831	5.8000e-004	0.0837	0.0221	5.3000e-004	0.0226			67.1268	3.0300e-003	0.0000	67.1904
Total	**0.0419**	**0.2336**	**0.6065**	**1.6200e-003**	**0.1011**	**3.7400e-003**	**0.1048**	**0.0272**	**3.4300e-003**	**0.0306**			**121.7857**	**3.4300e-003**	**0.0000**	**121.8577**

3.5 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2242					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	8.3900e-003	0.0578	0.0580	9.0000e-005		4.0600e-003	4.0600e-003		4.0600e-003	4.0600e-003			8.0428	6.8000e-004	0.0000	8.0570
Total	**1.2326**	**0.0578**	**0.0580**	**9.0000e-005**		**4.0600e-003**	**4.0600e-003**		**4.0600e-003**	**4.0600e-003**			**8.0428**	**6.8000e-004**	**0.0000**	**8.0570**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	1.2500e-003	1.8400e-003	0.0193	6.0000e-005	5.1900e-003	4.0000e-005	5.2200e-003	1.3800e-003	3.0000e-005	1.4100e-003			4.1910	1.9000e-004	0.0000	4.1950
Total	**1.2500e-003**	**1.8400e-003**	**0.0193**	**6.0000e-005**	**5.1900e-003**	**4.0000e-005**	**5.2200e-003**	**1.3800e-003**	**3.0000e-005**	**1.4100e-003**			**4.1910**	**1.9000e-004**	**0.0000**	**4.1950**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.2242					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	1.8700e-003	0.0427	0.0577	9.0000e-005		3.0000e-003	3.0000e-003		3.0000e-003	3.0000e-003			8.0427	6.8000e-004	0.0000	8.0570
Total	**1.2261**	**0.0427**	**0.0577**	**9.0000e-005**		**3.0000e-003**	**3.0000e-003**		**3.0000e-003**	**3.0000e-003**			**8.0427**	**6.8000e-004**	**0.0000**	**8.0570**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	1.2500e-003	1.8400e-003	0.0193	6.0000e-005	5.1900e-003	4.0000e-005	5.2200e-003	1.3800e-003	3.0000e-005	1.4100e-003			4.1910	1.9000e-004	0.0000	4.1950
Total	**1.2500e-003**	**1.8400e-003**	**0.0193**	**6.0000e-005**	**5.1900e-003**	**4.0000e-005**	**5.2200e-003**	**1.3800e-003**	**3.0000e-005**	**1.4100e-003**			**4.1910**	**1.9000e-004**	**0.0000**	**4.1950**

3.6 Paving - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.1200e-003	0.0615	0.0591	9.0000e-005		3.3300e-003	3.3300e-003		3.0700e-003	3.0700e-003			8.2121	2.5100e-003	0.0000	8.2648
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	**6.1200e-003**	**0.0615**	**0.0591**	**9.0000e-005**		**3.3300e-003**	**3.3300e-003**		**3.0700e-003**	**3.0700e-003**			**8.2121**	**2.5100e-003**	**0.0000**	**8.2648**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	4.2000e-004	4.4200e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004			0.9579	4.0000e-005	0.0000	0.9589
Total	**2.9000e-004**	**4.2000e-004**	**4.4200e-003**	**1.0000e-005**	**1.1900e-003**	**1.0000e-005**	**1.1900e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**			**0.9579**	**4.0000e-005**	**0.0000**	**0.9589**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.1400e-003	0.0434	0.0659	9.0000e-005		2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003			8.2121	2.5100e-003	0.0000	8.2648
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	**2.1400e-003**	**0.0434**	**0.0659**	**9.0000e-005**		**2.3800e-003**	**2.3800e-003**		**2.3800e-003**	**2.3800e-003**			**8.2121**	**2.5100e-003**	**0.0000**	**8.2648**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	4.2000e-004	4.4200e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004			0.9579	4.0000e-005	0.0000	0.9589
Total	**2.9000e-004**	**4.2000e-004**	**4.4200e-003**	**1.0000e-005**	**1.1900e-003**	**1.0000e-005**	**1.1900e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**			**0.9579**	**4.0000e-005**	**0.0000**	**0.9589**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4320	0.9205	4.2587	0.0121	0.8658	0.0130	0.8789	0.2314	0.0120	0.2434			864.7884	0.0326	0.0000	865.4725
Unmitigated	0.4320	0.9205	4.2587	0.0121	0.8658	0.0130	0.8789	0.2314	0.0120	0.2434			864.7884	0.0326	0.0000	865.4725

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	999.00	1,000.50	727.50	2,291,747	2,291,747
Total	999.00	1,000.50	727.50	2,291,747	2,291,747

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.509471	0.056616	0.192725	0.151095	0.041772	0.005913	0.015766	0.015535	0.001447	0.002155	0.004735	0.000502	0.002269

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000			717.3103	0.0406	8.3900e-003	720.7633
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000			876.5158	0.0496	0.0103	880.7352
NaturalGas Mitigated	0.0332	0.3018	0.2535	1.8100e-003		0.0229	0.0229		0.0229	0.0229			328.5082	6.3000e-003	6.0200e-003	330.5074
NaturalGas Unmitigated	0.0548	0.4978	0.4181	2.9900e-003		0.0378	0.0378		0.0378	0.0378			541.8883	0.0104	9.9300e-003	545.1861

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	1.01546e+007	0.0548	0.4978	0.4181	2.9900e-003		0.0378	0.0378		0.0378	0.0378			541.8883	0.0104	9.9300e-003	545.1861
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total		**0.0548**	**0.4978**	**0.4181**	**2.9900e-003**		**0.0378**	**0.0378**		**0.0378**	**0.0378**			**541.8883**	**0.0104**	**9.9300e-003**	**545.1861**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	6.15601e+006	0.0332	0.3018	0.2535	1.8100e-003		0.0229	0.0229		0.0229	0.0229			328.5082	6.3000e-003	6.0200e-003	330.5074
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total		**0.0332**	**0.3018**	**0.2535**	**1.8100e-003**		**0.0229**	**0.0229**		**0.0229**	**0.0229**			**328.5082**	**6.3000e-003**	**6.0200e-003**	**330.5074**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	903160	210.1179	0.0119	2.4600e-003	211.1294
Hotel	2.86441e+006	666.3978	0.0377	7.8000e-003	669.6058
Total		**876.5158**	**0.0496**	**0.0103**	**880.7352**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	661531	153.9036	8.7000e-003	1.8000e-003	154.6445
Hotel	2.42172e+006	563.4067	0.0319	6.5900e-003	566.1188
Total		**717.3103**	**0.0406**	**8.3900e-003**	**720.7633**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.6916	6.0000e-005	6.2500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			0.0120	3.0000e-005	0.0000	0.0127
Unmitigated	1.6916	6.0000e-005	6.2500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			0.0120	3.0000e-005	0.0000	0.0127

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1809					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	1.5100					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	5.9000e-004	6.0000e-005	6.2500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			0.0120	3.0000e-005	0.0000	0.0127
Total	**1.6915**	**6.0000e-005**	**6.2500e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**			**0.0120**	**3.0000e-005**	**0.0000**	**0.0127**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1809					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	1.5100					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	5.9000e-004	6.0000e-005	6.2500e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			0.0120	3.0000e-005	0.0000	0.0127
Total	**1.6915**	**6.0000e-005**	**6.2500e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**			**0.0120**	**3.0000e-005**	**0.0000**	**0.0127**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	11.2797	0.0998	2.4600e-003	14.1369
Unmitigated	13.8265	0.1247	3.0800e-003	17.3985

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	3.80502 / 0.422779	13.8265	0.1247	3.0800e-003	17.3985
Total		**13.8265**	**0.1247**	**3.0800e-003**	**17.3985**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	3.04401 / 0.422779	11.2797	0.0998	2.4600e-003	14.1369
Total		**11.2797**	**0.0998**	**2.4600e-003**	**14.1369**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	8.3358	0.4926	0.0000	18.6811
Unmitigated	16.6717	0.9853	0.0000	37.3622

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	82.13	16.6717	0.9853	0.0000	37.3622
Total		**16.6717**	**0.9853**	**0.0000**	**37.3622**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	41.065	8.3358	0.4926	0.0000	18.6811
Total		**8.3358**	**0.4926**	**0.0000**	**18.6811**

9.0 Operational Offroad

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

10.0 Vegetation

APPENDIX C

EDR REPORT

Starwood Tribute Hotel Project
3350 Avenue of The Arts
Costa Mesa, CA 92626

Inquiry Number: 4671365.2s
July 12, 2016

The EDR Radius Map™ Report with GeoCheck®

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

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3350 AVENUE OF THE ARTS
COSTA MESA, CA 92626

COORDINATES

Latitude (North):	33.6916550 - 33˚ 41' 29.95''
Longitude (West):	117.8801570 - 117˚ 52' 48.56''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	418423.8
UTM Y (Meters):	3728122.2
Elevation:	31 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640950 NEWPORT BEACH, CA
Version Date:	2012
East Map:	5640942 TUSTIN, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140514
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
3350 AVENUE OF THE ARTS
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
1	THE WYNDHAM	3350 AVENUE OF THE A	HAZNET		TP
A2		580 ANTON BLVD	EDR Hist Cleaner	Higher	539, 0.102, South
A3	OCEAN PARK CLEANERS	580 ANTON BLVD 213	RCRA-SQG, FINDS, DRYCLEANERS, HAZNET, NPDES, ECHO	Higher	539, 0.102, South
B4	MARRIOTT SUITES	500 ANTON BLVD	CA FID UST	Higher	590, 0.112, SSE
B5	MARRIOTT SUITES	500 ANTON BLVD	UST, SWEEPS UST	Higher	590, 0.112, SSE
C6	SOUTH COAST METRO CE	575 ANTON BLVD	CA FID UST	Higher	718, 0.136, SE
C7	METRO CENTER @SOUTH	575 ANTON BLVD	UST, SWEEPS UST	Higher	718, 0.136, SE
D8	SEGERSTROM CENTER FO	600 TOWN CENTER DR	UST	Lower	729, 0.138, WNW
E9	METRO FIRE STATION	3350 SAKIOKA	SWEEPS UST, CA FID UST, HAZNET	Higher	766, 0.145, East
E10	METRO FIRE STATION #	3350 SAKIOKA DR	UST	Higher	766, 0.145, East
D11	SEGERSTROM CENTER FO	615 TOWN CENTER DR	UST	Lower	792, 0.150, WNW
F12	METRO CENTER @ SOUTH	555 ANTON BLVD	UST	Higher	934, 0.177, SE
F13	PACIFIC SOUTHWEST RE	555 ANTON BLVD	CA FID UST, EMI	Higher	934, 0.177, SE
F14	SOUTH COAST METRO CE	555 ANTON BLVD 100	SWEEPS UST	Higher	934, 0.177, SE
G15	CENTER TOWER	650 TOWN CENTER DR	UST, SWEEPS UST	Lower	976, 0.185, WNW
G16	CENTER CLUB, INC	650 TOWN CENTER DR	CA FID UST, EMI	Lower	976, 0.185, WNW
17	WESTIN SOUTH COAST P	686 ANTON BLVD	UST	Lower	1312, 0.248, WSW
H18	SEARS ROEBUCK AND CO	3333 BRISTOL ST	LUST	Lower	1746, 0.331, WSW
H19	G&M OIL COMPANY	3301	HIST CORTESE	Lower	1748, 0.331, WSW
20	DOWNEY SAVINGS PLAZA	3200 BRISTOL	LUST, HIST UST, EMI, HIST CORTESE	Lower	1760, 0.333, WSW
21	UNOCAL #	3900 BRISTOL ST	LUST, HIST CORTESE	Lower	2234, 0.423, NW
I22	BRISTOL ONE DAY CLEA	3825 S BRISTOL ST	RCRA-SQG, SLIC, FINDS, DRYCLEANERS, EMI, ECHO	Lower	2277, 0.431, NW
I23	BRISTOL SHOPPING CEN	3825 SOUTH BRISTOL S	SLIC	Lower	2277, 0.431, NW
24	SAKIOKA FARMS	SWC OF SUNFLOWER AND	SLIC	Higher	2525, 0.478, ENE
J25	CHEVRON #9-1921	3801 BRISTOL ST	LUST, CHMIRS, HIST CORTESE	Lower	2542, 0.481, NW
J26	CHEVRON #9-1921	3801 S BRISTOL ST	LUST, CA FID UST, CHMIRS	Lower	2542, 0.481, NW
J27	FIRESTONE STORE #278	3733 BRISTOL ST	LUST, HIST CORTESE	Lower	2575, 0.488, NW
28	VALENTEC INTERNATION	3190 PULLMAN STREET	ENVIROSTOR, SLIC, Orange Co. Industrial Site	Higher	3748, 0.710, SE
29	SHELL SERVICE STATIO	3045 BRISTOL	LUST, Notify 65	Higher	3795, 0.719, SSW
30	ADVANCED PLATING TEC	150 E STEVENS AVE	ENVIROSTOR, Orange Co. Industrial Site	Higher	4070, 0.771, ENE
31	PRIME TECHNOLOGIES,	3183 REDHILL AVENUE	ENVIROSTOR	Higher	4284, 0.811, SE
32	FRYE & SMITH, INC.	150 E. BAKER STREET	ENVIROSTOR	Higher	4439, 0.841, South
33	CERADYNE INC	3169 REDHILL AVE	ENVIROSTOR, WDS	Higher	4647, 0.880, SSE
K34	SEMICOA	333 MCCORMICK AVENUE	ENVIROSTOR, HAZNET	Higher	4651, 0.881, SSE
K35	SEMICOA	333 MCCORMICK	RCRA-SQG, ENVIROSTOR, FINDS, WDS, ECHO	Higher	4651, 0.881, SSE

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
THE WYNDHAM 3350 AVENUE OF THE A COSTA MESA, CA 92626	HAZNET GEPAID: CAC001448616	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

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ..... RCRA - Large Quantity Generators

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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 - equivalent NPL

RESPONSE ..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ..... Underground Storage Tank Listing
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

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

EXECUTIVE SUMMARY

HIST Cal-Sites	Historical Calsites Database
SCH	School Property Evaluation Program
CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

HIST UST	Hazardous Substance Storage Container Database

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

EXECUTIVE SUMMARY

UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
UIC	UIC Listing
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto	EDR Exclusive Historic Gas Stations

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/09/2015 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OCEAN PARK CLEANERS	***580 ANTON BLVD 213***	***S 0 - 1/8 (0.102 mi.)***	***A3***	***8***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 05/02/2016 has revealed that there are 7 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VALENTEC INTERNATION Facility Id: 71002538 Status: Inactive - Needs Evaluation	***3190 PULLMAN STREET***	***SE 1/2 - 1 (0.710 mi.)***	***28***	***48***
ADVANCED PLATING TEC Facility Id: 71003277 Status: Inactive - Needs Evaluation	***150 E STEVENS AVE***	***ENE 1/2 - 1 (0.771 mi.)***	***30***	***53***
PRIME TECHNOLOGIES, Facility Id: 71002874 Status: Inactive - Needs Evaluation	3183 REDHILL AVENUE	SE 1/2 - 1 (0.811 mi.)	31	54
FRYE & SMITH, INC. Facility Id: 71002615 Status: No Further Action	150 E. BAKER STREET	S 1/2 - 1 (0.841 mi.)	32	55
CERADYNE INC Facility Id: 71002835 Status: Inactive - Needs Evaluation	***3169 REDHILL AVE***	***SSE 1/2 - 1 (0.880 mi.)***	***33***	***56***
SEMICOA	***333 MCCORMICK AVENUE***	***SSE 1/2 - 1 (0.881 mi.)***	***K34***	***58***

Facility Id: 60002151 Status: Active				
SEMICOA Facility Id: 71002417 Status: Inactive - Needs Evaluation	***333 MCCORMICK***	***SSE 1/2 - 1 (0.881 mi.)***	***K35***	***60***

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 6 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SEARS ROEBUCK AND CO Status: Completed - Case Closed Facility Status: Case Closed Global Id: T0605900596 Current Status: 9 Global ID: T0605900596 Facility Id: 88UT015	3333 BRISTOL ST	WSW 1/4 - 1/2 (0.331 mi.)	H18	21
DOWNEY SAVINGS PLAZA Status: Completed - Case Closed Facility Status: Case Closed Global Id: T0605900829 Current Status: 9 Global ID: T0605900829 Facility Id: 89UT173	***3200 BRISTOL***	***WSW 1/4 - 1/2 (0.333 mi.)***	***20***	***24***
UNOCAL # Facility Status: Preliminary site assessment underway Global ID: T0605901808	***3900 BRISTOL ST***	***NW 1/4 - 1/2 (0.423 mi.)***	***21***	***28***
CHEVRON #9-1921 Facility Status: Remediation Plan Global ID: T0605900929	***3801 BRISTOL ST***	***NW 1/4 - 1/2 (0.481 mi.)***	***J25***	***34***
CHEVRON #9-1921 Status: Completed - Case Closed Global Id: T0605900929	***3801 S BRISTOL ST***	***NW 1/4 - 1/2 (0.481 mi.)***	***J26***	***39***
FIRESTONE STORE #278 Facility Status: Case Closed Global ID: T0605901709	***3733 BRISTOL ST***	***NW 1/4 - 1/2 (0.488 mi.)***	***J27***	***47***

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 03/14/2016 has revealed that there are 3 SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SAKIOKA FARMS Facility Status: Completed - Case Closed Global Id: SL0605996848	SWC OF SUNFLOWER AND	ENE 1/4 - 1/2 (0.478 mi.)	24	33

Lower Elevation	Address	Direction / Distance	Map ID	Page
BRISTOL ONE DAY CLEA Facility Status: Post-Investigation/Remediation Monitoring	***3825 S BRISTOL ST***	***NW 1/4 - 1/2 (0.431 mi.)***	***I22***	***29***
BRISTOL SHOPPING CEN Facility Status: Open - Verification Monitoring Global Id: SL0605953624	3825 SOUTH BRISTOL S	NW 1/4 - 1/2 (0.431 mi.)	I23	32

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 8 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MARRIOTT SUITES Facility Id: FA0024426 Facility Id: 11590	***500 ANTON BLVD***	***SSE 0 - 1/8 (0.112 mi.)***	***B5***	***14***
METRO CENTER @SOUTH Facility Id: FA0024433 Facility Id: 11599	***575 ANTON BLVD***	***SE 1/8 - 1/4 (0.136 mi.)***	***C7***	***15***
METRO FIRE STATION # Facility Id: FA0024930 Facility Id: 12521	3350 SAKIOKA DR	E 1/8 - 1/4 (0.145 mi.)	E10	17
METRO CENTER @ SOUTH Facility Id: FA0042316 Facility Id: 19717	555 ANTON BLVD	SE 1/8 - 1/4 (0.177 mi.)	F12	18

Lower Elevation	Address	Direction / Distance	Map ID	Page
SEGERSTROM CENTER FO Facility Id: FA0024078 Facility Id: 18255	600 TOWN CENTER DR	WNW 1/8 - 1/4 (0.138 mi.)	D8	16
SEGERSTROM CENTER FO Facility Id: FA0050008	615 TOWN CENTER DR	WNW 1/8 - 1/4 (0.150 mi.)	D11	17
CENTER TOWER Facility Id: FA0024021	***650 TOWN CENTER DR***	***WNW 1/8 - 1/4 (0.185 mi.)***	***G15***	***19***

Facility Id: 7959				
WESTIN SOUTH COAST P Facility Id: 5421	686 ANTON BLVD	WSW 1/8 - 1/4 (0.248 mi.)	17	20

ADDITIONAL ENVIRONMENTAL RECORDS

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 5 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MARRIOTT SUITES Status: A Tank Status: A Comp Number: 11590	***500 ANTON BLVD***	***SSE 0 - 1/8 (0.112 mi.)***	***B5***	***14***
METRO CENTER @SOUTH Status: A Tank Status: A Comp Number: 11599	***575 ANTON BLVD***	***SE 1/8 - 1/4 (0.136 mi.)***	***C7***	***15***
METRO FIRE STATION Status: A Tank Status: A Comp Number: 12521	***3350 SAKIOKA***	***E 1/8 - 1/4 (0.145 mi.)***	***E9***	***16***
SOUTH COAST METRO CE Status: A Tank Status: A Comp Number: 11597	555 ANTON BLVD 100	SE 1/8 - 1/4 (0.177 mi.)	F14	19

Lower Elevation	Address	Direction / Distance	Map ID	Page
CENTER TOWER Status: A Tank Status: A Comp Number: 7959	***650 TOWN CENTER DR***	***WNW 1/8 - 1/4 (0.185 mi.)***	***G15***	***19***

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 5 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MARRIOTT SUITES	500 ANTON BLVD	SSE 0 - 1/8 (0.112 mi.)	B4	13

Facility Id: 30017674 Status: A				
SOUTH COAST METRO CE Facility Id: 30017675 Status: A	575 ANTON BLVD	SE 1/8 - 1/4 (0.136 mi.)	C6	14
METRO FIRE STATION Facility Id: 30004656 Status: A	***3350 SAKIOKA***	***E 1/8 - 1/4 (0.145 mi.)***	***E9***	***16***
PACIFIC SOUTHWEST RE Facility Id: 30007852 Status: A	***555 ANTON BLVD***	***SE 1/8 - 1/4 (0.177 mi.)***	***F13***	***18***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CENTER CLUB, INC Facility Id: 30007689 Status: A	***650 TOWN CENTER DR***	***WNW 1/8 - 1/4 (0.185 mi.)***	***G16***	***20***

Other Ascertainable Records

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 02/08/2016 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OCEAN PARK CLEANERS EPA Id: CAD983612409	***580 ANTON BLVD 213***	***S 0 - 1/8 (0.102 mi.)***	***A3***	***8***

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 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
G&M OIL COMPANY Reg Id: 083002853T	3301	WSW 1/4 - 1/2 (0.331 mi.)	H19	24
DOWNEY SAVINGS PLAZA Reg Id: 083001048T	***3200 BRISTOL***	***WSW 1/4 - 1/2 (0.333 mi.)***	***20***	***24***
UNOCAL # Reg Id: 083002578T	***3900 BRISTOL ST***	***NW 1/4 - 1/2 (0.423 mi.)***	***21***	***28***
CHEVRON #9-1921	***3801 BRISTOL ST***	***NW 1/4 - 1/2 (0.481 mi.)***	***J25***	***34***

Reg Id: 083001181T				
FIRESTONE STORE #278	***3733 BRISTOL ST***	***NW 1/4 - 1/2 (0.488 mi.)***	***J27***	***47***
Reg Id: 083002375T				

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.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SHELL SERVICE STATIO	***3045 BRISTOL***	***SSW 1/2 - 1 (0.719 mi.)***	***29***	***50***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	580 ANTON BLVD	S 0 - 1/8 (0.102 mi.)	A2	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 6 records.

Site Name	Database(s)
ASTRO OIL SERVICE STATION	LUST, HIST CORTESE
SHELL OIL	LUST
ARCO #0192	LUST
SAKIOKA FARMS	SLIC
BRISTOL PLAZA CALIF CLEANERS	SLIC
SUNFLOWER PLAZA METRO CLEANERS	SLIC

OVERVIEW MAP - 4671365.2S

Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

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:	Starwood Tribute Hotel Project	CLIENT:	Bonterra Psomas
ADDRESS:	3350 Avenue of The Arts Costa Mesa CA 92626	CONTACT:	Megan Larum
		INQUIRY #:	4671365.2s
LAT/LONG:	33.691655 / 117.880157	DATE:	July 12, 2016 1:43 pm

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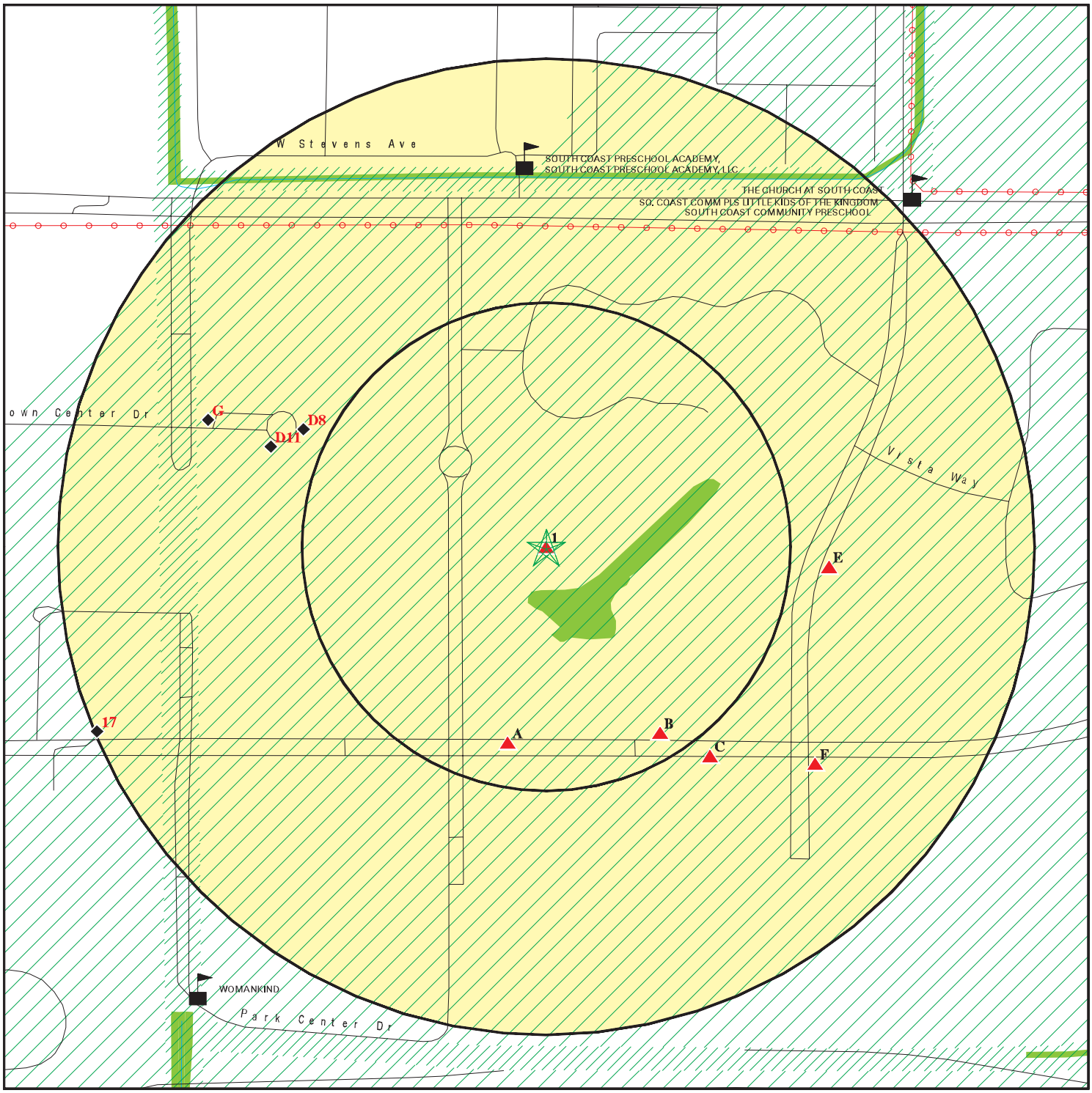
DETAIL MAP - 4671365.2S



0 1/16 1/8 1/4 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
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Starwood Tribute Hotel Project	CLIENT: Bonterra Psomas
ADDRESS: 3350 Avenue of The Arts Costa Mesa CA 92626	CONTACT: Megan Larum INQUIRY #: 4671365.2s
LAT/LONG: 33.691655 / 117.880157	DATE: July 12, 2016 1:44 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		1	0	NR	NR	NR	1
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	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	7	NR	7
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	6	NR	NR	6

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	3	NR	NR	3
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	7	NR	NR	NR	8
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	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		1	4	NR	NR	NR	5
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		1	4	NR	NR	NR	5
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		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		1	0	NR	NR	NR	1
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	1	NR	NR	NR	NR	NR	1
HIST CORTESE	0.500		0	0	5	NR	NR	5
HWP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	1	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		NR	NR	NR	NR	NR	0
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		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1
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 --		1	6	15	14	8	0	44

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
Target
Property
Actual:
31 ft.

THE WYNDHAM
3350 AVENUE OF THE ARTS
COSTA MESA, CA 92626

HAZNET **S112892551**
N/A

HAZNET:

envid:	S112892551
Year:	2001
GEPAID:	CAC001448616
Contact:	JOE COMADURAN
Telephone:	7147515100
Mailing Name:	Not reported
Mailing Address:	3350 AVENUE OF THE ARTS
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Treatment, Tank
Tons:	0.02
Cat Decode:	Unspecified organic liquid mixture
Method Decode:	Treatment, Tank
Facility County:	Orange

A2
South
< 1/8
0.102 mi.
539 ft.

580 ANTON BLVD
COSTA MESA, CA 92626

Site 1 of 2 in cluster A

EDR Hist Cleaner **1015077082**
N/A

Relative:
Higher
Actual:
32 ft.

EDR Historical Cleaners:

Name:	OCEAN PARK CLEANERS
Year:	2001
Address:	580 ANTON BLVD
Name:	OCEAN PARK CLEANERS
Year:	2002
Address:	580 ANTON BLVD
Name:	OCEANPARK CLEANERS
Year:	2003
Address:	580 ANTON BLVD
Name:	OCEAN BREEZE CLEANER
Year:	2007
Address:	580 ANTON BLVD

A3
South
< 1/8
0.102 mi.
539 ft.

OCEAN PARK CLEANERS
580 ANTON BLVD 213
COSTA MESA, CA 92626

Site 2 of 2 in cluster A

RCRA-SQG **1000597237**
FINDS **CAD983612409**
DRYCLEANERS
HAZNET
NPDES
ECHO

Relative:
Higher
Actual:
32 ft.

RCRA-SQG:

Date form received by agency:	12/12/1991
Facility name:	OCEAN PARK CLEANERS
Facility address:	580 ANTON BLVD 213 COSTA MESA, CA 92626

OCEAN PARK CLEANERS (Continued) **1000597237**

EPA ID: CAD983612409
Contact: CHRIS CHOI
Contact address: 580 ANTON BLVD 213
COSTA MESA, CA 92626
Contact country: US
Contact telephone: (714) 436-0411
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: CHRIS CHOI
Owner/operator address: 580 ANTON BLVD 123
COSTA MESA, CA 92626
Owner/operator country: Not reported
Owner/operator telephone: (714) 436-0411
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002864295

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

OCEAN PARK CLEANERS (Continued) **1000597237**

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.

DRYCLEANERS:

EPA Id:	CAD983612409
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	11/07/1991
Facility Active:	No
Inactive Date:	Not reported
Facility Addr2:	Not reported
Owner Name:	CHRIS CHOI
Owner Address:	580 ANTON BLVD 123
Owner Address 2:	Not reported
Owner Telephone:	0000000000
Contact Name:	CHRIS CHOI OWNER
Contact Address:	580 ANTON BL #213
Contact Address 2:	Not reported
Contact Telephone:	7144360411
Mailing Name:	Not reported
Mailing Address 1:	580 ANTON BLVD # 213
Mailing Address 2:	Not reported
Mailing City:	COSTA MESA
Mailing State:	CA
Mailing Zip:	926260000
Owner Fax:	9
Region Code:	Not reported

HAZNET:

envid:	1000597237
Year:	2005
GEPAID:	CAD983612409
Contact:	CHRIS CHOI OWNER
Telephone:	7144360411
Mailing Name:	Not reported
Mailing Address:	580 ANTON BLVD # 213
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	NVR000076158
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Not reported
Tons:	Not reported
Cat Decode:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Decode:	Not reported
Facility County:	Orange

envid:	1000597237
Year:	2005
GEPAID:	CAD983612409

OCEAN PARK CLEANERS (Continued) **1000597237**

Contact:	CHRIS CHOI OWNER
Telephone:	7144360411
Mailing Name:	Not reported
Mailing Address:	580 ANTON BLVD # 213
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	NVR000076158
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Invalid Code
Tons:	0.22
Cat Decode:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Decode:	Invalid Code
Facility County:	Orange

envid:	1000597237
Year:	2005
GEPAID:	CAD983612409
Contact:	CHRIS CHOI OWNER
Telephone:	7144360411
Mailing Name:	Not reported
Mailing Address:	580 ANTON BLVD # 213
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	NVR000076158
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Not reported
Tons:	Not reported
Cat Decode:	Aqueous solution with total organic residues less than 10 percent
Method Decode:	Not reported
Facility County:	Orange

envid:	1000597237
Year:	1999
GEPAID:	CAD983612409
Contact:	CHRIS CHOI
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	580 ANTON BLVD # 213
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAD981397417
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Recycler
Tons:	.2751
Cat Decode:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Decode:	Recycler
Facility County:	Orange

envid:	1000597237
Year:	1998
GEPAID:	CAD983612409
Contact:	CHRIS CHOI

OCEAN PARK CLEANERS (Continued) **1000597237**

Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	580 ANTON BLVD # 213
Mailing City,St,Zip:	COSTA MESA, CA 926260000
Gen County:	Not reported
TSD EPA ID:	CAD981375983
TSD County:	Not reported
Waste Category:	Solids or sludges with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	Recycler
Tons:	.1125
Cat Decode:	Solids or sludges with halogenated organic compounds >= 1,000 Mg./L
Method Decode:	Recycler
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
4 additional CA_HAZNET: record(s) in the EDR Site Report.

NPDES:

Npdes Number:	CAS000002
Facility Status:	Active
Agency Id:	0
Region:	8
Regulatory Measure Id:	460094
Order No:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	8 30C373960
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	09/09/2015
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	SCP Apartments LLC
Discharge Address:	5141 Calfirnia Ave
Discharge City:	Irvine
Discharge State:	California
Discharge Zip:	92617
RECEIVED DATE:	Not reported
PROCESSED DATE:	Not reported
STATUS CODE NAME:	Not reported
STATUS DATE:	Not reported
PLACE SIZE:	Not reported
PLACE SIZE UNIT:	Not reported
FACILITY CONTACT NAME:	Not reported
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	Not reported
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	Not reported
OPERATOR NAME:	Not reported
OPERATOR ADDRESS:	Not reported
OPERATOR CITY:	Not reported
OPERATOR STATE:	Not reported
OPERATOR ZIP:	Not reported
OPERATOR CONTACT NAME:	Not reported
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	Not reported
OPERATOR CONTACT PHONE EXT:	Not reported

OCEAN PARK CLEANERS (Continued) **1000597237**

OPERATOR CONTACT EMAIL:	Not reported
OPERATOR TYPE:	Not reported
DEVELOPER NAME:	Not reported
DEVELOPER ADDRESS:	Not reported
DEVELOPER CITY:	Not reported
DEVELOPER STATE:	Not reported
DEVELOPER ZIP:	Not reported
DEVELOPER CONTACT NAME:	Not reported
DEVELOPER CONTACT TITLE:	Not reported
CONSTYPE LINEAR UTILITY IND:	Not reported
EMERGENCY PHONE NO:	Not reported
EMERGENCY PHONE EXT:	Not reported
CONSTYPE ABOVE GROUND IND:	Not reported
CONSTYPE BELOW GROUND IND:	Not reported
CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERTIAL IND:	Not reported
CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESRIPTION:	Not reported
CONSTYPE OTHER IND:	Not reported
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported
CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	Not reported
RECEIVING WATER NAME:	Not reported
CERTIFIER NAME:	Not reported
CERTIFIER TITLE:	Not reported
CERTIFICATION DATE:	Not reported
PRIMARY SIC:	Not reported
SECONDARY SIC:	Not reported
TERTIARY SIC:	Not reported

ECHO:

Envid:	1000597237
Registry ID:	110002864295
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002864295

B4 **MARRIOTT SUITES** **CA FID UST** **U002096178**
SSE **500 ANTON BLVD** **N/A**
< 1/8 **COSTA MESA, CA 92626**
0.112 mi.
590 ft. **Site 1 of 2 in cluster B**

Relative:
Higher

Actual:
32 ft.

CA FID UST:

Facility ID:	30017674
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7149571100
Mail To:	Not reported
Mailing Address:	500 ANTON BLVD

MARRIOTT SUITES (Continued) **U002096178**

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

B5 **MARRIOTT SUITES** **UST** **U003433175**
SSE **500 ANTON BLVD** **SWEEPS UST** **N/A**
< 1/8 **COSTA MESA, CA 92626**
0.112 mi.
590 ft. **Site 2 of 2 in cluster B**

Relative:
Higher

Actual:
32 ft.

UST:
Facility ID: 11590
Permitting Agency: ORANGE COUNTY
Latitude: 33.6920523
Longitude: -117.8770155

ORANGE CO. UST:
Facility ID: FA0024426

SWEEPS UST:
Status: Active
Comp Number: 11590
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: 30-000-011590-000001
Tank Status: A
Capacity: 2385
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: 1

C6 **SOUTH COAST METRO CENTER** **CA FID UST** **S101631304**
SE **575 ANTON BLVD** **N/A**
1/8-1/4 **COSTA MESA, CA 92626**
0.136 mi.
718 ft. **Site 1 of 2 in cluster C**

Relative:
Higher

Actual:
32 ft.

CA FID UST:
Facility ID: 30017675
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported

SOUTH COAST METRO CENTER (Continued) **S101631304**

Facility Phone:	7147510200
Mail To:	Not reported
Mailing Address:	535 ANTON
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

C7 **METRO CENTER @SOUTH COAST** **UST** **U003879953**
SE **575 ANTON BLVD** **SWEEPS UST** **N/A**
1/8-1/4 **COSTA MESA, CA 92626**
0.136 mi.
718 ft. **Site 2 of 2 in cluster C**

Relative:
Higher

Actual:
32 ft.

UST:

Facility ID:	11599
Permitting Agency:	ORANGE COUNTY
Latitude:	33.6903421
Longitude:	-117.8772541

ORANGE CO. UST:

Facility ID:	FA0024433

SWEEPS UST:

Status:	Active
Comp Number:	11599
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:	30-000-011599-000001
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	1

D8 WNW 1/8-1/4 0.138 mi. 729 ft. | **SEGERSTROM CENTER FOR THE ARTS** | **UST** | **U003433293**
600 TOWN CENTER DR | **N/A**
COSTA MESA, CA 92626

Site 1 of 2 in cluster D

Relative: Lower

Actual: 28 ft.

UST:

Facility ID:	18255
Permitting Agency:	ORANGE COUNTY
Latitude:	33.6936592
Longitude:	-117.8796839

ORANGE CO. UST:

Facility ID:	FA0024078

E9 East 1/8-1/4 0.145 mi. 766 ft. | **METRO FIRE STATION** | **SWEEPS UST** | **S101631299**
3350 SAKIOKA | **CA FID UST** | **N/A**
COSTA MESA, CA 92626 | **HAZNET**

Site 1 of 2 in cluster E

Relative: Higher

Actual: 31 ft.

SWEEPS UST:

Status:	Active
Comp Number:	12521
Number:	9
Board Of Equalization:	Not reported
Referral Date:	09-30-92
Action Date:	06-18-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-012521-000001
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	1

CA FID UST:

Facility ID:	30004656
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	Not reported
Mail To:	Not reported
Mailing Address:	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

METRO FIRE STATION (Continued) **S101631299**

HAZNET:

envid:	S101631299
Year:	2013
GEPAID:	CAC002721031
Contact:	GANT CORUM
Telephone:	7143277481
Mailing Name:	Not reported
Mailing Address:	PO BOX 1200
Mailing City,St,Zip:	COSTA MESA, CA 926281200
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.0882
Cat Decode:	Not reported
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Not reported

E10
East
1/8-1/4
0.145 mi.
766 ft.

METRO FIRE STATION #6 **UST** **U003433184**
3350 SAKIOKA DR **N/A**
COSTA MESA, CA 92626

Site 2 of 2 in cluster E

Relative:
Higher

Actual:
31 ft.

UST:

Facility ID:	12521
Permitting Agency:	ORANGE COUNTY
Latitude:	33.6933132
Longitude:	-117.8757092

ORANGE CO. UST:
Facility ID: FA0024930

D11
WNW
1/8-1/4
0.150 mi.
792 ft.

SEGERSTROM CENTER FOR THE ARTS **UST** **U004117505**
615 TOWN CENTER DR **N/A**
COSTA MESA, CA 92626

Site 2 of 2 in cluster D

Relative:
Lower

Actual:
28 ft.

ORANGE CO. UST:
Facility ID: FA0050008

F12 **METRO CENTER @ SOUTH COAST** **UST** **U003995239**
SE **555 ANTON BLVD** **N/A**
1/8-1/4 **COSTA MESA, CA 92626**
0.177 mi.
934 ft. **Site 1 of 3 in cluster F**

Relative:
Higher

Actual:
32 ft.

UST:

Facility ID:	19717
Permitting Agency:	ORANGE COUNTY
Latitude:	33.689823
Longitude:	-117.8766303

ORANGE CO. UST:

Facility ID:	FA0042316

F13 **PACIFIC SOUTHWEST REALTY** **CA FID UST** **S101589354**
SE **555 ANTON BLVD** **EMI** **N/A**
1/8-1/4 **COSTA MESA, CA 92626**
0.177 mi.
934 ft. **Site 2 of 3 in cluster F**

Relative:
Higher

Actual:
32 ft.

CA FID UST:

Facility ID:	30007852
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	Not reported
Mail To:	Not reported
Mailing Address:	555 ANTON
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

EMI:

Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	75900
Air District Name:	SC
SIC Code:	6531
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

F14 SE 1/8-1/4 0.177 mi. 934 ft. — **SOUTH COAST METRO CENTER**, **555 ANTON BLVD 100**, **COSTA MESA, CA 92626** — **SWEEPS UST** — **S106932384** / **N/A**

Site 3 of 3 in cluster F

Relative: Higher

Actual: 32 ft.

SWEEPS UST:

Status:	Active
Comp Number:	11597
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:	30-000-011597-000001
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	1

G15 WNW 1/8-1/4 0.185 mi. 976 ft. — **CENTER TOWER**, **650 TOWN CENTER DR**, **COSTA MESA, CA 92626** — **UST**, **SWEEPS UST** — **U003432844** / **N/A**

Site 1 of 2 in cluster G

Relative: Lower

Actual: 27 ft.

UST:

Facility ID:	7959
Permitting Agency:	ORANGE COUNTY
Latitude:	33.694097
Longitude:	-117.881294

ORANGE CO. UST:

Facility ID: FA0024021

SWEEPS UST:

Status:	Active
Comp Number:	7959
Number:	9
Board Of Equalization:	44-016663
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-007959-000001
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	1

G16 WNW 1/8-1/4 0.185 mi. 976 ft. | **CENTER CLUB, INC**
650 TOWN CENTER DR
COSTA MESA, CA 92626 | **CA FID UST EMI** | **S101609510 N/A**

Site 2 of 2 in cluster G

Relative: Lower

Actual: 27 ft.

CA FID UST:

Facility ID:	30007689
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7142411700
Mail To:	Not reported
Mailing Address:	611 ANTON
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

EMI:

Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	68672
Air District Name:	SC
SIC Code:	5812
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

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17 WSW 1/8-1/4 0.248 mi. 1312 ft. | **WESTIN SOUTH COAST PLAZA**
686 ANTON BLVD
COSTA MESA, CA 92626 | **UST** | **U003880091 N/A**

Relative: Lower

Actual: 27 ft.

UST:

Facility ID:	5421
Permitting Agency:	ORANGE COUNTY
Latitude:	33.6919613
Longitude:	-117.8822938

H18 WSW 1/4-1/2 0.331 mi. 1746 ft. | **SEARS ROEBUCK AND CO**
3333 BRISTOL ST
COSTA MESA, CA 92626 | **LUST** | **1000369396**
N/A

Site 1 of 2 in cluster H

Relative: Lower

Actual: 28 ft.

LUST:

Region:	STATE
Global Id:	T0605900596
Latitude:	33.6927591
Longitude:	-117.8856741
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	08/20/2004
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083000754T
LOC Case Number:	88UT015
File Location:	Local Agency Warehouse
Potential Media Affect:	Other Groundwater (uses other than drinking water)
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:	T0605900596
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:	T0605900596
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:	T0605900596
Status:	Completed - Case Closed
Status Date:	08/20/2004

Global Id:	T0605900596
Status:	Open - Case Begin Date
Status Date:	01/05/1988

Global Id:	T0605900596
Status:	Open - Remediation
Status Date:	08/09/1993

SEARS ROEBUCK AND CO (Continued) **1000369396**

Regulatory Activities:

Global Id: T0605900596
Action Type: Other
Date: 01/05/1988
Action: Leak Discovery

Global Id: T0605900596
Action Type: ENFORCEMENT
Date: 12/20/2004
Action: Closure/No Further Action Letter

Global Id: T0605900596
Action Type: ENFORCEMENT
Date: 02/19/1988
Action: Notice of Responsibility

Global Id: T0605900596
Action Type: ENFORCEMENT
Date: 12/03/2003
Action: Staff Letter

Global Id: T0605900596
Action Type: ENFORCEMENT
Date: 12/12/2003
Action: Staff Letter

Global Id: T0605900596
Action Type: Other
Date: 01/05/1988
Action: Leak Reported

Global Id: T0605900596
Action Type: ENFORCEMENT
Date: 07/14/2003
Action: Staff Letter

Global Id: T0605900596
Action Type: ENFORCEMENT
Date: 08/29/2003
Action: Staff Letter

Global Id: T0605900596
Action Type: REMEDIATION
Date: 03/06/2000
Action: Other (Use Description Field)

Global Id: T0605900596
Action Type: REMEDIATION
Date: 08/20/1993
Action: Excavation

ORANGE CO. LUST:

Region: ORANGE
Facility Id: 88UT015
Current Status: Certification (Case Closed)

SEARS ROEBUCK AND CO (Continued) **1000369396**

Released Substance: Waste oil/Used oil
Date Closed: 12/20/2004
Case Type: Other Ground Water
Record ID: RO0001118

Region: ORANGE
Facility Id: 88UT015
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 12/20/2004
Case Type: Other Ground Water
Record ID: RO0001118

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083000754T
Local Case Num:	88UT015
Case Type:	Other ground water affected
Substance:	12035,800661
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:	Unknown
Global ID:	T0605900596
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:	1/5/1988
Enforcement Date:	Not reported
Close Date:	12/20/2004
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	9/9/1993
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	=
Soil Qualifies:	ND
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6927591
Longitude:	-117.8856741
MTBE Date:	6/6/2002
Max MTBE GW:	12
MTBE Concentration:	0
Max MTBE Soil:	0

SEARS ROEBUCK AND CO (Continued) **1000369396**

MTBE Fuel:	0
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

H19 **G&M OIL COMPANY** **HIST CORTESE** **S104233749**
WSW **3301** **N/A**
1/4-1/2 **SANTA ANA, CA 92704**
0.331 mi.
1748 ft. **Site 2 of 2 in cluster H**

Relative:
Lower

Actual:
28 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083002853T

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20 **DOWNEY SAVINGS PLAZA** **LUST** **S104570414**
WSW **3200 BRISTOL** **HIST UST** **N/A**
1/4-1/2 **COSTA MESA, CA 92626** **EMI**
0.333 mi. **HIST CORTESE**
1760 ft.

Relative:
Lower

Actual:
28 ft.

LUST:

Region:	STATE
Global Id:	T0605900829
Latitude:	33.6887913
Longitude:	-117.8854051
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	08/29/1995
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083001048T
LOC Case Number:	89UT173
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:	T0605900829
Contact Type:	Local Agency Caseworker
Contact Name:	DENAMARIE BAKER
Organization Name:	ORANGE COUNTY LOP

DOWNEY SAVINGS PLAZA (Continued) **S104570414**

Address:	1241 E. DYER ROAD, STE. 120
City:	SANTA ANA
Email:	dbaker@ochca.com
Phone Number:	7144336255

Global Id:	T0605900829
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:	T0605900829
Status:	Completed - Case Closed
Status Date:	08/29/1995

Global Id:	T0605900829
Status:	Open - Case Begin Date
Status Date:	09/01/1989

Regulatory Activities:

Global Id:	T0605900829
Action Type:	Other
Date:	09/01/1989
Action:	Leak Discovery

Global Id:	T0605900829
Action Type:	Other
Date:	09/01/1989
Action:	Leak Reported

Global Id:	T0605900829
Action Type:	REMEDIATION
Date:	02/27/1990
Action:	Excavation

ORANGE CO. LUST:

Region:	ORANGE
Facility Id:	89UT173
Current Status:	Certification (Case Closed)
Released Substance:	Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	08/29/1995
Case Type:	Other Ground Water
Record ID:	RO0000895

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083001048T

DOWNEY SAVINGS PLAZA (Continued) **S104570414**

Local Case Num:	89UT173
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:	T0605900829
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	9/1/1989
Enforcement Date:	Not reported
Close Date:	8/29/1995
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6887913
Longitude:	-117.8854051
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:	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

HIST UST:

File Number:	0002E86D
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002E86D.pdf
Region:	Not reported
Facility ID:	Not reported

DOWNEY SAVINGS PLAZA (Continued) **S104570414**

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:	1990
County Code:	30
Air Basin:	SC
Facility ID:	76191
Air District Name:	SC
SIC Code:	6541
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1995
County Code:	30
Air Basin:	SC
Facility ID:	76191
Air District Name:	SC
SIC Code:	6541
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

HIST CORTESE:

DOWNEY SAVINGS PLAZA (Continued) **S104570414**

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083001048T

21
NW
1/4-1/2
0.423 mi.
2234 ft.

UNOCAL #
3900 BRISTOL ST
SANTA ANA, CA 92705

LUST **S104758752**
HIST CORTESE **N/A**

Relative:
Lower

Actual:
28 ft.

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Preliminary site assessment underway
Case Number:	083002578T
Local Case Num:	Not reported
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Not reported
How Stopped:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Global ID:	T0605901808
How Stopped Date:	Not reported
Enter Date:	12/19/1994
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	1/1/1965
Discover Date:	Not reported
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:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	12/19/1994
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6949161
Longitude:	-117.8856451
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:	*

UNOCAL # (Continued) **S104758752**

Staff:	NOM
Staff Initials:	JB
Lead Agency:	Local Agency
Local Agency:	Santa Ana, Orange County
Hydr Basin #:	COASTAL PLAIN OF ORA
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083002578T

I22 **BRISTOL ONE DAY CLEANERS** **RCRA-SQG** **1000389231**
NW **3825 S BRISTOL ST** **SLIC** **CAD981620693**
1/4-1/2 **SANTA ANA, CA 92704** **FINDS**
0.431 mi. **DRYCLEANERS**
2277 ft. **Site 1 of 2 in cluster I** **EMI**
ECHO

Relative:
Lower

Actual:
28 ft.

RCRA-SQG:

Date form received by agency:	04/20/2004
Facility name:	BRISTOL ONE DAY CLEANERS
Facility address:	3825 S BRISTOL ST SANTA ANA, CA 92704
EPA ID:	CAD981620693
Mailing address:	ORANGE BRISTOL LT CO R ELLIS 2401 E EL SEGUNDO BLVD STE 470 EL SEGUNDO, CA 90245
Contact:	JON WALDRON
Contact address:	ORANGE BRISTOL LT CO R ELLIS 2401 E EL SEGUNDO BLVD STE 470 EL SEGUNDO, CA 90245
Contact country:	US
Contact telephone:	310-592-3613
Contact email:	JON.WALDRON@CBRE.COM
EPA Region:	09
Land type:	Private
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:	AMERICAN GENERAL FINANCE
Owner/operator address:	Not reported Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/01/2004

BRISTOL ONE DAY CLEANERS (Continued) **1000389231**

Owner/Op end date: Not reported

Owner/operator name: CHONG UK HWANG
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: ORANGE BRISTOL LP
Owner/operator address: CO INESTCORP PROP LTD 280 PARK AVE 36TH FLOOR
NEW YORK, NY 10017
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 08/04/2003
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

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

Historical Generators:
Date form received by agency: 09/01/1996
Site name: BRISTOL ONE DAY CLEANERS
Classification: Small Quantity Generator

BRISTOL ONE DAY CLEANERS (Continued) **1000389231**

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 10/17/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

SLIC REG 8:
Type: Soil and Groundwater
Facility Status: Post-Investigation/Remediation Monitoring
Staff: WDM
Substance: PCE
Lead Agency: Regional Board
Location Code: Not reported
Thomas Bros Code: Not reported

FINDS:

Registry ID: 110002726756

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.

DRYCLEANERS:
EPA Id: CAR000167155
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 01/05/2005
Facility Active: Yes
Inactive Date: Not reported
Facility Addr2: Not reported
Owner Name: BRISTOL CENTER HOLDINGS LP
Owner Address: 8115 PRESTON RD STE 400
Owner Address 2: Not reported
Owner Telephone: 2146924200
Contact Name: CHRISTE CAVANESS
Contact Address: 8115 PRESTON RD STE 400
Contact Address 2: Not reported
Contact Telephone: 2146924200
Mailing Name: Not reported
Mailing Address 1: 8115 PRESTON RD STE 400
Mailing Address 2: Not reported
Mailing City: DALLAS
Mailing State: TX
Mailing Zip: 752256311
Owner Fax: 4

BRISTOL ONE DAY CLEANERS (Continued) **1000389231**

Region Code: 2146924201

EMI:

Year:	1987
County Code:	30
Air Basin:	SC
Facility ID:	36791
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	36791
Air District Name:	SC
SIC Code:	7216
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

ECHO:

Envid:	1000389231
Registry ID:	110002726756
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002726756

I23 **BRISTOL SHOPPING CENTER - FORMER 1-DAY CLEANERS** **SLIC** **S106487161**
NW **3825 SOUTH BRISTOL STREET** **N/A**
1/4-1/2 **SANTA ANA, CA**
0.431 mi.
2277 ft. **Site 2 of 2 in cluster I**

Relative:
Lower

Actual:
28 ft.

SLIC:

Region:	STATE
Facility Status:	**Open - Verification Monitoring**
Status Date:	01/01/2014
Global Id:	SL0605953624
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number:	Not reported
Latitude:	33.6971012171541
Longitude:	-117.884287834167

BRISTOL SHOPPING CENTER - FORMER 1-DAY CLEANERS (Continued) **S106487161**

Case Type:	Cleanup Program Site
Case Worker:	ANA
Local Agency:	Not reported
RB Case Number:	Not reported
File Location:	Not reported
Potential Media Affected:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Tetrachloroethylene (PCE)
Site History:	The site is a former dry cleaner with significant soil contamination with PCE and very low contamination of groundwater. Excavation of the soil in the indoor areas had been conducted to the extent possible. However, upon further investigation of the adjacent tenant units and the outdoor areas it was determined that soil is also contaminated in these areas. Soil excavation has been requested in these areas. Additional sampling for optimizing the area to be excavated was conducted and the final boundaries of the excavation area was determined. A revised work plan for soil remediation was approved in December 2011. Plan for soil excavation was approved by the City of Santa Ana after a sanitary sewer line located within the excavationa area was relocated. Excavation via large diameter auger (LDA) began in August 2013 and completed in September 2013. Verification monitroing of the perched groundwater is ongoing at the Site. Investigation into the deeper WBZ has been requested. Semi-annual groundwater sampling is ongoing.

Click here to access the California GeoTracker records for this facility:

24
ENE
1/4-1/2
0.478 mi.
2525 ft.

SAKIOKA FARMS **SLIC** **S106487174**
SWC OF SUNFLOWER AND ANTON BLVD. **N/A**
COSTA MESA, CA

Relative:
Higher

Actual:
36 ft.

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	08/19/2005
Global Id:	SL0605996848
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number:	Not reported
Latitude:	33.6939
Longitude:	-117.8723
Case Type:	Cleanup Program Site
Case Worker:	RA
Local Agency:	Not reported
RB Case Number:	Not reported
File Location:	Not reported
Potential Media Affected:	Soil
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

J25 NW 1/4-1/2 0.481 mi. 2542 ft. | **CHEVRON #9-1921**
3801 BRISTOL ST
SANTA ANA, CA 92704

LUST **S103891634**
CHMIRS **N/A**
HIST CORTESE

Site 1 of 3 in cluster J

Relative: Lower

Actual: 28 ft.

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Remediation Plan
Case Number:	083001181T
Local Case Num:	Not reported
Case Type:	Aquifer affected
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	EDFP
Cross Street:	SUNFLOWER
Enf Type:	MRPO
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	Overfill
Leak Source:	Other Source
Global ID:	T0605900929
How Stopped Date:	12/13/1988
Enter Date:	3/27/1989
Date Confirmation of Leak Began:	12/13/1988
Date Preliminary Assessment Began:	12/1/1988
Discover Date:	12/13/1988
Enforcement Date:	1/1/1965
Close Date:	Not reported
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	3/27/1989
Date Remediation Plan Submitted:	4/9/1997
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	3/27/1989
GW Qualifies:	=
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Yes
Oversite Program:	LUST
Latitude:	33.696774
Longitude:	-117.8853401
MTBE Date:	12/1/1998
Max MTBE GW:	200000
MTBE Concentration:	1
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	B
Staff:	TME
Staff Initials:	JB
Lead Agency:	Regional Board
Local Agency:	Santa Ana, Orange County
Hydr Basin #:	COASTAL PLAIN OF ORA
Beneficial:	Not reported

CHEVRON #9-1921 (Continued) **S103891634**

Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	02/01/92 RAP SUBMITTED, APPROVED. NO ACTION TAKEN BY RP. RECOVERY WELL INSTALLED 1/19/94. A NEW CAP(RAP) SUBMITTED 4/9/97. Submitted 3rd Quarter 2000 Progress Report.

CHMIRS:

OES Incident Number:	4-5403
OES notification:	09/23/2014
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:	No
Waterway:	Not reported
Spill Site:	Merchant/Business
Cleanup By:	No
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Type:	PETROLEUM
Measure:	Qt.(s)
Other:	Not reported
Date/Time:	1315
Year:	2014
Agency:	Chevron
Incident Date:	9/23/2014
Admin Agency:	Not reported
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported

CHEVRON #9-1921 (Continued) **S103891634**

E Date:	Not reported
Substance:	Gasoline
Quantity Released:	1
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	No
#2 Pipeline:	No
#3 Pipeline:	No
#1 Vessel >= 300 Tons:	No
#2 Vessel >= 300 Tons:	No
#3 Vessel >= 300 Tons:	No
Evacs:	No
Injuries:	Mechanical
Fatals:	No
Comments:	Not reported
Description:	Caller states the automatic shutoff on a fueling nozzle malfunctioned resulting in the release of 1 qt of gasoline onto concrete. Station personnel handled the clean up. No waterways impacted.
OES Incident Number:	13-3678
OES notification:	06/17/2013
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:	No
Waterway:	Not reported
Spill Site:	Service Station
Cleanup By:	Responsible Party

CHEVRON #9-1921 (Continued) **S103891634**

Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Gal(s)
Other:	Not reported
Date/Time:	1315
Year:	2013
Agency:	NRC
Incident Date:	6/17/2013
Admin Agency:	Santa Ana Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Gasoline
Quantity Released:	1.6
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	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:	Quoting the NRC Report: "CALLER STATED THAT TWO GAS PUMP'S AUTOMATIC SHUT-OFF DID NOT ACTIVATE ALLOWING APPROXIMATELY 1.6 GALLONS OF GASOLINE TO BE RELEASED ONTO THE GROUND." "CLEAN UP WAS COMPLETED."
OES Incident Number:	12-6908
OES notification:	11/15/2012
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

CHEVRON #9-1921 (Continued) **S103891634**

Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Asphalt
Spill Site:	Service Station
Cleanup By:	Unknown
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Oz.
Other:	Not reported
Date/Time:	730
Year:	2012
Agency:	NRC
Incident Date:	11/15/2012
Admin Agency:	Santa Ana Fire Department
Amount:	Not reported
Contained:	Unknown
Site Type:	Asphalt
E Date:	Not reported
Substance:	Unleaded Gas
Quantity Released:	32
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	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:	Quoting the NRC Report: "CUSTOMER WAS FUELING A VEHICLE, DROPPED THE NOZZLE AND RELEASED 32 OUNCES TO CONCRETE." "ABSORBENTS APPLIED."

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083001181T

J26 NW 1/4-1/2 0.481 mi. 2542 ft. | **CHEVRON #9-1921**
3801 S BRISTOL ST
SANTA ANA, CA 92704

Site 2 of 3 in cluster J

LUST
CA FID UST
CHMIRS

S101589015
N/A

Relative: Lower

Actual: 28 ft.

LUST:

Region:	STATE
Global Id:	T0605900929
Latitude:	33.696774
Longitude:	-117.8853401
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	01/15/2016
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Case Worker:	TME
Local Agency:	SANTA ANA, CITY OF
RB Case Number:	083001181T
LOC Case Number:	Not reported
File Location:	Regional Board
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605900929
Contact Type:	Regional Board Caseworker
Contact Name:	TOM E. MBEKE-EKANEM
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	tmbeke-ekanem@waterboards.ca.gov
Phone Number:	9513202007

Global Id:	T0605900929
Contact Type:	Local Agency Caseworker
Contact Name:	CHRISTOPHER CIRAULO
Organization Name:	SANTA ANA, CITY OF
Address:	1439 S. BROADWAY
City:	SANTA ANA
Email:	cciraulo@santa-ana.org
Phone Number:	Not reported

Status History:

Global Id:	T0605900929
Status:	Completed - Case Closed
Status Date:	01/15/2016

Global Id:	T0605900929
Status:	Open - Case Begin Date
Status Date:	12/01/1988

Global Id:	T0605900929
Status:	Open - Remediation
Status Date:	04/09/1997

Global Id:	T0605900929

CHEVRON #9-1921 (Continued) **S101589015**

Status: Open - Remediation
Status Date: 06/05/2006

Global Id: T0605900929
Status: Open - Site Assessment
Status Date: 12/01/1988

Global Id: T0605900929
Status: Open - Site Assessment
Status Date: 12/13/1988

Global Id: T0605900929
Status: Open - Site Assessment
Status Date: 03/27/1989

Global Id: T0605900929
Status: Open - Site Assessment
Status Date: 10/17/2006

Global Id: T0605900929
Status: Open - Site Assessment
Status Date: 05/01/2007

Global Id: T0605900929
Status: Open - Site Assessment
Status Date: 05/03/2007

Global Id: T0605900929
Status: Open - Verification Monitoring
Status Date: 05/23/2008

Regulatory Activities:
Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 08/02/2005
Action: Preparation of Record for Appeal/Referral/Petition

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 09/12/2008
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 08/10/2009
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: RESPONSE
Date: 08/21/2006
Action: Soil and Water Investigation Workplan

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 02/24/2012
Action: Technical Correspondence / Assistance / Other

CHEVRON #9-1921 (Continued) **S101589015**

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 01/18/2012
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 01/21/2004
Action: 13267 Monitoring Program

Global Id: T0605900929
Action Type: Other
Date: 12/13/1988
Action: Leak Discovery

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 10/08/2008
Action: File review

Global Id: T0605900929
Action Type: RESPONSE
Date: 09/20/2014
Action: Request for Closure - Regulator Responded

Global Id: T0605900929
Action Type: RESPONSE
Date: 04/28/2014
Action: Request for Closure - Regulator Responded

Global Id: T0605900929
Action Type: RESPONSE
Date: 04/30/2007
Action: Interim Remedial Action Plan

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 01/15/2013
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 07/15/2003
Action: * No Action

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 06/05/2006
Action: File review

Global Id: T0605900929
Action Type: Other
Date: 12/13/1988
Action: Leak Reported

Global Id: T0605900929
Action Type: ENFORCEMENT

CHEVRON #9-1921 (Continued) **S101589015**

Date: 09/12/2008
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 11/20/2008
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 02/23/2010
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 08/15/2012
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 12/03/2004
Action: 13267 Monitoring Program

Global Id: T0605900929
Action Type: RESPONSE
Date: 11/08/2006
Action: Interim Remedial Action Plan

Global Id: T0605900929
Action Type: RESPONSE
Date: 01/10/2012
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 09/13/2004
Action: 13267 Monitoring Program

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 02/20/2009
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: RESPONSE
Date: 04/30/2003
Action: Monitoring Report - Quarterly

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 07/19/2011
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 10/11/2011
Action: Technical Correspondence / Assistance / Other

CHEVRON #9-1921 (Continued) **S101589015**

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 01/19/2011
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 07/15/2011
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 06/19/2006
Action: Staff Letter

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 02/27/2007
Action: Staff Letter

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 04/10/2003
Action: * No Action

Global Id: T0605900929
Action Type: RESPONSE
Date: 04/28/2007
Action: CAP/RAP - Feasibility Study Report

Global Id: T0605900929
Action Type: Other
Date: 12/13/1988
Action: Leak Stopped

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 08/30/2004
Action: 13267 Monitoring Program

Global Id: T0605900929
Action Type: RESPONSE
Date: 10/30/2007
Action: Monitoring Report - Quarterly

Global Id: T0605900929
Action Type: RESPONSE
Date: 01/30/2008
Action: Monitoring Report - Quarterly

Global Id: T0605900929
Action Type: RESPONSE
Date: 07/30/2007
Action: Monitoring Report - Quarterly

Global Id: T0605900929
Action Type: RESPONSE

CHEVRON #9-1921 (Continued) **S101589015**

Date: 04/30/2007
Action: Soil and Water Investigation Report

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 04/12/2012
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 11/04/2013
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 06/23/2004
Action: 13267 Monitoring Program

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 01/27/2007
Action: Staff Letter

Global Id: T0605900929
Action Type: RESPONSE
Date: 08/12/2007
Action: Other Workplan

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 04/14/2011
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 10/22/2003
Action: 13267 Monitoring Program

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 01/13/2016
Action: State Water Board Closure Order

Global Id: T0605900929
Action Type: RESPONSE
Date: 10/30/2008
Action: Monitoring Report - Quarterly

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 07/28/2015
Action: Notification - Public Notice of Case Closure

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 07/06/2015
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

CHEVRON #9-1921 (Continued) **S101589015**

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 02/23/2006
Action: 13267 Monitoring Program

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 01/23/2006
Action: 13267 Monitoring Program

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 06/20/2005
Action: 13267 Monitoring Program

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 02/20/2005
Action: 13267 Monitoring Program

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 07/15/2009
Action: Letter - Notice

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 08/12/2010
Action: Technical Correspondence / Assistance / Other

Global Id: T0605900929
Action Type: RESPONSE
Date: 07/30/2008
Action: Monitoring Report - Quarterly

Global Id: T0605900929
Action Type: ENFORCEMENT
Date: 04/11/2011
Action: Technical Correspondence / Assistance / Other

CA FID UST:
Facility ID: 30000912
Regulated By: UTNKA
Regulated ID: 00062166
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7145576311
Mail To: Not reported
Mailing Address: 3801 S BRISTOL
Mailing Address 2: Not reported
Mailing City,St,Zip: SANTA ANA 92704
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported

CHEVRON #9-1921 (Continued) **S101589015**

Comments: Not reported
Status: Active

CHMIRS:

OES Incident Number:	13-2122
OES notification:	04/08/2013
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:	No
Waterway:	Not reported
Spill Site:	Service Station
Cleanup By:	Station Personnel
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Oz.
Other:	Not reported
Date/Time:	1715
Year:	2013
Agency:	NRC
Incident Date:	4/8/2013
Admin Agency:	Santa Ana Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Gasoline
Quantity Released:	32
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported

CHEVRON #9-1921 (Continued) **S101589015**

Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#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:	Per the NRC report: THE CALLER REPORTED A CUSTOMER OVERFILLED THEIR VEHICLE, SPILLING 32 OUNCES OF GASOLINE. SPILL CONTAINED AND CLEANED, CAL EMA WILL BE NOTIFIED.

J27 **FIRESTONE STORE #2783** **LUST** **S101299958**
NW **3733 BRISTOL ST** **HIST CORTESE** **N/A**
1/4-1/2 **SANTA ANA, CA 92707**
0.488 mi.
2575 ft. **Site 3 of 3 in cluster J**

Relative:
Lower

Actual:
28 ft.

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083002375T
Local Case Num:	Not reported
Case Type:	Soil only
Substance:	Diesel
Qty Leaked:	Not reported
Abate Method:	EDET
Cross Street:	CALLENS COMMONS
Enf Type:	None Taken
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0605901709
How Stopped Date:	3/4/1993
Enter Date:	1/14/1994
Date Confirmation of Leak Began:	3/4/1993
Date Preliminary Assessment Began:	Not reported
Discover Date:	3/4/1993
Enforcement Date:	Not reported
Close Date:	10/8/1998
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	5/20/1994
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	1/14/1994
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported

FIRESTONE STORE #2783 (Continued) **S101299958**

Facility Contact:	Not reported
Interim:	Yes
Oversite Program:	LUST
Latitude:	33.697864
Longitude:	-117.8853631
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:	JB
Lead Agency:	Regional Board
Local Agency:	Santa Ana, Orange County
Hydr Basin #:	COASTAL PLAIN OF ORA
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	12/20/93 SENT LETTER REQUESTING A WORK PLAN FOR INSTALLATION OF THREE GROUNDWATER MONITORING WELLS. PLAN DUE 2/4/94 5/20/94 WELLS SAMPLED ND - ONLY SAMPLED ONE 4/19/95 REQUEST SITE CLOSURE

HIST CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083002375T

28
SE
1/2-1
0.710 mi.
3748 ft.

VALENTEC INTERNATIONAL CORP.
3190 PULLMAN STREET
COSTA MESA, CA 92626

ENVIROSTOR **S103652395**
SLIC **N/A**
Orange Co. Industrial Site

Relative:
Higher

Actual:
37 ft.

ENVIROSTOR:

Facility ID:	71002538
Status:	Inactive - Needs Evaluation
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Cypress
Assembly:	74
Senate:	37
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported

VALENTEC INTERNATIONAL CORP. (Continued) **S103652395**

Latitude: 33.68594
Longitude: -117.8712
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD067658864
Alias Type: EPA Identification Number
Alias Name: 71002538
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SLIC:
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 07/23/2002
Global Id: SL208263881
Lead Agency: SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number: Not reported
Latitude: 33.685804
Longitude: -117.870568
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: SL208263881
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Orange Co. Industrial Site:
Case ID: 96IC016
Record ID: RO0000536
Current Status: CLOSED 5/1/1996
Closure Type: Closure certification issued
Released Chemical: PERCHLOROETHYLENE TRICHLOROETHYLENE

29 SSW 1/2-1 0.719 mi. 3795 ft. | **SHELL SERVICE STATION**
3045 BRISTOL
COSTA MESA, CA 90220 | **LUST Notify 65** | **S100230416 N/A**

Relative: Higher

Actual: 38 ft.

LUST:

Region:	STATE
Global Id:	T0605901151
Latitude:	33.6820635
Longitude:	-117.8857771
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/20/2004
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	DB
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083001510T
LOC Case Number:	90UT120
File Location:	Local Agency Warehouse
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605901151
Contact Type:	Local Agency Caseworker
Contact Name:	DENAMARIE BAKER
Organization Name:	ORANGE COUNTY LOP
Address:	1241 E. DYER ROAD, STE. 120
City:	SANTA ANA
Email:	dbaker@ochca.com
Phone Number:	7144336255

Global Id:	T0605901151
Contact Type:	Regional Board Caseworker
Contact Name:	CARL BERNHARDT
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	cbernhardt@waterboards.ca.gov
Phone Number:	9517824495

Status History:

Global Id:	T0605901151
Status:	Completed - Case Closed
Status Date:	05/20/2004

Global Id:	T0605901151
Status:	Open - Case Begin Date
Status Date:	04/25/1990

Global Id:	T0605901151
Status:	Open - Verification Monitoring
Status Date:	08/01/2002

SHELL SERVICE STATION (Continued) **S100230416**

Regulatory Activities:

Global Id:	T0605901151
Action Type:	ENFORCEMENT
Date:	04/16/2003
Action:	Staff Letter
Global Id:	T0605901151
Action Type:	ENFORCEMENT
Date:	08/18/2003
Action:	Staff Letter
Global Id:	T0605901151
Action Type:	Other
Date:	04/25/1990
Action:	Leak Discovery
Global Id:	T0605901151
Action Type:	Other
Date:	05/03/1990
Action:	Leak Reported
Global Id:	T0605901151
Action Type:	REMEDIATION
Date:	07/09/1991
Action:	Excavation
Global Id:	T0605901151
Action Type:	REMEDIATION
Date:	06/01/2000
Action:	Excavation
Global Id:	T0605901151
Action Type:	ENFORCEMENT
Date:	09/15/2004
Action:	Closure/No Further Action Letter
Global Id:	T0605901151
Action Type:	ENFORCEMENT
Date:	05/09/1990
Action:	Notice of Responsibility

ORANGE CO. LUST:

Region:	ORANGE
Facility Id:	90UT120
Current Status:	Certification (Case Closed)
Released Substance:	Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	09/15/2004
Case Type:	Other Ground Water
Record ID:	RO0002257

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed

SHELL SERVICE STATION (Continued) **S100230416**

Case Number:	083001510T
Local Case Num:	90UT120
Case Type:	Other ground water affected
Substance:	Gasoline
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	CLOS
Funding:	Not reported
How Discovered:	SA
How Stopped:	New Tank
Leak Cause:	Unknown
Leak Source:	Tank
Global ID:	T0605901151
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	4/25/1990
Enforcement Date:	Not reported
Close Date:	5/20/2004
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	8/1/2002
Enter Date:	Not reported
GW Qualifies:	=
Soil Qualifies:	=
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6820635
Longitude:	-117.8857771
MTBE Date:	1/9/2002
Max MTBE GW:	51
MTBE Concentration:	0
Max MTBE Soil:	6.9
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	CAB
Staff Initials:	AR
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

NOTIFY 65:

Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported

SHELL SERVICE STATION (Continued) **S100230416**

Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

30
ENE
1/2-1
0.771 mi.
4070 ft.

ADVANCED PLATING TECHNOLOGY
150 E STEVENS AVE
SANTA ANA, CA 92707

ENVIROSTOR **S108741325**
Orange Co. Industrial Site **N/A**

Relative:
Higher

Actual:
35 ft.

ENVIROSTOR:

Facility ID:	71003277
Status:	Inactive - Needs Evaluation
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Cypress
Assembly:	69
Senate:	34
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	33.69474
Longitude:	-117.8673
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAL000070085
Alias Type:	EPA Identification Number
Alias Name:	71003277
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported

ADVANCED PLATING TECHNOLOGY (Continued) **S108741325**

Schedule Revised Date: Not reported

Orange Co. Industrial Site:
Case ID: 11IC009
Record ID: RO0003561
Current Status: CLOSED 5/14/2012
Closure Type: Closure certification issued
Released Chemical: Not reported

31
SE
1/2-1
0.811 mi.
4284 ft.

PRIME TECHNOLOGIES, INC.
3183 REDHILL AVENUE
COSTA MESA, CA 92626

ENVIROSTOR **S110494201**
N/A

Relative:
Higher

Actual:
44 ft.

ENVIROSTOR:
Facility ID: 71002874
Status: Inactive - Needs Evaluation
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 33.64113
Longitude: -117.9186
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD981573108
Alias Type: EPA Identification Number
Alias Name: 110009537518
Alias Type: EPA (FRS #)
Alias Name: 71002874
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

PRIME TECHNOLOGIES, INC. (Continued) **S110494201**

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

32
South
1/2-1
0.841 mi.
4439 ft.

FRYE & SMITH, INC.
150 E. BAKER STREET
COSTA MESA, CA 92626

ENVIROSTOR **S104582445**
N/A

Relative:
Higher

Actual:
44 ft.

ENVIROSTOR:
Facility ID: 71002615
Status: No Further Action
Status Date: 05/20/2015
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: 4
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Robert Senga
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 33.67967
Longitude: -117.8772
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD084456581
Alias Type: EPA Identification Number
Alias Name: 71002615
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported

FRYE & SMITH, INC. (Continued) **S104582445**

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

33
SSE
1/2-1
0.880 mi.
4647 ft.

CERADYNE INC
3169 REDHILL AVE
COSTA MESA, CA 92626

ENVIROSTOR **1005775296**
WDS **N/A**

Relative:
Higher

Actual:
47 ft.

ENVIROSTOR:
Facility ID: 71002835
Status: Inactive - Needs Evaluation
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 33.64113
Longitude: -117.9186
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD981424229
Alias Type: EPA Identification Number
Alias Name: 71002835
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

CERADYNE INC (Continued) **1005775296**

Schedule Revised Date: Not reported

WDS:

Facility ID:	Santa Ana River 30I012045
Facility Type:	Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	8
Facility Telephone:	7145490421
Facility Contact:	FERNANDO HERNANDEZ
Agency Name:	CERADYNE INC
Agency Address:	3169 REDHILL AVE
Agency City,St,Zip:	COSTA MESA 92626
Agency Contact:	FERNANDO HERNANDEZ
Agency Telephone:	7145490421
Agency Type:	Private
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste Type:	Not reported
Primary Waste:	Not reported
Waste Type2:	Not reported
Waste2:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported
POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

K34 SEMICOA **ENVIROSTOR** **S113000729**
SSE 333 MCCORMICK AVENUE **HAZNET** **N/A**
1/2-1 COSTA MESA, CA 92626
0.881 mi.
4651 ft. **Site 1 of 2 in cluster K**

Relative:
Higher

Actual:
46 ft.

ENVIROSTOR:

Facility ID:	60002151
Status:	Active
Status Date:	03/03/2015
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	0.5
NPL:	NO
Regulatory Agencies:	HWMP
Lead Agency:	HWMP
Program Manager:	Violeta Mislang
Supervisor:	Robert Senga
Division Branch:	Cleanup Cypress
Assembly:	74
Senate:	37
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not Applicable
Latitude:	33.68044
Longitude:	-117.8720
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	60002151
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	03/02/2015
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

HAZNET:

envid:	S113000729
Year:	2013
GEPAID:	CAD047429824
Contact:	Eric Hersom
Telephone:	7142423083

SEMICOA (Continued) **S113000729**

Mailing Name: Not reported
Mailing Address: 333 MCCORMICK AVE
Mailing City,St,Zip: COSTA MESA, CA 926263422
Gen County: Orange
TSD EPA ID: ARD981057870
TSD County: 99
Waste Category: Not reported
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.99
Cat Decode: Not reported
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Not reported

envid: S113000729
Year: 2013
GEPAID: CAD047429824
Contact: Eric Hersom
Telephone: 7142423083
Mailing Name: Not reported
Mailing Address: 333 MCCORMICK AVE
Mailing City,St,Zip: COSTA MESA, CA 926263422
Gen County: Orange
TSD EPA ID: CAD044429835
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: 0.025
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: S113000729
Year: 2013
GEPAID: CAD047429824
Contact: Eric Hersom
Telephone: 7142423083
Mailing Name: Not reported
Mailing Address: 333 MCCORMICK AVE
Mailing City,St,Zip: COSTA MESA, CA 926263422
Gen County: Orange
TSD EPA ID: CAD044429835
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: 0.0425
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: S113000729
Year: 2013
GEPAID: CAD047429824
Contact: Eric Hersom

SEMICOA (Continued) **S113000729**

Telephone:	7142423083
Mailing Name:	Not reported
Mailing Address:	333 MCCORMICK AVE
Mailing City,St,Zip:	COSTA MESA, CA 926263422
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.057
Cat Decode:	Not reported
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Not reported

envid:	S113000729
Year:	2013
GEPAID:	CAD047429824
Contact:	Eric Hersom
Telephone:	7142423083
Mailing Name:	Not reported
Mailing Address:	333 MCCORMICK AVE
Mailing City,St,Zip:	COSTA MESA, CA 926263422
Gen County:	Orange
TSD EPA ID:	NVT330010000
TSD County:	99
Waste Category:	Not reported
Disposal Method:	Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.535
Cat Decode:	Not reported
Method Decode:	Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Facility County:	Not reported

Click this hyperlink while viewing on your computer to access
598 additional CA_HAZNET: record(s) in the EDR Site Report.

K35 **SEMICOA** **RCRA-SQG** **1000247282**
SSE **333 MCCORMICK** **ENVIROSTOR** **CAD047429824**
1/2-1 **COSTA MESA, CA 92626** **FINDS**
0.881 mi. **WDS**
4651 ft. **Site 2 of 2 in cluster K** **ECHO**

Relative:
Higher

Actual:
46 ft.

RCRA-SQG:

Date form received by agency:	08/01/2012
Facility name:	SEMICOA CORPORATION
Facility address:	333 MCCORMICK AVE COSTA MESA, CA 92626
EPA ID:	CAD047429824
Contact:	SCOTT BEATTIE
Contact address:	333 MCCORMICK AVE COSTA MESA, CA 92626
Contact country:	US
Contact telephone:	714-852-6330
Contact email:	Not reported
EPA Region:	09

SEMICOA (Continued) **1000247282**

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: VANCE STREET CAPITAL
Owner/operator address: 11150 SANTA MONICA BLVD STE 750
LOS ANGELES, CA 90025
Owner/operator country: US
Owner/operator telephone: 310-231-7100
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 08/01/2009
Owner/Op end date: Not reported

Owner/operator name: SEMICOA CORP
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 09/01/2009
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: 181
. Waste name: 181

. Waste code: 214
. Waste name: 214

. Waste code: 221
. Waste name: 221

. Waste code: 331
. Waste name: 331

SEMICOA (Continued) **1000247282**

. Waste code: 352
. Waste name: 352

. Waste code: 551
. Waste name: 551

. Waste code: 791
. Waste name: 791

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Historical Generators:
Date form received by agency: 09/30/2009
Site name: SEMICOA CORPORATION
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D011
. Waste name: SILVER

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005

SEMICOA (Continued) **1000247282**

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 02/24/2009
Site name: SEMICOA ACQUISITION CORP
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 09/04/1986
Site name: SEMICOA
Classification: Small Quantity Generator

Violation Status: No violations found

ENVIROSTOR:
Facility ID: 71002417
Status: Inactive - Needs Evaluation
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported

SEMICOA (Continued) **1000247282**

Division Branch: Cleanup Cypress
Assembly: 74
Senate: 37
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 33.68043
Longitude: -117.8720
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD047429824
Alias Type: EPA Identification Number
Alias Name: 110002646904
Alias Type: EPA (FRS #)
Alias Name: 71002417
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

FINDS:

Registry ID: 110002646904

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.

HAZARDOUS AIR POLLUTANT MAJOR

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.

SEMICOA (Continued) **1000247282**

WDS:

Facility ID:	Santa Ana River 30I017777
Facility Type:	Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	8
Facility Telephone:	7149791900
Facility Contact:	GERRI GIBB
Agency Name:	SEMICOA
Agency Address:	333 MCCORMICK
Agency City,St,Zip:	COSTA MESA 92626
Agency Contact:	GERRI GIBB
Agency Telephone:	7149791900
Agency Type:	Private
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste Type:	Not reported
Primary Waste:	Not reported
Waste Type2:	Not reported
Waste2:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported
POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

ECHO:

Envid:	1000247282
Registry ID:	110002646904
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002646904

Count: 6 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COSTA MESA	S108985881	SAKIOKA FARMS	3183-A SW SUNFLOWER		SLIC
SANTA ANA	S108985898	BRISTOL PLAZA CALIF CLEANERS	BRISTOL STREET		SLIC
SANTA ANA	S103249116	ASTRO OIL SERVICE STATION	1441 BRISTOL ST	92707	LUST, HIST CORTESE
SANTA ANA	1000288485	SHELL OIL	1512 BRISTOL	92707	LUST
SANTA ANA	S103641258	ARCO #0192	2100 BRISTOL ST	92707	LUST
SANTA ANA	S108985904	SUNFLOWER PLAZA METRO CLEANERS	SUNFLOWER		SLIC

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/07/2016
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: 07/07/2016
Next Scheduled EDR Contact: 10/17/2016
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: 07/07/2016
Next Scheduled EDR Contact: 10/17/2016
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

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: N/A
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 07/07/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 10/17/2016
	Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/13/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/06/2016	Telephone: 703-603-8704
Date Made Active in Reports: 05/20/2016	Last EDR Contact: 07/06/2016
Number of Days to Update: 135	Next Scheduled EDR Contact: 10/17/2016
	Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: 800-424-9346
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 04/05/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 08/01/2016
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

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: 06/30/2016
Next Scheduled EDR Contact: 10/10/2016
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: 06/30/2016
Next Scheduled EDR Contact: 10/17/2016
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: 06/30/2016
Next Scheduled EDR Contact: 10/17/2016
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: 06/30/2016
Next Scheduled EDR Contact: 10/17/2016
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: 06/30/2016
Next Scheduled EDR Contact: 10/17/2016
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

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: 06/28/2016
Next Scheduled EDR Contact: 10/10/2016
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: 05/02/2016
Date Data Arrived at EDR: 05/04/2016
Date Made Active in Reports: 06/21/2016
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: 05/02/2016
Date Data Arrived at EDR: 05/04/2016
Date Made Active in Reports: 06/21/2016
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: 05/16/2016
Date Data Arrived at EDR: 05/18/2016
Date Made Active in Reports: 06/21/2016
Number of Days to Update: 34

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

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 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 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 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 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 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: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/16/2016
Number of Days to Update: 61

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

INDIAN LUST 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 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 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 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 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

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 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

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: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/07/2016
Next Scheduled EDR Contact: 10/24/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/14/2016
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: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 07/07/2016
Next Scheduled EDR Contact: 10/10/2016
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 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 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 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 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 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

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

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 05/02/2016
Date Data Arrived at EDR: 05/04/2016
Date Made Active in Reports: 06/21/2016
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: 07/01/2016
Next Scheduled EDR Contact: 10/10/2016
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: 06/15/2016
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: 06/22/2016
Next Scheduled EDR Contact: 10/03/2016
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: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 04/07/2016
Date Data Arrived at EDR: 04/12/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 50

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/13/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/18/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 88

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/01/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 05/02/2016
Date Data Arrived at EDR: 05/04/2016
Date Made Active in Reports: 06/21/2016
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: 12/31/2015
Date Data Arrived at EDR: 05/10/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 07/07/2016
Next Scheduled EDR Contact: 10/24/2016
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: 06/07/2016
Date Data Arrived at EDR: 06/09/2016
Date Made Active in Reports: 06/23/2016
Number of Days to Update: 14

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: 06/28/2016
Next Scheduled EDR Contact: 10/10/2016
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: 04/11/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 51

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: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 03/14/2016
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: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
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: 06/30/2016
Next Scheduled EDR Contact: 10/17/2016
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: 06/10/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
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

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: 06/24/2016
Next Scheduled EDR Contact: 10/03/2016
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

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 07/07/2016
Next Scheduled EDR Contact: 10/24/2016
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: 06/09/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/10/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
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: 07/07/2016
Next Scheduled EDR Contact: 10/17/2016
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: 07/08/2016
Next Scheduled EDR Contact: 10/17/2016
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: 06/22/2016
Next Scheduled EDR Contact: 10/10/2016
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: 06/22/2016
Next Scheduled EDR Contact: 10/10/2016
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

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: 06/08/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015
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: 06/20/2016
Next Scheduled EDR Contact: 10/03/2016
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: 06/28/2016
Next Scheduled EDR Contact: 10/10/2016
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: 06/22/2016
Next Scheduled EDR Contact: 10/03/2016
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: 04/25/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/21/2016
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: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/29/2016
Date Data Arrived at EDR: 03/08/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 57

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/07/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/16/2016
Date Data Arrived at EDR: 05/18/2016
Date Made Active in Reports: 06/23/2016
Number of Days to Update: 36

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/18/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 03/08/2016
Date Made Active in Reports: 05/16/2016
Number of Days to Update: 69

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 06/07/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/15/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 54

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 01/05/2016
Date Made Active in Reports: 02/12/2016
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/30/2016
Next Scheduled EDR Contact: 10/03/2016
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 02/12/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 06/13/2016
Number of Days to Update: 89

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/16/2016
Next Scheduled EDR Contact: 09/26/2016
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: 06/24/2016
Next Scheduled EDR Contact: 10/10/2016
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: 06/22/2016
Next Scheduled EDR Contact: 10/03/2016
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: 07/07/2016
Next Scheduled EDR Contact: 10/24/2016
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: 07/07/2016
Next Scheduled EDR Contact: 10/24/2016
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List
Cupa Facility List

Date of Government Version: 06/06/2016
Date Data Arrived at EDR: 06/09/2016
Date Made Active in Reports: 06/21/2016
Number of Days to Update: 12

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: 06/02/2016
Date Data Arrived at EDR: 06/03/2016
Date Made Active in Reports: 06/21/2016
Number of Days to Update: 18

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 07/07/2016
Next Scheduled EDR Contact: 10/24/2016
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 04/29/2016
Date Data Arrived at EDR: 05/03/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 45

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/27/2016
Next Scheduled EDR Contact: 10/10/2016
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 05/25/2016
Date Data Arrived at EDR: 05/26/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 22

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: 04/08/2016
Date Data Arrived at EDR: 05/03/2016
Date Made Active in Reports: 06/22/2016
Number of Days to Update: 50

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: 06/30/2016
Next Scheduled EDR Contact: 10/17/2016
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: 04/26/2016
Date Data Arrived at EDR: 04/28/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 50

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: 05/25/2016
Date Data Arrived at EDR: 05/27/2016
Date Made Active in Reports: 06/22/2016
Number of Days to Update: 26

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: 04/26/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 51

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: 06/15/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/30/2016
Date Data Arrived at EDR: 04/01/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 38

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/07/2016
Next Scheduled EDR Contact: 10/24/2016
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/18/2016
Date Data Arrived at EDR: 04/20/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 42

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/20/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2016
Date Data Arrived at EDR: 01/26/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 56

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/29/2016
Date Data Arrived at EDR: 04/06/2016
Date Made Active in Reports: 06/13/2016
Number of Days to Update: 68

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 03/28/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Annually

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: 07/07/2016
Next Scheduled EDR Contact: 10/24/2016
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: 06/30/2016
Next Scheduled EDR Contact: 10/17/2016
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 02/26/2016
Date Data Arrived at EDR: 03/01/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 64

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 06/15/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 05/25/2016
Date Data Arrived at EDR: 06/01/2016
Date Made Active in Reports: 06/22/2016
Number of Days to Update: 21

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:

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: 04/18/2016
Date Data Arrived at EDR: 05/06/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 42

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: 05/01/2016
Date Data Arrived at EDR: 05/17/2016
Date Made Active in Reports: 06/21/2016
Number of Days to Update: 35

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: 05/01/2016
Date Data Arrived at EDR: 05/17/2016
Date Made Active in Reports: 06/21/2016
Number of Days to Update: 35

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:

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: 06/15/2016
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: 06/20/2016
Next Scheduled EDR Contact: 10/03/2016
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: 06/20/2016
Next Scheduled EDR Contact: 10/03/2016
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: 07/06/2016
Next Scheduled EDR Contact: 10/17/2016
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: 07/05/2016
Next Scheduled EDR Contact: 10/17/2016
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: 06/15/2016
Next Scheduled EDR Contact: 10/03/2016
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/23/2016
Date Data Arrived at EDR: 05/24/2016
Date Made Active in Reports: 06/21/2016
Number of Days to Update: 28

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: 06/02/2016
Date Data Arrived at EDR: 06/07/2016
Date Made Active in Reports: 06/22/2016
Number of Days to Update: 15

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 05/27/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/14/2016
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: 06/08/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

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: 05/25/2016
Date Data Arrived at EDR: 05/26/2016
Date Made Active in Reports: 06/22/2016
Number of Days to Update: 27

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: 05/31/2016
Date Data Arrived at EDR: 06/02/2016
Date Made Active in Reports: 06/21/2016
Number of Days to Update: 19

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:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/22/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 48

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/08/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/14/2016
Date Data Arrived at EDR: 03/21/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 44

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/08/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 04/05/2016
Date Data Arrived at EDR: 04/08/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 26

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 07/07/2016
Next Scheduled EDR Contact: 10/10/2016
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: 06/24/2016
Next Scheduled EDR Contact: 10/10/2016
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/07/2016
Date Made Active in Reports: 06/23/2016
Number of Days to Update: 16

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: 05/03/2016
Date Data Arrived at EDR: 05/10/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 38

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: 03/28/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 49

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: 06/28/2016
Next Scheduled EDR Contact: 10/17/2016
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: 03/28/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/22/2016
Number of Days to Update: 54

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: 06/16/2016
Next Scheduled EDR Contact: 09/26/2016
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: 06/30/2016
Next Scheduled EDR Contact: 10/17/2016
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 04/29/2016
Date Data Arrived at EDR: 05/03/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 45

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: 07/11/2016
Next Scheduled EDR Contact: 10/24/2016
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: 05/01/2016
Date Data Arrived at EDR: 05/06/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 42

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: 06/13/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

STARWOOD TRIBUTE HOTEL PROJECT
3350 AVENUE OF THE ARTS
COSTA MESA, CA 92626

TARGET PROPERTY COORDINATES

Latitude (North):	33.691655 - 33˚ 41' 29.96''
Longitude (West):	117.880157 - 117˚ 52' 48.57''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	418423.8
UTM Y (Meters):	3728122.2
Elevation:	31 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640950 NEWPORT BEACH, CA
Version Date:	2012
East Map:	5640942 TUSTIN, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

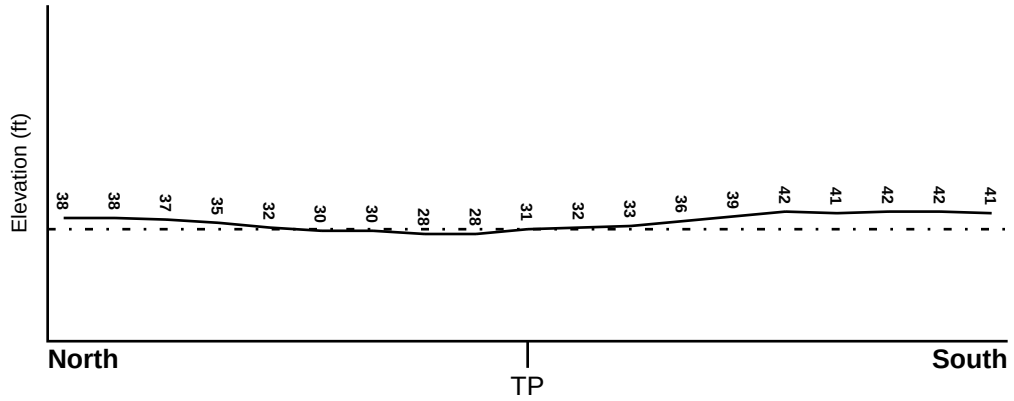
TOPOGRAPHIC INFORMATION

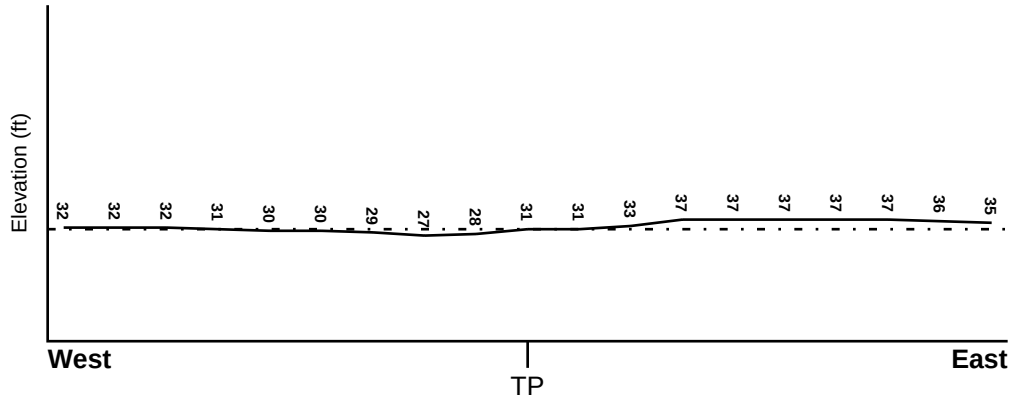
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 31 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
ORANGE, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	06059C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
COSTA MESA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	1 - 2 Miles South
Site Name:	Western Digital Corporation
Site EPA ID Number:	CAD051983567
Surficial Aquifer Flow Dir.:	South
Measured Depth to Water:	35.5 feet.
Hydraulic Connection:	Aquifers underlying the site are hydraulically connected.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information based on site-specific subsurface investigations is documented in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
2	1/4 - 1/2 Mile NE	SSW, NNW, SW
3	1/4 - 1/2 Mile West	SW

* ©1996 Site–specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
5	1/4 - 1/2 Mile NW	W
A7	1/2 - 1 Mile SSW	SE
A8	1/2 - 1 Mile SSW	SE
B9	1/2 - 1 Mile NNW	Not Reported
12	1/2 - 1 Mile SSW	Not Reported
16	1/2 - 1 Mile NW	WSW
21	1/2 - 1 Mile East	Not Reported
24	1/2 - 1 Mile SSW	Not Reported
G25	1/2 - 1 Mile NE	SW
G27	1/2 - 1 Mile NE	NW
H28	1/2 - 1 Mile East	Not Reported
H29	1/2 - 1 Mile East	Not Reported
31	1/2 - 1 Mile South	NNE
32	1/2 - 1 Mile SW	SW

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

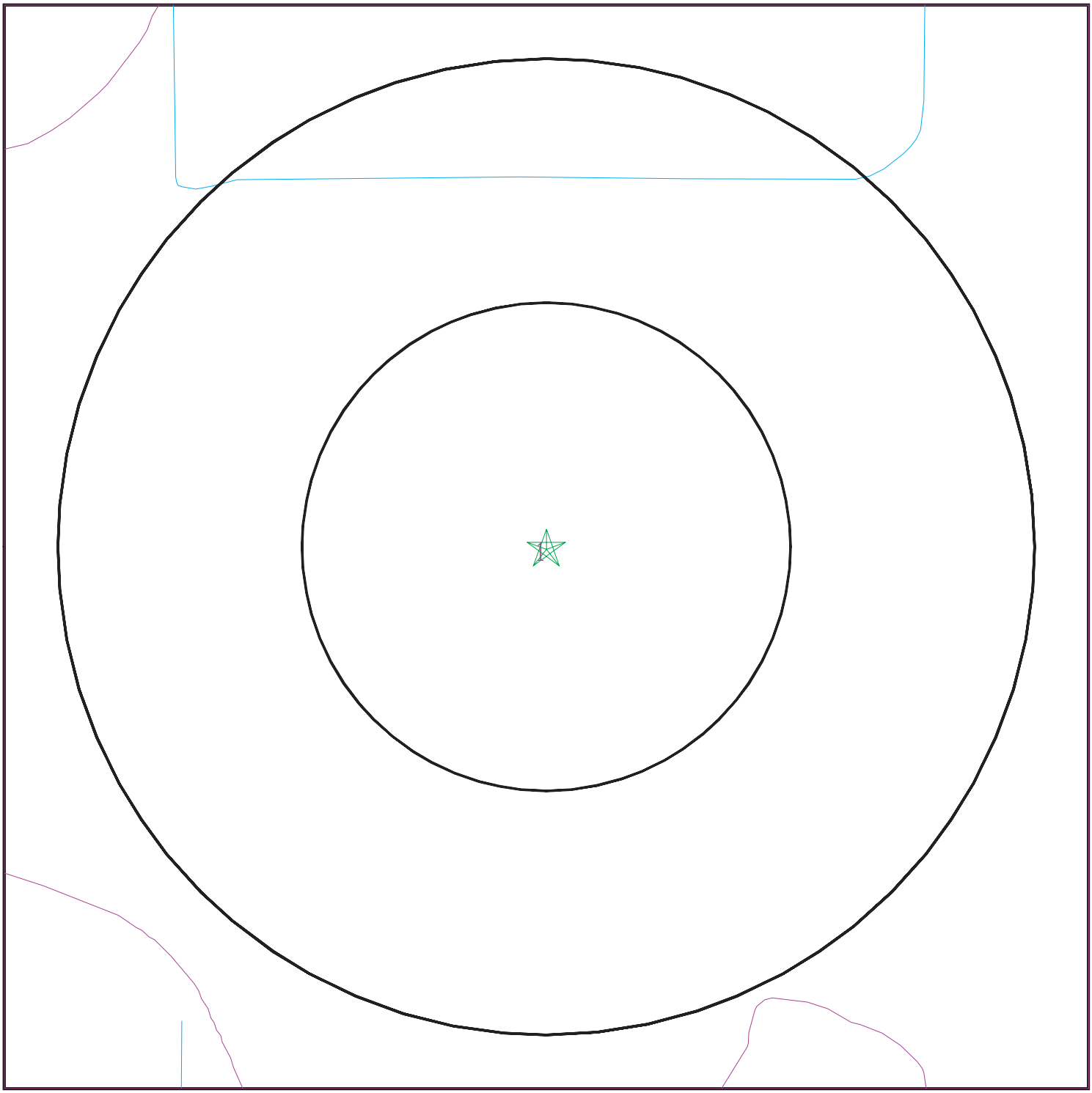
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4671365.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Starwood Tribute Hotel Project	CLIENT:	Bonterra Psomas
ADDRESS:	3350 Avenue of The Arts Costa Mesa CA 92626	CONTACT:	Megan Larum
		INQUIRY #:	4671365.2s
LAT/LONG:	33.691655 / 117.880157	DATE:	July 12, 2016 1:45 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: OMNI

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	clay	Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 9 Min: 7.9
2	16 inches	59 inches	silty clay	Not reported	Not reported	Max: 1.4 Min: 0.42	Max: 9 Min: 7.9

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS40000136835	1/8 - 1/4 Mile NNW
4	USGS40000136878	1/4 - 1/2 Mile NE
6	USGS40000136831	1/2 - 1 Mile WNW
D11	USGS40000136687	1/2 - 1 Mile SSW
C14	USGS40000136820	1/2 - 1 Mile East
C15	USGS40000136830	1/2 - 1 Mile ENE
B18	USGS40000137011	1/2 - 1 Mile NNW
E20	USGS40000136669	1/2 - 1 Mile South
F23	USGS40000137065	1/2 - 1 Mile NNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

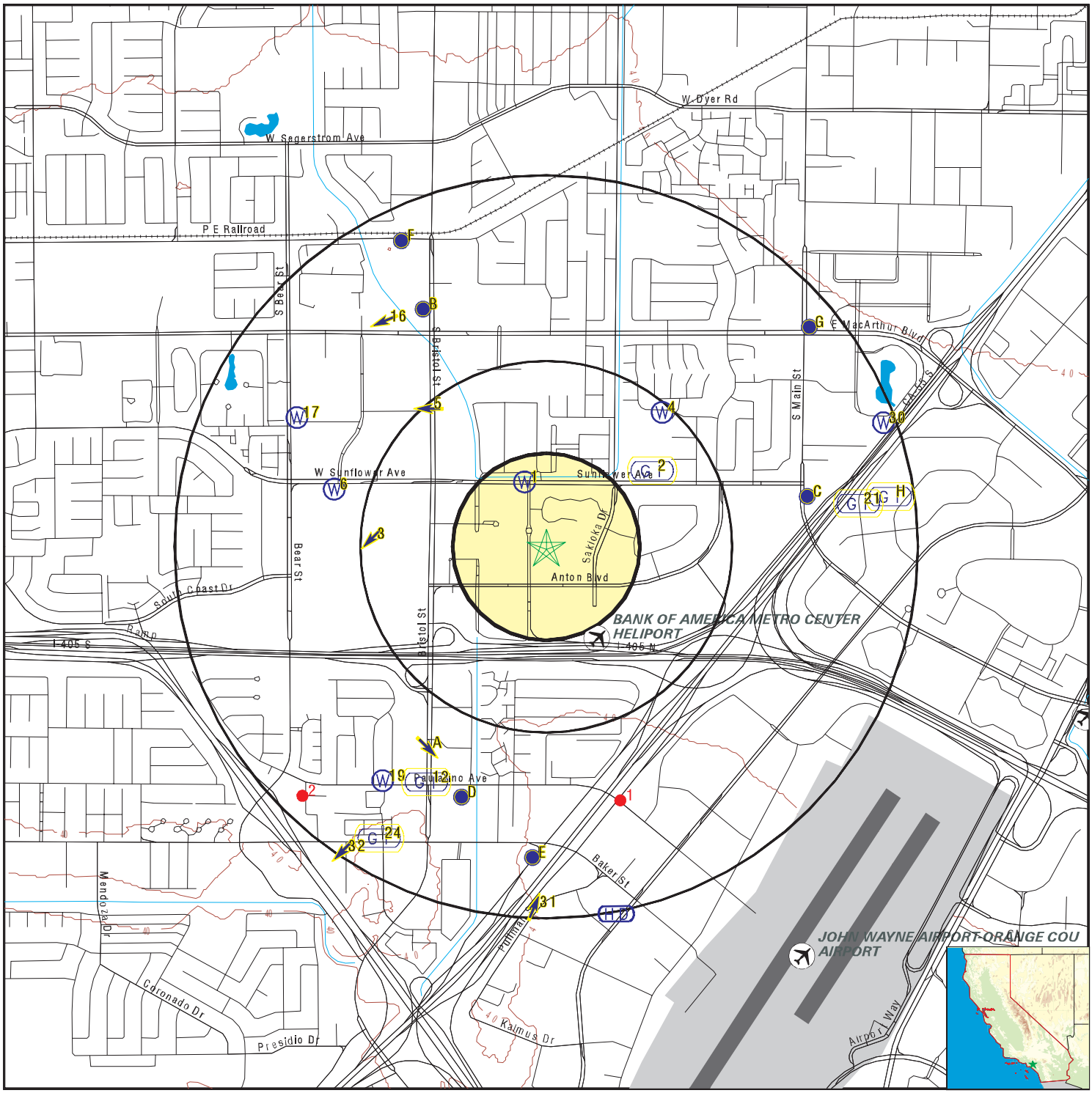
MAP ID	WELL ID	LOCATION FROM TP
C10	CADW60000034153	1/2 - 1 Mile ENE
D13	CADW60000021930	1/2 - 1 Mile SSW
17	CADW60000017202	1/2 - 1 Mile WNW
19	7058	1/2 - 1 Mile SW
E22	CADW60000021931	1/2 - 1 Mile South
F26	CADW60000009606	1/2 - 1 Mile NNW
30	CADW60000021177	1/2 - 1 Mile ENE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG11000217945	1/2 - 1 Mile SSE
2	CAOG11000222240	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 4671365.2s



County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Airports
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Closest Hydrogeological Data
Oil, gas or related wells

0 1/4 1/2 1 Miles

N

SITE NAME:	Starwood Tribute Hotel Project	CLIENT:	Bonterra Psomas
ADDRESS:	3350 Avenue of The Arts Costa Mesa CA 92626	CONTACT:	Megan Larum
LAT/LONG:	33.691655 / 117.880157	INQUIRY #:	4671365.2s
		DATE:	July 12, 2016 1:45 pm

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Map ID Direction Distance Elevation		Database	EDR ID Number
1 **NNW** **1/8 - 1/4 Mile** **Lower**		**FED USGS**	**USGS40000136835**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334139117524901		
Monloc name:	005S010W36L001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.6941858
Longitude:	-117.8811677	Sourcemap scale:	Not Reported
Horiz Acc measure:	Unknown	Horiz Acc measure units:	Unknown
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

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2 **NE** **1/4 - 1/2 Mile** **Higher**	Site ID:	083001241T	**AQUIFLOW**	**65039**
	Groundwater Flow:	SSW, NNW, SW		
	Shallow Water Depth:	8		
	Deep Water Depth:	10		
	Average Water Depth:	Not Reported		
	Date:	02/03/1994		

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3 **West** **1/4 - 1/2 Mile** **Lower**	Site ID:	083000754T	**AQUIFLOW**	**65322**
	Groundwater Flow:	SW		
	Shallow Water Depth:	Not Reported		
	Deep Water Depth:	Not Reported		
	Average Water Depth:	20		
	Date:	04/14/1998		

---

4 **NE** **1/4 - 1/2 Mile** **Higher**	**FED USGS**	**USGS40000136878**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334149117522901		
Monloc name:	005S010W36G001S		
Monloc type:	Well		
Monloc desc:	NAWQA DATA ENTRY COM.+ VER.		
Huc code:	18070203	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.6969056
Longitude:	-117.8747389	Sourcemap scale:	24000
Horiz Acc measure:	.5	Horiz Acc measure units:	seconds
Horiz Collection method:	Global positioning system (GPS), uncorrected		
Horiz coord refsys:	NAD83	Vert measure val:	33.0
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Quaternary Alluvium		
Aquifer type:	Unconfined single aquifer		
Construction date:	19991106	Welldepth:	20
Welldepth units:	ft	Wellholedepth:	20
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

5
NW
1/4 - 1/2 Mile
Lower

AQUIFLOW **37893**

Site ID:	083001181T
Groundwater Flow:	W
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	11.12
Date:	01/31/1999

6
WNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000136831**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334138117532101		
Monloc name:	005S010W35K001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.6939079
Longitude:	-117.8900569	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	32.70
Vert measure units:	feet	Vertacc measure val:	.10
Vert accmeasure units:	feet		
Vertcollection method:	Level or other surveying method		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	780
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 366

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1986-08-13	57.52		1986-04-29	47.40	
1986-02-11	48.99		1985-11-04	48.13	
1985-08-07	57.62		1985-05-08	34.86	
1985-04-15	34.17		1985-03-12	29.10	
1985-02-13	33.69		1984-10-25	46.34	
1984-10-09	45.71		1984-09-06	44.93	
1984-08-14	44.68		1984-08-07	43.56	
1984-07-03	40.41		1984-06-04	37.45	
1984-05-10	33.12		1984-05-07	32.27	
1984-04-02	24.59		1984-03-07	25.20	
1984-02-06	27.71		1983-11-04	37.98	
1983-10-13	38.83		1983-09-01	50.72	
1983-08-10	48.96		1983-08-02	48.42	
1983-07-05	44.83		1983-06-09	42.22	
1983-05-12	37.40		1983-04-15	39.81	
1983-02-09	39.52		1982-11-05	43.47	
1982-08-04	48.25		1982-05-06	36.55	
1982-01-29	37.55		1981-11-05	43.99	
1981-07-30	41.93		1981-05-15	30.51	
1981-02-09	32.85		1980-11-03	35.95	
1980-08-27	42.10		1980-06-13	37.01	
1980-02-06	40.91		1979-11-08	45.71	
1979-08-06	50.94		1979-05-02	36.66	
1979-02-05	41.61		1978-10-25	50.21	
1978-09-29	50.47		1977-10-26	59.3	
1977-03-15	53.3		1977-01-12	53.7	
1976-10-29	53.2		1976-05-11	41.7	
1976-03-11	42.1		1976-01-12	41.2	
1975-11-04	47.6		1975-08-27	46.5	
1975-07-08	47.3		1975-05-05	35.2	
1975-03-14	36.2		1975-01-09	41.3	
1974-10-23	43.6		1974-09-06	48.3	
1974-07-09	46.5		1974-05-06	29.0	
1974-03-21	24.9		1974-01-31	32.9	
1973-11-05	40.4		1973-09-13	42.5	
1973-07-10	45.3		1973-05-11	38.8	
1973-03-13	33.1		1972-11-06	40.7	
1972-09-08	47.1		1972-07-12	41.6	
1972-05-05	32.2		1972-04-16	23.33	
1972-03-03	26.0		1972-01-13	27.0	
1971-09-02	30.0		1971-07-16	33.3	
1971-06-17	26.0		1971-05-06	25.8	
1971-04-16	25.0		1970-11-05	29.8	
1970-10-08	30.8		1970-08-12	27.8	
1970-05-05	24.1		1970-01-05	15.0	
1969-10-08	21.0		1969-09-08	21.9	
1969-07-07	20.6		1969-06-12	19.9	
1969-05-07	21.7		1968-11-27	24.4	
1968-10-29	27.7		1968-10-09	29.8	
1968-09-16	31.7		1968-07-16	30.7	

Ground-water levels, continued.

Date	Feet below Surface	Feet to Sealevel
1968-06-12	30.2	
1968-04-15	26.7	
1968-01-04	17.7	
1967-11-13	24.9	
1967-09-14	29.1	
1967-07-19	24.3	
1967-05-09	16.9	
1967-03-08	25.7	
1966-11-14	24.6	
1966-09-20	31.1	
1966-07-14	27.2	
1966-05-11	24.38	
1965-12-28	14.75	
1965-10-20	27.3	
1965-08-09	23.58	
1965-06-22	22.81	
1965-04-16	19.57	
1964-12-11	19.99	
1964-10-14	29.71	
1964-08-18	34.05	
1964-06-16	28.56	
1964-04-15	30.63	
1963-12-13	24.24	
1963-10-08	32.73	
1963-08-13	41.65	
1963-06-14	36.32	
1963-04-12	42.51	
1962-12-13	35.29	
1962-10-11	44.74	
1962-08-14	52.74	
1962-06-14	45.0	
1962-04-13	48.05	
1961-12-15	47.15	
1961-10-13	58.76	
1961-08-15	64.14	
1961-06-13	61.04	
1961-04-18	64.78	
1960-12-15	47.31	
1960-10-18	59.46	
1960-08-16	63.82	
1960-06-14	58.55	
1960-04-14	69.21	
1959-11-19	62.09	
1959-09-10	72.31	
1959-07-17	73.77	
1959-05-14	64.22	
1959-03-13	70.70	
1958-11-17	57.12	
1958-08-15	63.90	
1958-05-15	56.32	
1958-03-18	56.66	
1957-11-15	59.13	
1957-09-19	76.05	
1957-05-16	62.74	
1957-03-15	78.99	

Date	Feet below Surface	Feet to Sealevel
1968-05-03	28.0	
1968-03-12	26.7	
1967-12-06	18.7	
1967-10-06	29.2	
1967-08-21	28.4	
1967-06-08	18.1	
1967-04-13	14.9	
1966-12-16	16.8	
1966-10-19	28.7	
1966-08-11	33.5	
1966-06-13	23.8	
1966-04-20	22.0	
1965-11-29	18.25	
1965-09-21	25.97	
1965-07-14	25.00	
1965-05-14	25.31	
1965-03-17	31.65	
1964-11-10	21.25	
1964-09-16	34.08	
1964-07-14	30.05	
1964-05-12	29.51	
1964-03-17	36.92	
1963-11-19	26.78	
1963-09-13	40.82	
1963-07-16	40.02	
1963-05-14	40.47	
1963-03-21	50.0	
1962-11-16	37.34	
1962-09-18	47.29	
1962-07-13	49.9	
1962-05-17	47.72	
1962-03-15	52.99	
1961-11-16	54.88	
1961-09-19	60.27	
1961-07-18	68.69	
1961-05-16	67.51	
1961-03-16	79.02	
1960-11-22	52.51	
1960-09-15	62.87	
1960-07-14	66.72	
1960-05-18	61.66	
1959-12-11	60.28	
1959-10-15	68.94	
1959-08-17	70.94	
1959-06-16	66.37	
1959-04-16	67.46	
1958-12-12	56.92	
1958-10-16	61.79	
1958-06-19	59.17	
1958-04-21	50.22	
1957-12-12	57.98	
1957-10-17	65.23	
1957-06-13	67.54	
1957-04-16	78.35	
1956-12-13	69.23	

Ground-water levels, continued.

Date	Feet below Surface	Feet to Sealevel
1956-11-13	67.05	
1956-09-14	74.08	
1956-07-17	71.54	
1956-05-15	58.86	
1956-03-15	69.92	
1955-11-15	60.79	
1955-09-19	68.78	
1955-07-12	70.23	
1955-05-13	60.01	
1954-12-16	53.78	
1954-10-15	62.42	
1954-08-23	68.91	
1954-06-15	68.33	
1954-04-14	58.28	
1953-11-17	59.33	
1953-09-17	66.12	
1953-06-16	60.03	
1953-04-16	67.68	
1952-12-11	47.52	
1952-09-16	58.5	
1952-07-15	64.84	
1952-05-15	45.66	
1952-01-15	54.32	
1951-11-15	57.99	
1951-09-20	62.86	
1951-07-17	73.43	
1951-05-15	60.53	
1950-12-19	48.79	
1950-10-20	54.02	
1950-08-10	60.23	
1950-05-16	50.42	
1950-01-19	39.3	
1949-11-18	45.39	
1949-09-15	50.09	
1949-07-19	64.88	
1949-05-17	46.72	
1949-01-20	34.34	
1948-11-19	39.13	
1948-09-16	44.03	
1948-07-20	51.29	
1948-05-21	41.13	
1948-03-16	62.26	
1947-11-19	31.8	
1947-09-19	37.73	
1947-07-22	43.40	
1947-05-13	31.98	
1947-03-12	33.34	
1947-02-11	90.51	
Note: The site was being pumped.		
1947-01-17	16.30	
1946-10-22	23.58	
1946-09-16	33.21	
1946-07-19	37.14	
1946-05-13	23.63	
1946-03-15	89.57	
Note: The site was being pumped.		

Date	Feet below Surface	Feet to Sealevel
1956-10-16	68.83	
1956-08-16	72.11	
1956-06-19	62.50	
1956-04-17	61.98	
1955-12-13	54.96	
1955-10-13	64.12	
1955-08-16	69.81	
1955-06-14	60.31	
1955-04-15	68.69	
1954-11-18	57.59	
1954-09-23	65.37	
1954-07-15	72.90	
1954-04-15	58.91	
1953-12-10	56.02	
1953-10-20	62.82	
1953-08-18	67.56	
1953-05-14	59.94	
1953-01-16	44.14	
1952-11-13	52.3	
1952-08-14	59.43	
1952-06-17	50.99	
1952-04-17	45.66	
1951-12-14	55.35	
1951-10-16	60.77	
1951-08-16	68.58	
1951-06-19	61.92	
1951-04-13	66.07	
1950-11-21	51.11	
1950-09-15	55.49	
1950-06-16	51.24	
1950-04-18	55.88	
1949-12-15	43.96	
1949-10-20	49.53	
1949-08-16	57.83	
1949-06-16	48.94	
1949-04-19	51.71	
1948-12-17	37.05	
1948-10-21	41.98	
1948-08-13	50.71	
1948-06-18	42.04	
1948-04-16	51.12	
1947-12-16	27.32	
1947-10-17	33.78	
1947-08-15	42.04	
1947-06-17	34.34	
1947-04-11	35.13	
1946-12-12	19.95	
1946-10-14	30.59	
1946-08-16	34.91	
1946-06-18	26.61	
1946-04-12	23.06	

Ground-water levels, continued.

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1946-02-14	88.42				
Note: The site was being pumped.					
1946-01-17	14.92		1945-12-17	17.39	
1945-11-14	19.61		1945-10-09	25.12	
1945-09-20	25.58		1945-08-17	28.76	
1945-07-12	25.85		1945-06-12	19.93	
1945-05-15	14.53		1945-04-17	13.67	
1945-03-13	22.33				
1945-02-15	82.89				
Note: The site was being pumped.					
1945-01-15	84.07				
Note: The site was being pumped.					
1944-12-12	14.52		1944-11-13	17.68	
1944-10-16	23.18		1944-09-14	25.01	
1944-08-11	29.42				
1944-07-13	92.62				
Note: The site was being pumped.					
1944-06-13	18.44		1944-05-12	16.24	
1944-04-13	16.13				
1944-03-14	87.46				
Note: The site was being pumped.					
1944-02-15	88.13				
Note: The site was being pumped.					
1944-01-13	16.05		1943-12-13	20.22	
1943-11-09	23.32		1943-10-11	26.63	
1943-09-13	27.28		1943-08-12	32.33	
1943-07-13	28.8		1943-06-10	19.73	
1943-05-18	17.75		1943-04-19	15.38	
1943-03-16	24.55				
1943-02-15	85.48				
Note: The site was being pumped.					
1943-01-12	20.05		1942-12-21	21.61	
1942-11-19	21.73		1942-10-22	24.83	
1942-09-25	25.86		1942-08-20	28.47	
1942-07-17	29.73		1942-06-16	21.53	
1942-05-19	19.47				
1942-03-17	89.27				
Note: The site was being pumped.					
1942-02-17	89.65				
Note: The site was being pumped.					
1942-01-09	12.07		1941-12-23	13.86	
1941-11-28	17.41				

A7
SSW
1/2 - 1 Mile
Higher

Site ID:	083000430T	**AQUIFLOW**	**68226**
Groundwater Flow:	SE		
Shallow Water Depth:	22.15		
Deep Water Depth:	25.6		
Average Water Depth:	Not Reported		
Date:	03/31/1999		

A8
SSW
1/2 - 1 Mile
Higher

Site ID:	083000430T	**AQUIFLOW**	**68227**
Groundwater Flow:	SE		
Shallow Water Depth:	22.15		
Deep Water Depth:	25.6		
Average Water Depth:	Not Reported		
Date:	03/31/1999		

Map ID Direction Distance Elevation			Database	EDR ID Number
B9 **NNW** **1/2 - 1 Mile** **Higher**	Site ID:	083000981T	**AQUIFLOW**	**65137**
	Groundwater Flow:	Not Reported		
	Shallow Water Depth:	10.66		
	Deep Water Depth:	12.99		
	Average Water Depth:	Not Reported		
	Date:	11/13/1998		

C10
ENE
1/2 - 1 Mile
Higher

CA WELLS **CADW60000034153**

Objectid:	34153
Latitude:	33.6939
Longitude:	-117.8685
Site code:	336939N1178685W001
State well numbe:	05S09W31M002S
Local well name:	’’
Well use id:	6
Well use descrip:	Unknown
County id:	30
County name:	Orange
Basin code:	’8-1’
Basin desc:	Coastal Plain Of Orange County
Dwr region id:	80238
Dwr region:	Southern Region Office
Site id:	CADW60000034153

D11
SSW
1/2 - 1 Mile
Higher

FED USGS **USGS40000136687**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334055117530001		
Monloc name:	006S010W01E002S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.681964
Longitude:	-117.8842234	Sourcemap scale:	Not Reported
Horiz Acc measure:	Unknown	Horiz Acc measure units:	Unknown
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		

Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

12
SSW
1/2 - 1 Mile
Higher

AQUIFLOW **65353**

Site ID:	083001510T
Groundwater Flow:	Not Reported
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	23.5
Date:	10/15/1992

D13
SSW
1/2 - 1 Mile
Higher

CA WELLS **CADW60000021930**

Objectid:	21930
Latitude:	33.6818
Longitude:	-117.884
Site code:	336818N1178840W001
State well numbe:	06S10W01E002S
Local well name:	’’
Well use id:	6
Well use descrip:	Unknown
County id:	30
County name:	Orange
Basin code:	’8-1’
Basin desc:	Coastal Plain Of Orange County
Dwr region id:	80238
Dwr region:	Southern Region Office
Site id:	CADW60000021930

C14
East
1/2 - 1 Mile
Higher

FED USGS **USGS40000136820**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334135117520101		
Monloc name:	005S009W31M003S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.6930748
Longitude:	-117.867834	Sourcemap scale:	Not Reported
Horiz Acc measure:	Unknown	Horiz Acc measure units:	Unknown
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		

Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

C15
ENE **FED USGS** **USGS40000136830**
1/2 - 1 Mile
Higher

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334138117520001		
Monloc name:	005S009W31M002S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.6939081
Longitude:	-117.8675562	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	34.30
Vert measure units:	feet	Vertacc measure val:	.10
Vert accmeasure units:	feet		
Vertcollection method:	Level or other surveying method		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	458
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 60

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1986-08-19	55.72		1986-04-29	45.08	
1986-03-04	42.97		1985-11-05	45.65	
1985-08-19	59.13		1985-05-14	33.79	
1985-02-14	30.12		1984-10-30	43.73	
1984-08-07	41.50		1984-05-10	32.00	
1984-02-06	25.05		1983-11-07	32.99	
1983-08-12	42.80		1983-05-13	31.29	
1983-02-09	32.74		1982-11-04	37.80	
1982-08-04	42.09		1982-05-07	30.11	
1982-01-29	30.40		1981-11-04	39.90	
1981-07-31	40.31		1981-05-12	22.84	
1981-02-09	26.35		1980-11-03	30.94	
1980-08-27	35.22		1980-06-13	31.10	
1980-02-08	34.79		1979-11-13	37.67	
1979-08-02	42.87		1979-05-02	32.14	
1979-02-08	33.92		1978-11-02	42.24	
1978-09-29	41.77		1976-03-20	46.70	
1976-02-27	45.80		1975-06-26	39.10	
1975-05-01	36.20		1975-03-04	46.80	

Ground-water levels, continued.

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1974-12-30	35.50		1974-10-25	43.60	
1974-09-04	50.90		1974-03-19	35.90	
1974-01-28	37.70		1973-11-02	40.10	
1973-08-30	47.70		1973-07-09	53.60	
1973-05-10	39.90		1973-03-05	32.90	
1973-01-11	39.00		1972-11-02	42.30	
1972-09-06	47.50		1972-07-11	47.40	
1972-05-04	46.00		1972-03-01	38.60	
1972-01-12	24.30		1971-11-05	29.90	
1971-08-31	36.30		1971-06-14	25.80	
1971-05-04	27.20		1971-03-04	19.10	

16
NW
1/2 - 1 Mile
Lower

AQUIFLOW **67216**

Site ID:	083000572T
Groundwater Flow:	WSW
Shallow Water Depth:	8.11
Deep Water Depth:	15.37
Average Water Depth:	Not Reported
Date:	04/16/1999

17
WNW
1/2 - 1 Mile
Higher

CA WELLS **CADW60000017202**

Objectid:	17202
Latitude:	33.6967
Longitude:	-117.8918
Site code:	336967N1178918W001
State well numbe:	05S10W35G001S
Local well name:	’’
Well use id:	6
Well use descrip:	Unknown
County id:	30
County name:	Orange
Basin code:	’8-1’
Basin desc:	Coastal Plain Of Orange County
Dwr region id:	80238
Dwr region:	Southern Region Office
Site id:	CADW60000017202

B18
NNW
1/2 - 1 Mile
Higher

FED USGS **USGS40000137011**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334205117530701		
Monloc name:	005S010W35A001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.7014077
Longitude:	-117.8861678	Sourcemap scale:	Not Reported

Horiz Acc measure:	Unknown	Horiz Acc measure units:	Unknown
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

19
SW **CA WELLS** **7058**
1/2 - 1 Mile
Higher

Water System Information:

Prime Station Code:	06S/10W-02H03 S	User ID:	TEE
FRDS Number:	3000572001	County:	Orange
District Number:	08	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	334057.0 1175313.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01 PAULARINO ST WELL - DESTROYED		
System Number:	3000572		
System Name:	PAULARINO WATER ASSOCIATION		
Organization That Operates System:	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

E20
South **FED USGS** **USGS40000136669**
1/2 - 1 Mile
Higher

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334047117524801		
Monloc name:	006S010W01L001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.6797418
Longitude:	-117.88089	Sourcemap scale:	Not Reported
Horiz Acc measure:	Unknown	Horiz Acc measure units:	Unknown
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		

Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

21
East
1/2 - 1 Mile
Higher

AQUIFLOW **69447**

Site ID:	083002207T
Groundwater Flow:	Not Reported
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	12 ft
Date:	09/29/1993

E22
South
1/2 - 1 Mile
Higher

CA WELLS **CADW60000021931**

Objectid:	21931
Latitude:	33.6793
Longitude:	-117.8807
Site code:	336793N1178807W001
State well numbe:	06S10W01L001S
Local well name:	’’
Well use id:	6
Well use descrip:	Unknown
County id:	30
County name:	Orange
Basin code:	’8-1’
Basin desc:	Coastal Plain Of Orange County
Dwr region id:	80238
Dwr region:	Southern Region Office
Site id:	CADW60000021931

F23
NNW
1/2 - 1 Mile
Higher

FED USGS **USGS40000137065**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334213117530801		
Monloc name:	005S010W26R002S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070204	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.7036299
Longitude:	-117.8864456	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	37.20
Vert measure units:	feet	Vertacc measure val:	.10
Vert accmeasure units:	feet		
Vertcollection method:	Level or other surveying method		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		

Aquifer type:	Not Reported		
Construction date:	19500901	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	120
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 62

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1986-03-03					
Note: The well was destroyed (no water level is recorded).					
1985-11-04	9.58		1985-08-07	8.88	
1985-05-08	7.74		1985-02-14	7.44	
1984-10-25	8.60		1984-08-14	8.36	
1984-05-10	7.07		1984-02-15	6.43	
1983-11-01	8.47		1983-08-10	8.93	
1983-05-12	7.36		1983-02-09	8.19	
1982-11-09	10.58		1982-08-04	10.49	
1982-05-06	9.10		1982-01-29	8.53	
1981-11-05	11.00		1981-07-30	10.71	
1981-05-15	9.51		1981-02-09	10.70	
1980-11-03	12.29		1980-08-27	11.79	
1980-06-18	10.97		1980-02-12	13.73	
1979-11-08	14.20		1979-08-06	14.90	
1979-05-02	12.28		1979-02-05	12.18	
1978-11-06	15.65		1978-09-26	15.80	
1977-10-26	19.30		1977-03-07	20.10	
1976-05-11	16.30		1976-01-12	13.30	
1975-01-09	14.50		1974-10-23	15.90	
1974-09-06	16.40		1974-05-06	13.00	
1974-03-21	12.00		1973-11-05	14.50	
1973-09-13	16.30		1973-07-10	14.70	
1973-05-11	12.30		1973-03-13	8.00	
1973-01-11	11.70		1972-11-06	14.40	
1972-09-08	14.10		1972-07-12	14.40	
1972-05-05	11.30		1972-03-03	9.80	
1972-01-13	13.40		1971-11-08	12.20	
1971-09-02	12.40		1971-07-16	13.00	
1971-06-17	8.90		1971-05-06	8.00	
1971-04-16	7.00		1971-03-08	7.10	
1970-11-05	9.20		1970-10-08	8.50	
1970-08-12	8.60				

24
SSW
1/2 - 1 Mile
Higher

Site ID:	083000637T	**AQUIFLOW**	**66542**
Groundwater Flow:	Not Reported		
Shallow Water Depth:	Not Reported		
Deep Water Depth:	Not Reported		
Average Water Depth:	25.27		
Date:	01/1987		

G25
NE
1/2 - 1 Mile
Higher

Site ID:	083001285T	**AQUIFLOW**	**51997**
Groundwater Flow:	SW		
Shallow Water Depth:	Not Reported		
Deep Water Depth:	Not Reported		
Average Water Depth:	5.03		
Date:	04/15/1999		

Map ID Direction Distance Elevation			Database	EDR ID Number
F26 **NNW** **1/2 - 1 Mile** **Higher**			**CA WELLS**	**CADW60000009606**
Objectid:	9606			
Latitude:	33.7036			
Longitude:	-117.8874			
Site code:	337036N1178874W001			
State well numbe:	05S10W26R002S			
Local well name:	”			
Well use id:	6			
Well use descrip:	Unknown			
County id:	30			
County name:	Orange			
Basin code:	’8-1’			
Basin desc:	Coastal Plain Of Orange County			
Dwr region id:	80238			
Dwr region:	Southern Region Office			
Site id:	CADW60000009606			
G27 **NE** **1/2 - 1 Mile** **Higher**	Site ID:	083001918T	**AQUIFLOW**	**68312**
	Groundwater Flow:	NW		
	Shallow Water Depth:	5.4		
	Deep Water Depth:	9.68		
	Average Water Depth:	Not Reported		
	Date:	12/1994		
H28 **East** **1/2 - 1 Mile** **Higher**	Site ID:	083002269T	**AQUIFLOW**	**50938**
	Groundwater Flow:	Not Reported		
	Shallow Water Depth:	10 ft		
	Deep Water Depth:	14 ft		
	Average Water Depth:	Not Reported		
	Date:	12/08/1993		
H29 **East** **1/2 - 1 Mile** **Higher**	Site ID:	083002269T	**AQUIFLOW**	**50937**
	Groundwater Flow:	Not Reported		
	Shallow Water Depth:	10 ft		
	Deep Water Depth:	14 ft		
	Average Water Depth:	Not Reported		
	Date:	12/08/1993		
30 **ENE** **1/2 - 1 Mile** **Higher**			**CA WELLS**	**CADW60000021177**
Objectid:	21177			
Latitude:	33.6965			
Longitude:	-117.8644			
Site code:	336965N1178644W001			
State well numbe:	05S09W31E004S			
Local well name:	”			
Well use id:	6			
Well use descrip:	Unknown			
County id:	30			
County name:	Orange			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Basin code:	'8-1'
Basin desc:	Coastal Plain Of Orange County
Dwr region id:	80238
Dwr region:	Southern Region Office
Site id:	CADW60000021177

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31 **South** **1/2 - 1 Mile** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083000135T NNE Not Reported Not Reported 26 02/22/1995	**AQUIFLOW**	**64529**

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32 **SW** **1/2 - 1 Mile** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001627T SW 26.10 26.45 Not Reported 04/22/1996	**AQUIFLOW**	**34037**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance	Database	EDR ID Number

1
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000217945**

District nun:	1	Api number:	05901162
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Orange	Fieldname:	Any Field
Area name:	Any Area	Section:	1
Township:	06S	Range:	10W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Irvine	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000217945		

2
SW
1/2 - 1 Mile

OIL_GAS **CAOG11000222240**

District nun:	1	Api number:	05920355
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Occidental Petroleum Corporation		
County name:	Orange	Fieldname:	Any Field
Area name:	Any Area	Section:	2
Township:	06S	Range:	10W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Wallace C.H.	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000222240		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92626	70	5

Federal EPA Radon Zone for ORANGE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ORANGE COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.763 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D

TRIP GENERATION ANALYSIS/QUEUEING ANALYSIS

Stantec Consulting Services Inc.
38 Technology Drive Suite 100, Irvine CA 92618-5312

August 3, 2016
File: 2073008840

Attention: Ken Farrell, Assoc. AIA, LEED AP BD+C
Arquitectonica
818 W. 7th Street, Suite 800
Los Angeles, CA 90017

Dear Mr. Farrell,

Reference: 3350 Avenue of the Arts/Starwood Hotel Project Trip Generation Analysis and Driveway and Valet Service Queueing Analysis Summary

The Starwood Hotel is located at 3350 Avenue of the Arts in the City of Costa Mesa. In 2007, the City of Costa Mesa approved a project to add 120 condominiums, 3,450 square feet of lounge/bar space, and 1,740 square feet of ancillary retail space to the existing hotel, and a remodeling of the hotel with a net reduction of 38 rooms (reduced from 238 rooms to 200 rooms). Currently the project applicant is proposing the expansion of the hotel use by 150 hotel rooms without the addition of condominium units resulting in a total of 388 rooms (existing 238 rooms plus 150 rooms).

Trip Generation Analysis

An Environmental Impact Report (EIR) and Traffic Study were prepared for the approved project in 2007. The Traffic Study analyzed project impacts at 15 local intersections under short-range and long-range conditions, and found that the approved project had no significant impact on the surrounding circulation system. The approved and entitled development, before the reduction of 38 hotel rooms, would generate a total of 1,191 daily trips.

For purposes of this analysis, the approved use's daily trips (1,191) were converted to equivalent hotel rooms using an average daily traffic (ADT) trip rate for the hotel (6.66) derived by the City of Costa Mesa using ITE Trip Generation Manual rates as the basis and refined based on traffic counts of the current hotel's driveways, resulting in 179 equivalent hotel rooms. After discounting the 38 hotel rooms that would have been removed as part of the approved project (discussed above), the equivalent approved rooms would be 141. The currently proposed project would expand the hotel by 150 hotel rooms, resulting in a net increase of 9 hotel rooms and 60 daily trips. Table 1 (attached) summarizes the trip generation calculations.

TRIP GENERATION ANALYSIS CONCLUSION

The approved and entitled project had no significant impact on the surrounding intersections as summarized in the 2007 EIR Traffic Study. The currently proposed project would generate a

negligible amount of additional daily trips (60 trips), and therefore is expected to also not have a significant impact.

Driveway and Valet Service Queuing Analysis

The expansion of the hotel use by150 hotel rooms to the existing 238-room hotel would result in a total of 388 hotel rooms. The following summarizes the results of a queuing analysis for the 388-room hotel and focuses on the queuing at the driveway of the hotel, taking into consideration the driveway vehicle demand, the available queue storage, hotel valet services and the valet drive ramp from the garage.

Visitors of the hotel would have an option to valet their vehicle or self-park. Those accessing the self-park facility would continue on Avenue of the Arts, pass the hotel driveway, turn right at the traffic circle, and access the parking structure entry in rear of the hotel. Those that utilize the valet service would use the driveway from Avenue of the Arts. A queue is formed when arrivals wait at the valet station for service. Therefore, this analysis uses a 5-minute vehicle demand during the highest peak hour (highest of AM and PM peak hour) at the hotel driveway to estimate the arrival rate of vehicles and the adequate service rate needed for the valet to process the vehicles in order to accommodate the demand.

The valet station and guest drop-off is located in front of the hotel lobby. After processing the vehicle (i.e., valet provides a ticket to the guest) the valet would drive the vehicle out of the driveway, make a right onto Avenue of the Arts, turn right at the traffic circle and access the valet parking through the parking structure entry in the rear of the hotel. For pick-up service, the valet would utilize the “valet exit only” ramp located inside the parking structure. The ramp provides a direct connection from the valet parking inside the structure to the front of the hotel driveway.

The following assumptions were made for this analysis (See attachments for Tables):

- 233 vehicles (total inbound/outbound) utilize the hotel driveway during the PM peak hour
- 75% would use valet and 25% would use self-park
- Based on the two assumptions above, the arrival rate would be 15 vehicles per 5 minutes (i.e., the amount of vehicles using the valet service)
- Arrivals distributed as a Poisson or random arrival pattern
- Method of service is first come first served
- Based on the most current site plan, the queue length is finite (12 vehicles)
- Service rate (i.e., how long it takes valet to process a vehicle) ranges from 15 seconds per vehicle to 30 seconds per vehicle

Reference: 3350 Avenue of the Arts/Starwood Hotel Project Trip Generation Analysis and Driveway and Valet Service Queueing Analysis Summary

- Single-channel is available to process the vehicles (i.e., one line).
- The number of valet would be determined by the hotel based on the type of events on any given day. For this analysis, 2 valets would need to process vehicles (i.e., provide ticket and drive car only) at any given time in the pick-up/drop-off zone.

The assumptions listed above were utilized as inputs for the queuing analysis. Queuing formulas obtained from the Traffic and Highway Engineering Handbook (Garber & Hoel, 1988) were used to calculate the traffic intensity, the expected number of vehicles in the driveway, the expected number of vehicles waiting to be served and the probability of the hotel driveway being full (i.e., 12 vehicles). The formulas used for this analysis were for Single-Channel, Undersaturated, and Finite Queues.

QUEUING ANALYSIS CONCLUSION

Based on the assumption listed above, the following conclusions are made:

- The service rate (i.e., valet processing time) can vary based on the demand. For this analysis, the adequate service rate for a valet to process a vehicle is 30 seconds per vehicle.
- Based on an arrival rate of 15 vehicles per 5 minutes during the highest peak hour, the expected number of vehicles in the driveway is 3 vehicles with a mean queue length of 2 vehicles (i.e., 1 car being served and 2 cars waiting to be served).
- Based on the current site plan, the driveway allows for queue storage of 12 vehicles. The probability the queuing area will be full (i.e., 12 vehicles) within a peak 5 minute window is 6%.

In summary, under typical conditions the proposed driveway and valet layout would be adequate with a minimum of two valets at the valet station at any given time to process valet customers. Note that the total number of valets on duty will depend on the time needed to move the vehicles to and from the parking structure such that a minimum of two valets are processing customers at the valet station at any given time. For special events, valet staffing will be determined by the hotel based on the anticipated demand.

Reference: 3350 Avenue of the Arts/Starwood Hotel Project Trip Generation Analysis and Driveway and Valet Service Queueing Analysis Summary

Sincerely,

STANTEC CONSULTING SERVICES INC.

Maria Manalili, AICP, PTP
Senior Transportation Planner
Phone: (949) 923-6072
Maria.Manalili@stantec.com

Attachment: Table 1 Starwood Hotel Expansion Project – Trip Generation Summary
Table 2 Starwood Hotel Driveway/Valet Service Queuing Analysis Summary2
Table 3 Starwood Hotel – Peak Hour Driveway Trips
Table 4 Starwood Hotel – Valet Service Utilization during the Peak Hour

cc. Daryl Zerfass, Stantec
Cathy Lawrence, Stantec

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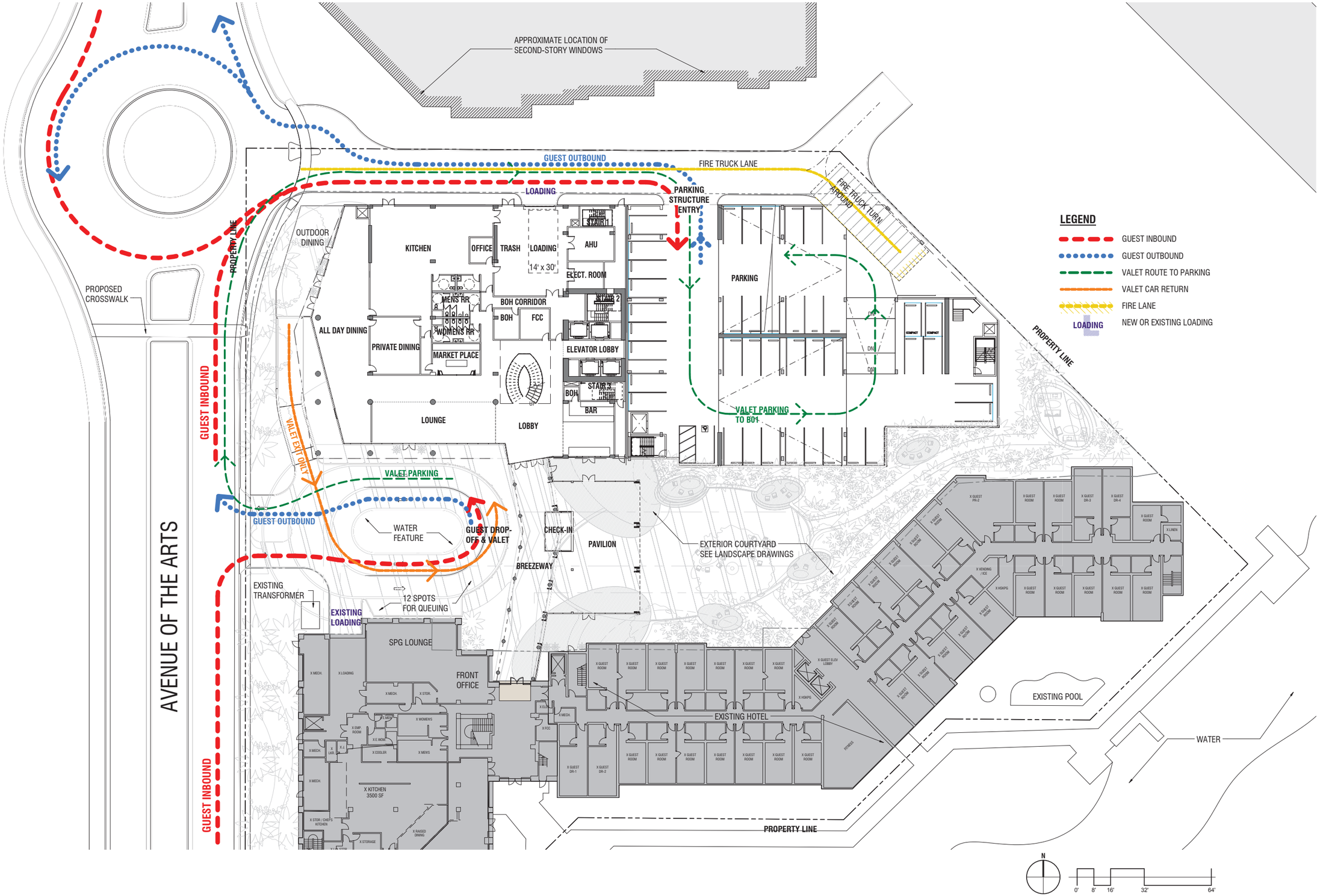

ARQUITECTONICA
818 WEST SEVENTH STREET, SUITE 800
LOS ANGELES, CA 90017
TEL: 213.895.7800 FAX: 213.895.7808

AVENUE OF THE ARTS HOTEL EXPANSION

3350 AVENUE OF THE ARTS COSTA MESA, CA 92626

Project No: 3317

VEHICULAR CIRCULATION PLAN

A2.00

Scale 1/16" = 1'-0"

Issue Date: JUNE 3, 2016

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Table 1 Starwood Hotel Expansion Project – Trip Generation Summary

Land Use	Units		ADT
Approved 2007 Project			
Condo	120	DU	806
Retail	1.74	TSF	75
Bar/Lounge	3.45	TSF	310
Total			1,191
Approved Hotel Rooms[1] (Equivalent)	179	Room	
Approved 2007 Project - Hotel Room Reduction	*-38*	Room	
Total Approved Rooms (Equivalent)	**141**	*Room*	
Proposed Hotel Expansion	150	Room	
Net Change – Proposed vs. Approved	**9**	Room	**60**
Trip Rate			
Hotel [2]	Room		6.66

[1] Total Approved 2007 EIR Traffic Study ADT divide by hotel ADT rate (1,191/6.66)
[2] Source: City of Costa Mesa—derived based on ITE Trip Generation Manual data and driveway counts of existing hotel.

Table 2 Starwood Hotel Driveway/Valet Service Queuing Analysis Summary

Valet Processing Time (sec/veh)	Service Rate (veh/5 min)	Arrival Rate (veh/5 min)	Traffic Intensity[1] (Arrival Rate/ Service Rate)	Under/Over saturated	Probability of a full Driveway (12 vehicles)[1]	Expected Number of Vehicles in the Driveway[1]	Mean Queue Length (Expected Number of Cars Waiting to be Served)[1]
1 person processing vehicles							
15	20	15	0.75	Under	6%	3	2
30	10	15	1.50	Over	na	na	na
2 people processing vehicles							
15	40	15	0.38	Under	0%	1	0
20	30	15	0.50	Under	0%	1	1
25	24	15	0.63	Under	1%	2	1
30	20	15	0.75	Under	6%	3	2
40	15	15	1.00	Over	na	na	na
3 people processing vehicles							
15	60	15	0.25	Under	0%	0	0
20	45	15	0.33	Under	0%	0	0
25	36	15	0.42	Under	0%	1	0
30	30	15	0.50	Under	0%	1	1
40	23	15	0.65	Under	1%	2	1

Notes:

Valet Processing Time – The amount of time (seconds) needed for valet to provide a ticket and drive car for pick-up or drop-off.

Service Rate – The number of vehicles that the valet would be able to process in 5 minutes given the processing time.

Arrival Rate – The number of vehicles requiring valet service for drop-off/pick-up service in a 5 minute window during the highest peak hour.

Traffic Intensity – Is calculated by taking the arrival rate and dividing it by the service rate. Queuing is of no significance when traffic intensity is less than 0.5, but at values of 0.75 and above, the average queue lengths tend to increase rapidly.

Under/Oversaturated – As the ratio of the rate of arrival to rate of service tend to 1, it approaches saturation. Oversaturated queues are those in which the arrival rate is higher than the service rate. The length of an oversaturate queue will never reach a steady state but will continue to increase with the arrival of units.

[1] Calculations are based on formulas from "Introduction to Queuing Theory: Single-Channel, Undersaturated, Finite Queues," Traffic and Highway Engineering, 1988.

Table 3 Starwood Hotel – Peak Hour Driveway Trips

Land Use	Amount	Unit	Peak Hour		
			In	Out	Total
Hotel Trip Rates	388	Rooms	0.31	0.29	0.60
Trip generation			**120**	**113**	**233**

Calculated trip generation is used for this analysis only.
The PM peak hour is the highest peak hour.

Source: ITE Trip Generation Handbook 9th Edition for Hotel (310) Land Use Category

Table 4 Starwood Hotel – Valet Service Utilization during the Peak Hour

Peak Hour (Total Inbound + Outbound)	75% of Vehicles using Valet		
	(veh/hour)	(veh/15 min)	(veh/5 min)
233	175	44	15

A conservative 75%/25% split was used to estimate number of vehicles using valet versus self-park.

PLANNING COMMISSION SUPPLEMENTAL MEMORANDUM

MEETING DATE: AUGUST 22, 2016 **ITEM NUMBER:** PH-1

SUBJECT: **NORTH COSTA MESA SPECIFIC PLAN AMENDMENT (SP-16-01) RELATED TO HOME RANCH SITE, 3350 AVENUE OF THE ARTS AND SAKIOKA LOT 2**

DATE: **AUGUST 22, 2016**

FROM: **PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **MINOO ASHABI, PRINCIPAL PLANNER**

FOR FURTHER INFORMATION CONTACT: **MINOO ASHABI (714) 754-5610**
Minoo.ashabi@costamesaca.gov MA

This supplemental memo provides the revised Exhibit A of the draft resolution amending North Costa Mesa Specific Plan related to Home Ranch and Sakioka Lot 2.

The revised Exhibit includes corrections requested by property owners referring to the correct documents, latest approvals per 2015-2035 General Plan, and amendments to Development Agreements, etc.

Attachment: Revised Exhibit A

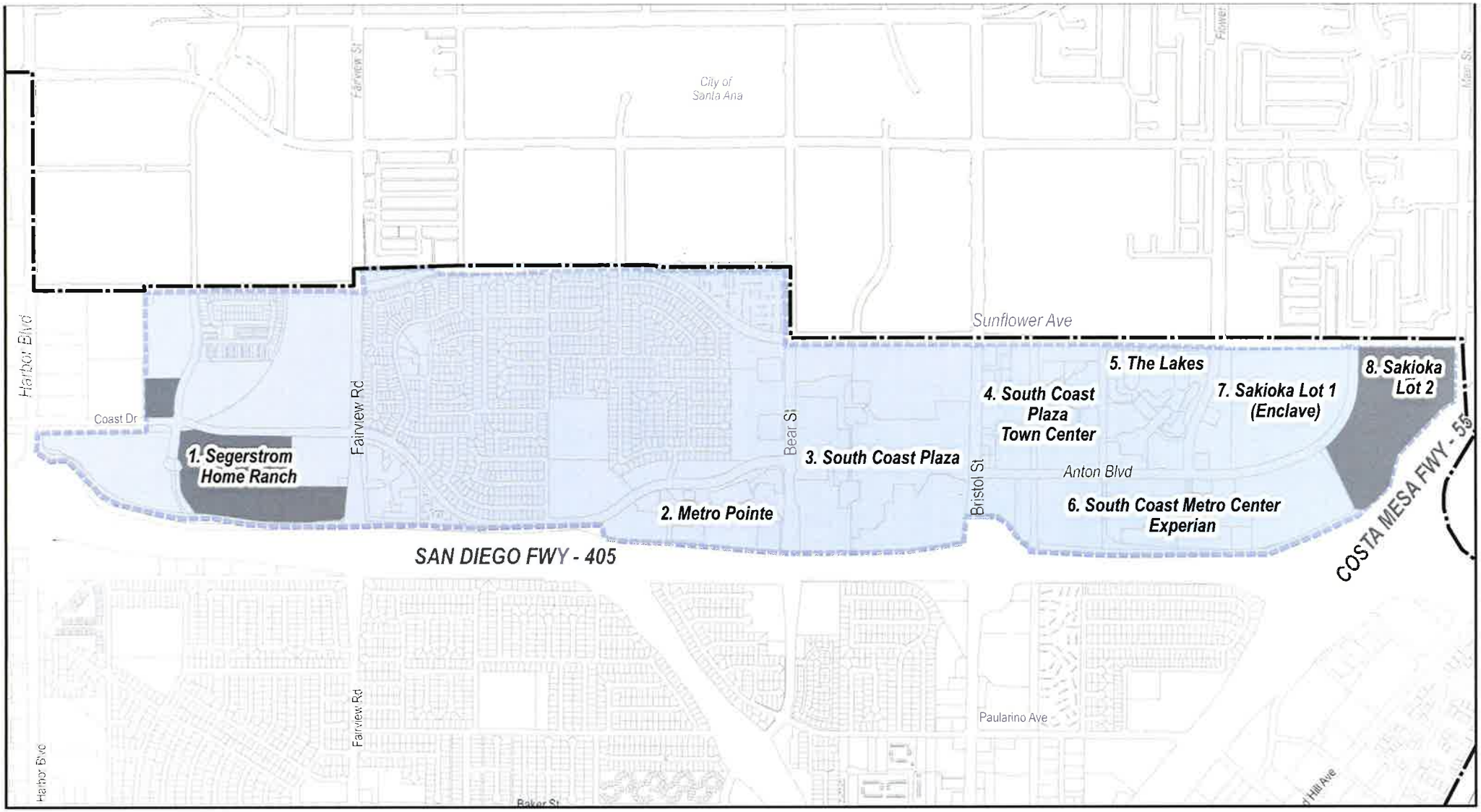
EXHIBIT A

North Costa Mesa Specific Plan

SP-16-01

REVISED PAGES

REVISED 08-22-2016



North Costa Mesa Specific Plan

Vacant Land Parcels

1 - Segerstrom Home Ranch
2 - Metro Pointe
3 - South Coast Plaza
4 - South Coast Plaza Town Center
5 - The Lakes
6 - South Coast Metro Center / Experian
7 - Sakioka Lot 1 (Enclave)
8 - Sakioka Lot 2

Existing Land Uses

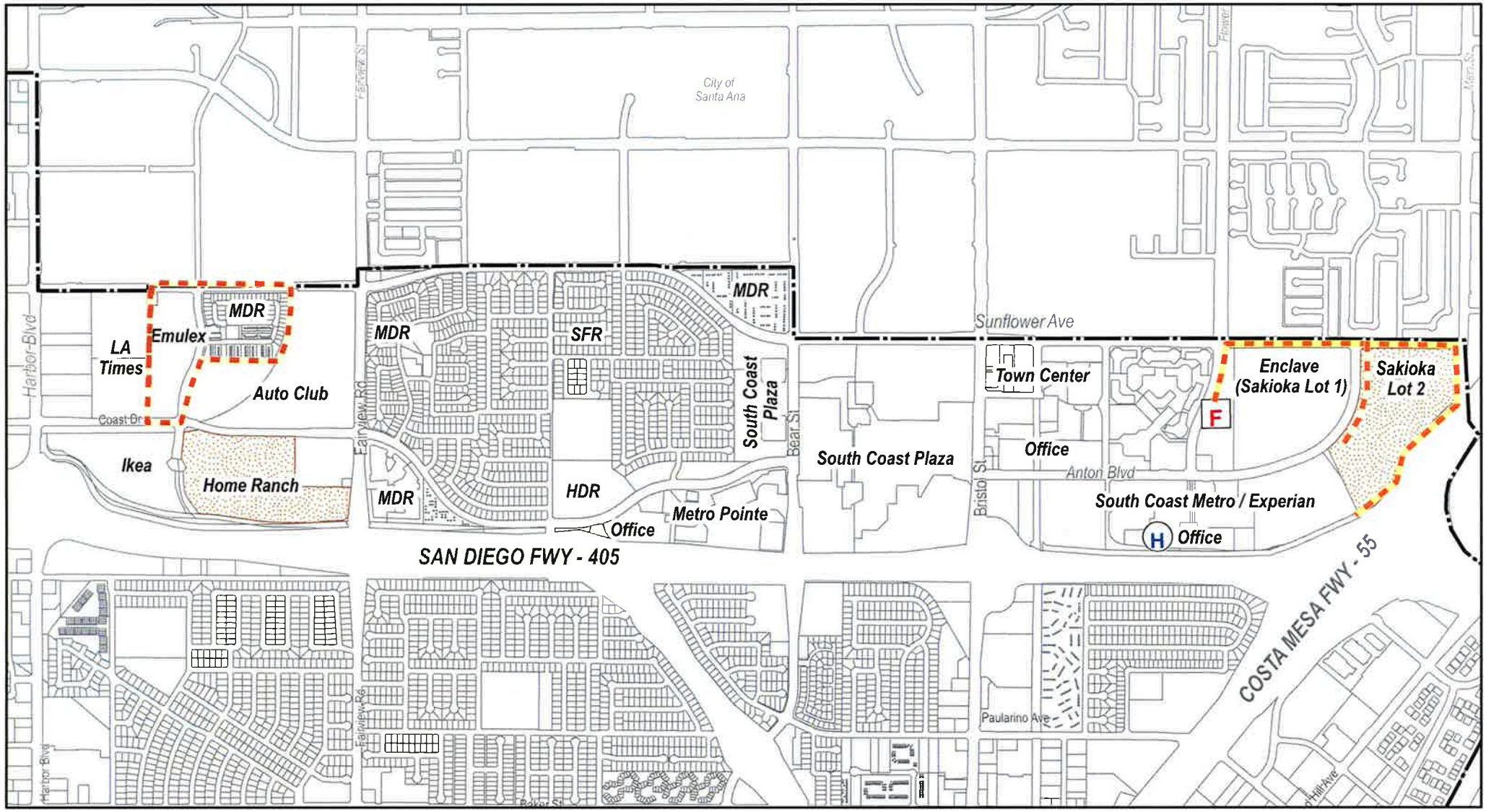
Figure 2

0 0.375 0.75 1.5 Miles

Source: City of Costa Mesa, 2016.
Date: August 2016

Table 1- General Plan Designations North Costa Mesa

GENERAL PLAN DESIGNATION	TYPICAL USES	RESIDENTIAL DENSITY	FLOOR AREA RATIO	COMPATIBLE ZONING
Low Density Residential	Single family detached and attached units, granny units, accessory apartments family daycare	Less than or equal to 8 units per acre.	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, POR-LD, I&R
Medium Density Residential	Single-family attached units, multiple family units, senior congregate care facilities, convalescent hospitals, and group residential homes. Ancillary commercial uses are permitted the planned development zone.	Less than or equal to 12 units per acre	0.15 high traffic 0.25 moderate traffic 0.35 low traffic	R1, R2-MD, PDR-MD, MU, I&R
High Density Residential	Multiple family units, senior congregate care facilities, convalescent hospitals and group residential homes. Ancillary commercial uses are permitted in the planned development zones.	Less than or equal to 20 units per acre: except the density in the PDR-NCM zone is 25 to 35 units per acre. See also The Lakes for site-specific density.	0.15 high traffic 0.25 moderate traffic 0.35 high traffic	R2-HD, R3, PDR-HD, PDR-NCM, MU, I&R
Commercial Center	Major shopping, service, and office facilities designated serve city-wide and regional markets.	Less than or equal to 20 units/acre	0.25 high traffic 0.35 moderate traffic 0.45 bw traffic 0.75 very low traffic *Except that Home Ranch has a site-specific FAR 0.37 for the /KEA portion of the project and 0.64 for the office portion*	C1, C2, C1-S, PDC, AP, P, CL
Regional Commercial	Regional scale uses including major department stores, specialty retail outlets, restaurants, offices, and hotels.	Less than or equal to 20 units/acre	0.652 South Coast Plaza (east of Bear Street) 0.89 South Coast Plaza (west of Bear Street)	PDC
Urban Center Commercial	Intensively developed mixed commercial including offices, retail shops, restaurants, and hotels. Residential uses are also permitted pursuant to the North Costa Mesa Specific Plan	Less than or equal to 20 units/acre. Exceptions: South Coast Metro Center (Area 6) has a site specific density of 100 units per acre; Sakioka Lot 2 may be up to 28 units/ac for mixed-use development.	South Coast Metro Center (Area 6) has a site-specific FAR of 0.79 Sakioka Lot 2 (Area 8) has a maximum site-specific FAR of 10.	PDC, TC
Cultural Arts Center	Mixed commercial, residential, office and cultural uses.	–	1.77 See also the South Coast Plaza Town Center discussion regarding the FAR.	TC
Industrial Park	Wide variety of industrial and compatible office and support commercial uses.	Less than or equal to 20 units/acre	0.20 high traffic 0.30 moderate traffic 0.40 bw traffic 0.75 very low traffic	MP, POI, CL
Public and Semi-Pubic	Parks, hospitals, schools, religious facilities, fairgrounds, and public facilities.	–	0.25	I& R, I&R-S, P



Vacant Commercial/Office

Sensitive Interface

H Heliport

F Fire Station

SFR Single Family Residential

MDR Medium Density Residential

HDR High Density Residential

Land Use Integration

Figure 5

0 0.25 0.5 1 Miles

Source: City of Costa Mesa, 2016.
Date: August 2016

3.0 SUBAREA ANALYSIS

The plan area is composed of eight unique ~~sub~~areas that are analyzed individually as well as in consideration of surrounding land uses.

AREA 1-HOME RANCH

Existing Land Uses

A portion of ~~T~~this 93-acre site is in agricultural production. Onsite structures include a single- family residence, ~~guesthouse,~~ barn, related farm buildings, and an office building located on Fairview Road. ~~This site is~~ These are all owned by C.J. Segerstrom ~~and Sons~~ family. The single family home and barn are identified in the ~~2000~~ 2016 General Plan in the Historical and Cultural Resources Element. The Segerstrom family, who continue to maintain the house, constructed the farmhouse in 1915. The barn was constructed in 1928. Several farm related structures are located near the house.

Single family attached and detached homes, an Emulex industrial park, and a large IKEA retail/warehouse facility also now sit on the original Home Ranch site.

General Plan and Zoning

The portions of this site owned by the Segerstrom family and IKEA are ~~is~~ designated as Commercial Center ~~Industrial Park~~ by the General Plan and is zoned PDC ~~PDI~~. ~~The maximum Floor Area Ratio (FAR) is 0.40, which equals 961,060 square feet of building area.~~ The General Plan establishes site specific FAR of 0.37 for the 19.27 acre IKEA site and a site specific FAR of 0.64 for remaining 43.6 acres located south of South Coast Drive. ~~The trip budget is 827 a.m. peak hour trips and 855 p.m. peak hour trips.~~

In 2001, GP-00-05 was approved for Home Ranch to allow residential, commercial, office, and industrial uses. The overall allowable square footage was increased to 1,351,698 square feet and trip budget adjusted accordingly. In respect to this specific plan, the Home Ranch area was expanded to include the 30.5 acres located north of South Coast Drive. See following Sub-areas discussion.

In 2003, SP-03-02 was approved that reallocated a 2.074-acre portion of Sub-area B to Sub-area A to be used as the IKEA parking lot. This reallocation ~~of acreage reduced~~ extinguished the square footage development rights attributable to the 2.074 acres, increasing the IKEA site to 19.27 acres and reducing the IKEA site FAR to 0.37 and T~~t~~he overall allowable square footage to 1,319,813~~351,698~~; the overall trip budget remained unchanged. ~~Table 4A was modified to reflect this change.~~

In 2016, General Plan 2015-2035 was approved adjusting the FAR of Sub-Area B resulting in an increase in the FAR and a maximum development square footage of 1,200,000 SF. Table 4A was modified to reflect this change.

Sub-areas

The Segerstrom Home Ranch is divided into four sub-areas. Table 4A provides a statistical summary of the maximum number of dwelling units, floor area ratio, building square footage, and the trip budgets for each sub-area. Figure 11 illustrates the boundaries of the sub-areas.

To facilitate flexibility for Sub-Areas B and C, building square footages and trip budgets may be transferred, provided that the total building square footage, floor area ratio, and trip budget for the combined two sub-areas are not exceeded as delineated in Table 4A. Transfers affecting Sub-Areas A and D are not permitted. Future development in Sub-Area B shall be limited to high quality office, office-related uses, and corporate office/headquarters with subsidiary support functions that may include research and design, minor assembly, light manufacturing, and storage. Retail uses in Sub-Area B shall be limited to those that are ancillary to the office development

Shown below are the development parameters for each distinct sub area.

Table 4A- Segerstrom Home Ranch Sub-Areas						
Land Use	Acreage	Floor Area Ratio/Density	Maximum Units/ Square Footage	Maximum Stories/Height	A.M. Peak Hour Trips	P.M.Peak Hour Trips
A. IKEA	19.27	0.37 FAR	308,000 sf	2 stories/45 feet	43	431
B. Office and Office-related uses	43.57[2]	0.~~40~~ 64	~~759,165~~ 1,200,000 SF	2-5 stories/36 - 75 feet See Figure 11b	~~1,593~~ 1,860	~~1,569~~ 1,788
C. Industrial Park	14.5	0.40 FAR	252,648 sf	1-5 stories/45-60 feet See Figure 11b	376[3]	362[3]
D. Medium Density	16.0	12 units/acre	136 single-family attached units[1]	3 stories/ 50 feet		
Residential			56 single-family detached units[1] Total Maximum: 192 units	2 stories/27 feet	102	130
TOTAL:	93.34	NA	192 units 1,~~760,648~~,~~319~~,~~813~~ sf		~~1,738~~ 2,381	~~2,130~~ 2,711

Note:

1. The mix of units is for illustrative purposes only; the precise mix of product types will be determined during master plan review; in no instance shall the 192-unit maximum and/or the morning and evening peak hour trip budget be exceeded.
2. The 1,200,000 maximum square footage is calculated based on the full acreage originally in Home Ranch which includes acreage transferred to the State of California for public improvements. This full square footage intensity may be used for development in Sub-Area B.
~~1.~~3. See partial Assignment and Assumption of Development Agreement recorded on 02/05/2004 as Instrument No. 2004000089554 in official records Orange County.

Land Use Compatibility/Integration

The Segerstrom farmhouse provides a unique opportunity for preservation of a small piece of the City's agricultural heritage. This two-story home and accompanying barn are familiar sights in the area and stand as a reminder of the farming community that was evident here in the early 1900's. Although the Segerstrom home and barn are designated as Commercial Center on the General Plan Land Use Map, it would be in keeping with Policy HCR-1A.5 of the General Plan to preserve these historical structures.

Preservation of these structures in their current location ~~could be~~ has been accomplished by ~~transferring the development potential of the area to be preserved to the remainder of the Industrial Park area. At that time, the General Plan would be amended *to* an appropriate~~ land use ~~designation (e.g., Public-Semi Public) and a land use restriction~~ recorded restrictions which include provisions for the ~~property which recognizes the~~ long-term preservation of these buildings as historical resources. The property covered by the recorded restrictions is a 1.5-acre site shown in Exhibit 11a and includes the home, barn, and two related structures. The boundaries of the property may be modified, as approved by the City's Development Services Director, so long as the site continues to include 1.5 acres and all four historic structures. The barn may be relocated within the site. Ownership of the property could remain with the Segerstrom family until such time they wished to ~~sell~~transfer the property. At that time, the City, another public agency, or private ~~organization should~~ owner could acquire ~~be given~~ the site subject ~~first right of refusal to purchase the site.~~to the recorded restrictions for preservation of this valuable community resource.

The retention of the farmhouse results in a site design consideration. Non-residential buildings should be set back from the farmhouse site so as to not visually encroach into this area. Buffering could include walls/fencing, landscaping, and/or parking areas. Consideration should be given to physically linking the adjacent development to the farmhouse site with pedestrian paths.

~~In conjunction with approval of GP-00-05, a historical preservation area was identified on Home Ranch, as shown in Exhibit 11a.~~ The ~~barn is to be relocated into the preservation area. The Segerstrom Home Ranch development agreement includes provisions for the land dedication, building preservation, and long-term management of this valuable community resource. Mesa Consolidated Water District has also expressed an interest in obtaining land from the property owner in order to place an underground reservoir adjacent to the preservation area. Should this occur, the anticipated office development could not occur over the reservoir site; it would be necessary for it to remain as open space. The~~ development ~~agreement specifies that development~~ potential (square footage and trip budget) of the 1.5-acre site ~~and any future reservoir site can be~~ has been transferred to the portion of the Home Ranch site located south of South Coast Drive and east of the ~~proposed~~ Susan Street.

Mesa Consolidated Water District at one time held a ground lease from the Segerestrom family for a small portion of the property in Sub-area B and had expressed an interest in acquiring the site. The Water District has since removed all of its facilities from the site, terminated the lease, and abandoned the site. This leaves this site available for development as a part of Sub-area B.

Building Heights

The General Plan specifically limits building heights to a maximum of five stories (and only in the project's center) for this site. Five stories approximate a 75-foot height limitation. Exhibit 11b indicates the various height limits for Home Ranch. The actual siting of future buildings shall take into account surrounding development in order to minimize visual impacts. The use

of low- reflective materials for the building's exteriors will minimize glare impacts. In Building Height Area 1 adjacent to Fairview Road, the City of Costa Mesa shall also require a shade/shadow analysis for any building proposed to exceed 30 feet in height in order to ensure that building's shade or shadow does not extend beyond the project site or public rights-of-way.

Area 1 - Segerstrom Home Ranch

Figure11

0 0.1 0.2 0.4 Miles

Source: City of Costa Mesa, 2016.
Date: August 2016

Conceptual Historic Preservation Area

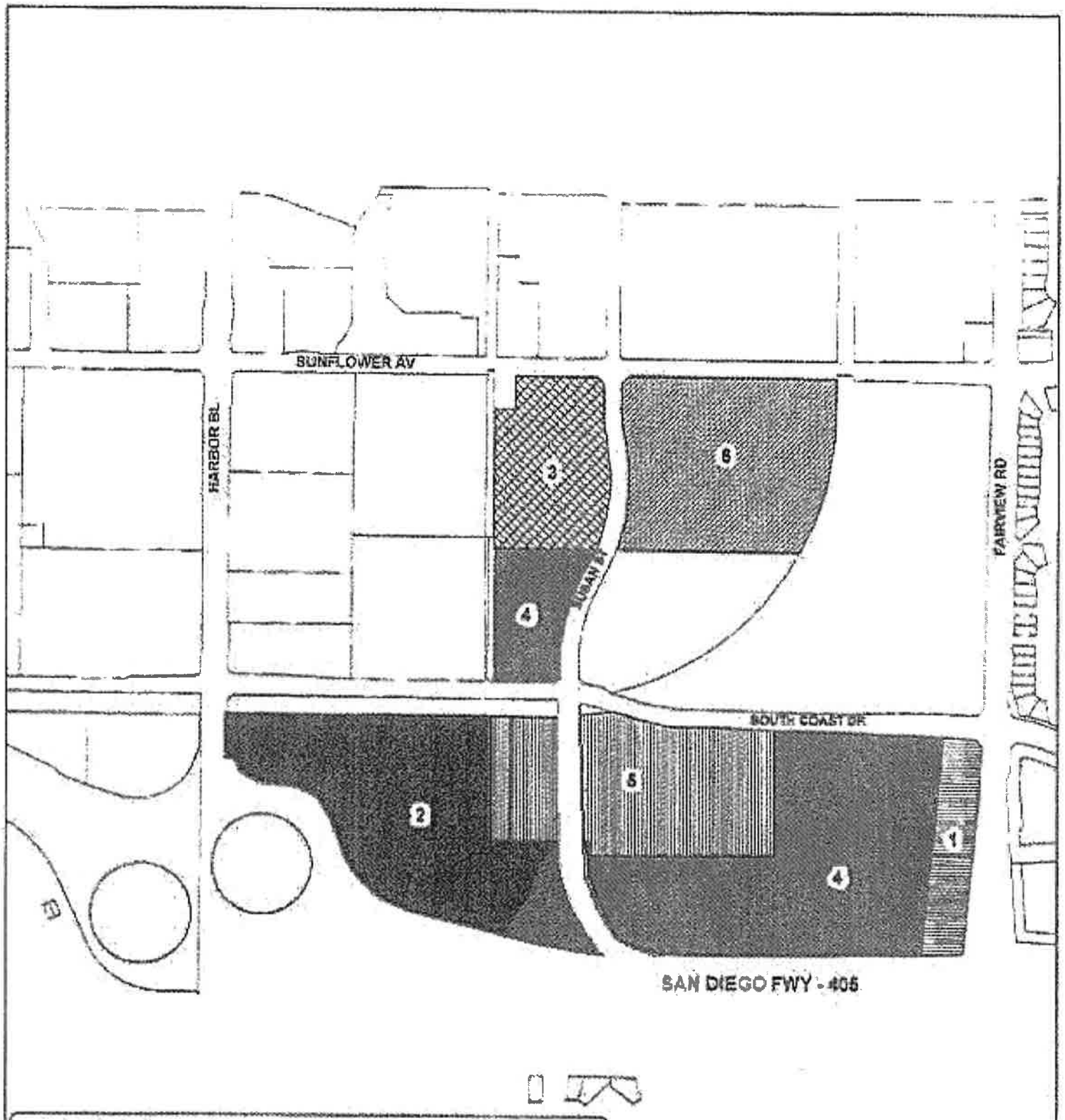
Figure11a

Historical Site

Historical Structures

0 125 250 500 Feet

Source: City of Costa Mesa, 2016.
Date: August 2016



LEGEND

- 1 2 Stories - 36 ft Building Height
- 2 2 Stories - 45 ft Building Height
- 3 3 Stories - 45 ft Building Height
- 4 4 Stories - 60 ft Building Height
- 5 5 Stories - 75 ft Building Height
- 6 Single-Family Detached: 2 stories/27 fee
  Single-Family Attached: 3 stories/50 feet

N

aximum Building Heights Figure 11b

Circulation

The primary project access/egress points should be aligned with Susan Street and the existing Automobile Club entry to the north. Access to the farmhouse preservation site should be considered from within this area so as to minimize the number of driveways on South Coast Drive.

Freeway access improvements in the immediate area include the widening of the Fairview Road off-ramps, both northbound and southbound, and the construction of the new South Coast Drive off-ramp. Both are completed.

Final Program Environmental Impact Report No. 1048 for Home Ranch included a preliminary analysis of a Susan Street exit from the new South Coast Drive-Fairview Road- Harbor Boulevard collector road included in the 1-405/SR-73 confluence project. Prior to approval of this additional exit by CalTrans, additional environmental documentation would be required. The Susan Street exit is not required for the Home Ranch project.

A future bikeway was shown on the Master Plan of Bikeways traversing this site to South Coast Drive from the 1-405 bikeway undercrossing. However, in conjunction with GP-00-05, this bike trail undercrossing and related linkages were deleted from the Master Plan of Bikeways. This deletion was necessitated by the CalTrans/FHWA freeway improvements in the general area.

Parks and Recreation

The Segerstrom family house and barn may also be considered as meeting a portion of the future park needs for any future residential development north of South Coast Drive. It would not meet any active recreational needs, but serve rather as a cultural/historical center.

In conjunction with GP-00-05, the historical reservation area was established. See previous Land Use Compatibility/Integration discussion.

Fire Protection Services

Future development plans and environmental analyses for this site need to assess the future fire station in the North Harbor area; i.e.; location and timing of construction.

In conjunction with adoption of GP-00-05, it was determined that Segerstrom Home Ranch (Area 1) increased the demand for City fire suppression services in the City's northwest area. The Segerstrom Home Ranch development agreement includes provisions for the necessary land acquisition, building design, and construction costs. The City of Costa Mesa Fire Department is responsible for determining the timing of land acquisition and fire station construction. If the fire station is ultimately located on Segerstrom Home Ranch, the development agreement allows for transfer of development rights (building square footage and trip budget) to the balance of the Home Ranch project.

The Wyndham Hotel Site: In 2007, Specific Plan Amendment (SP-07-01) was approved for the 3-acre site. The Specific Plan Amendment includes a development option that would allow a mixed-use development consisting of a 200-room boutique hotel and 120-unit high-rise building with approximately 1,740 sq.ft. of retail space and 3,450 sq.ft. for a bar/lounge. This would result in a maximum nonresidential floor area ratio (FAR) with a maximum 120 dwelling units.

Development Option	Maximum No. of Hotel Rooms	Maximum Allowable Non-Residential FAR	Maximum Allowable Number of High-Rise Residential Units
Option 1	200 rooms	2.12 FAR	120 units
Option 2	388 rooms	2.29 FAR	-0-

The Specific Plan allows development flexibility with regard to the overall mix of hotel rooms and residential units. This is subject to compliance with the following conditions through the final master plan review process:

- The applicant can demonstrate traffic-generation characteristics comparable to Option 1.
- For mixed use, ~~D~~development may be allowed up to a combined maximum of 320 hotel rooms/dwelling units, provided that the maximum number of hotel rooms in the mixed-use development does not exceed 200 rooms.
- The maximum FAR may be increased to no greater than 2.12 FAR in direct relation to the reduction of the residential density from and 44 du/acre and 2.29 FAR for hotel development:
- The maximum allowable number of high-rise residential units may be increased to no greater than 132 units (44 du/acre) in direct relation to the reduction of the nonresidential FAR from 2.12 FAR.
- The 238 existing hotel rooms may be reduced to allow additional residential units.~~, but any increase in the number of existing hotel rooms is prohibited~~.

As shown above, if the property owner decides not to develop the high-rise residential option and voluntarily demolishes the hotel instead, the maximum allowable nonresidential square footage would remain at 2.08 FAR with a redevelopment potential of 60,000 sq.ft.

AREA 8- SAKIOKA LOT 2

Existing Land Uses

This 33 acre area is designated for planned development, including mixed-use, residential, and commercial office development and is currently in agricultural production. Two single family homes are located along Sunflower Avenue. Lot 2 is owned by Roy K. Sakioka & Sons.

General Plan and Zoning

This site is designated Urban Center Commercial by the General Plan and is zoned PDC.

Development Standards and Trip Budget

The development intensity for planned development (i.e. master plans) on Sakioka Lot 2 is limited by the following:

- The trip budget for this site is 1,062 a.m. peak hour trips and 1,407 p.m. peak hour trips. The trip budget shall not be exceeded for the aggregate development ~~any master planned development~~ on Sakioka Lot 2.

- Planned Development Standards of the PDC zone are applicable to the site, unless otherwise indicated in the North Costa Mesa Specific Plan.

- A maximum 1.0 Floor-Area-Ratio applies to nonresidential development. Nonresidential development is also subject to the trip budget limitation, applicable development standards of the PDC zone, and consistency with the General Plan.

- The maximum residential density (dwelling units per acre) is ~~a maximum of~~ 28 dwelling units per acre for the residential component of a mixed-use development on a single legal parcel (See "Mixed-Use" discussion) or a maximum of 80 ~~20~~ dwelling units per acre for an independent residential ~~community including~~ development that ~~affordable~~incorporates affordable housing (See "Affordable Housing / Density Bonus discussion). An independent residential ~~community~~ development is defined as a development in which a separate legal parcel (or parcels) ~~the site~~ is entirely developed as a residential use and therefore does not include commercial uses on the same ~~site~~ legal parcel.

The projected trip generation for land uses proposed for Sakioka Lot 2 will be based on latest edition of Trip Generation, Institute of Transportation Engineers. The methodology will consider reasonable allowances for trip credits due to internal capture and pass-by trips. Internal capture credit refers to trips for various uses proposed within the parcel that can be accomplished without having to leave the facility.

For example, an office complex could have restaurants and other ancillary uses which may not generate new trips – rather serve tenants within the complex. Other examples include conference room and fitness facilities. Pass-by trips refers to trips that are

already on roadway adjacent to the development and use the facilities. Pass-by trip credits are limited to retail uses.

The credits allowed for internal capture and pass-by trips will be determined by the Transportation Services Manager. The net trip generation after credits will be compared to the trip budget to determine if the proposed development is within the limits prescribed in the North Costa Mesa Specific Plan.

Land Use Compatibility/Integration

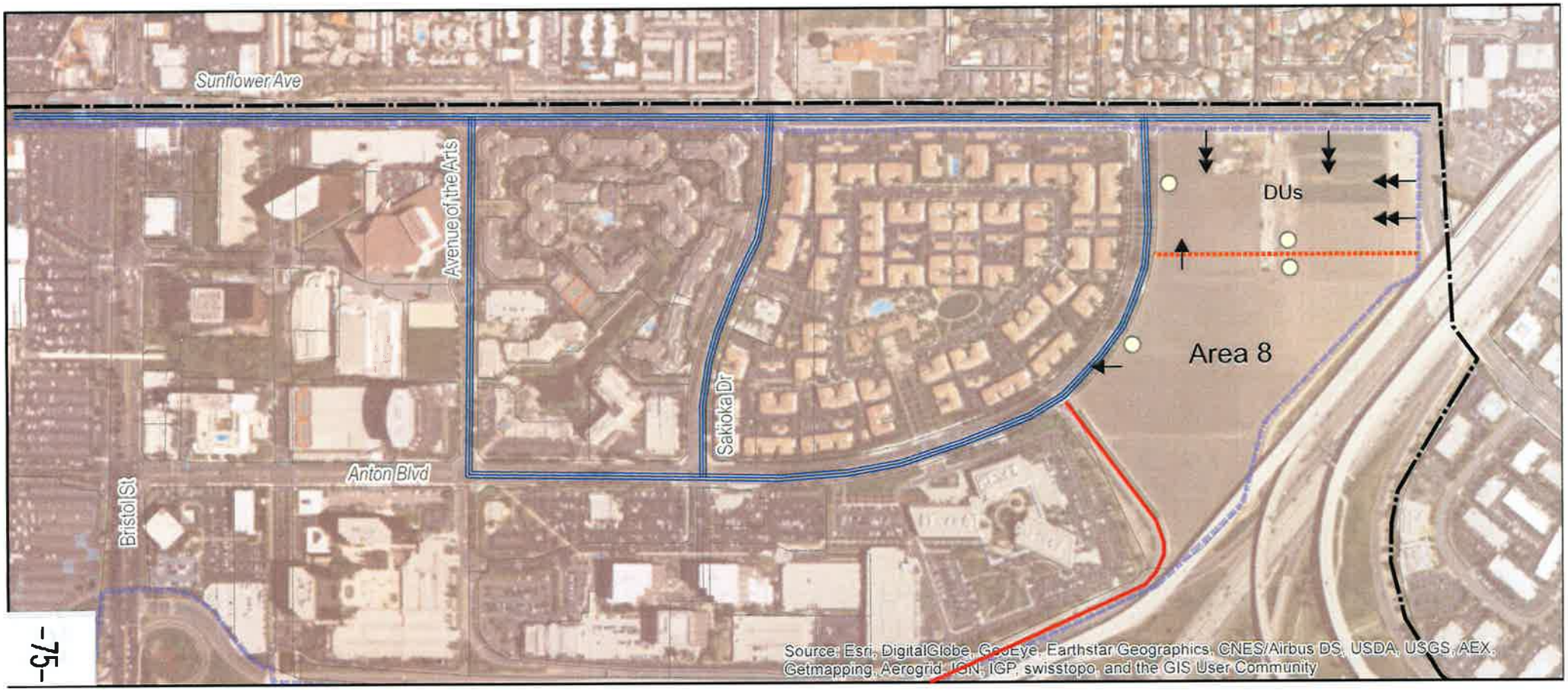
Future development of this site is anticipated to include mid- and high-rise office buildings as well as support commercial. Shade and shadow impacts for buildings in excess of 2 stories should be considered in relation to surrounding land uses. Site design should limit vehicular access to and from Sunflower Avenue.

New commercial and office buildings are encouraged to be located along the Anton frontage. Encroachment into the building setback on Anton Boulevard for commercial or mixed-use developments can be considered based on how well the project design accommodates pedestrians and if the parking areas and/or structures are located behind the commercial or mixed-use building(s). Parking areas shall not be allowed to encroach into the street setback, unless they are tucked under the commercial development. Parking lots/structures should be located primarily along the eastern edge of the site adjacent to the Costa Mesa Freeway and the new on-ramp. Internal pedestrian linkages to Anton Boulevard should be provided.

Mixed-Use

The PDC zoning does permit mixed-use development including residential and nonresidential uses as complementary uses. The residential component of a mixed-use development shall be limited to a maximum density of 28 dwelling units per acre. This maximum density only applies to residential uses as complementary uses to commercial uses within a mixed-use development. It does not apply to an independent residential ~~community~~development~~-~~that does not include commercial uses on the same~~ site~~ legal parcel. Total building intensity for the entire 33-acre~~-~~site shall not exceed the maximum allowable development intensity as set forth by the trip budgets.~~ For a mixed-use development~~, T~~t~~he overall mix of uses, including trips from dwelling units, shall be counted together in determining compliance with the trip budgets. The trip budget shall not be exceeded.

The Costa Mesa Freeway, Sunflower Avenue, and Main Street represent significant air quality and noise sources that will impact the siting of residential units and other sensitive land uses. Existing ambient air quality may exceed state and federal levels for carbon monoxide; therefore, significant mitigation measures may be required. Acceptable interior and exterior noise levels for residential uses would need to be achieved. An appropriate interface between the office buildings and residential uses would also be required.



0 200 400 800 Feet

Area 8 - Sakioka Lot 2

Figure18

Development Summary

Total Area – 33 acres
General Plan: Urban Center Commercial
Zoning: PDC

Maximum Intensity: 1.0 FAR – Non-Residential Uses

Maximum Square Footage: 1,437,480 sf
Maximum Residential Density: 80 units per acre
Trip Budget:□1,062 a.m. peak hour trips
□□1,407 p.m. peak hour trips

Maximum Building Height:□8 stories/120 feet (south of the collector street)
□□□□4 stores/60 feet (north of the collector street)
□□□□2 stores/30 feet – Commercial uses that are allowed to encroach into the setback for Anton Blvd.

Bikeway
Freeway Ramp
Future Collector Street
DUs Potential Dwelling Units Location
Project Entry
Pedestrian Linkage
Dwelling Unit Orientation

Source: City of Costa Mesa, 2016.
Date: August 2016

Note: The information provided in graphic form is intended to illustrate and is not intended to be interpreted as the precise location for future land uses or structures, unless so specified in Section 4.0 Development Standards.

Affordable Housing and Density Bonus

If ~~the entire~~ all or a portion of the site is developed as an independent residential ~~community~~ development that incorporates ~~with~~ affordable housing, the maximum density shall be ~~20~~80 dwelling units per acre involving a maximum number of 660 residential units (including any density bonuses, see Table 8.[1] Total building intensity for the entire 33-acre site shall not exceed the maximum allowable development intensity as set forth by the trip budgets.

The maximum number of dwelling units (including any density bonuses) for Sakioka Lot 2 is 660 units. The maximum base density is 528; in order to be granted a 25% density bonus (132 dwelling units), the developer would have to provide affordable housing pursuant to one of the following three options shown in the following table. All affordable housing provisions shall be for a minimum of 30 years.

Table 8- Sakioka Lot 2 Density Bonus Program

North Costa Mesa Specific Plan

MAXIMUM BASE DENSITY	AFFORDABLE HOUSING CATEGORY[1]		DENSITY BONUS CRITERIA
528 UNITS	OPTION 1 VERY LOW INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10%
		# OF AFFORDABLE UNITS	53 UNITS
	OPTION2 LOW INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	20%
		# OF AFFORDABLE UNITS	106 UNITS
	OPTION 3 LOW & MODERATE INCOME[1]	REQUIRED PERCENT OF BASE DENSITY TO BE AFFORDABLE	10% LOW & 15% MODERATE
		#OF AFFORDABLE UNITS	132 UNITS
		25% DENSITY BONUS	132 UNITS
		TOTAL UNITS	660

NOTES:

1. Very Low, Low, and Moderate determinations are based on HUD definitions and income limits, adjusted for family size.
2. The total number of units assumes that other criteria of the Planned Development Commercial Zone have been met regarding density increases.
3. Density Bonus as provided herein, or as otherwise provided for by state law (Government Code 65915)

*The maximum number of units (660) in an independent residential community is based on ~~33~~8.25 acres of land and ~~20~~ 80 units per acre.

Building Heights

The maximum building height is ~~180~~120 feet (approximately ~~12~~ 8 stories) south of the new collector street and 60 feet (approximately 4 stories) north of the new collector street. Commercial or mixed use developments that are allowed to encroach into the street setback of Anton Boulevard shall be limited to 2 stories/ 30 feet within the street setback. Buildings above ~~173~~ 161 AMSL ~~-~~feet in height will require approval by the FAA

Circulation

The Master Plan of Highways includes a new collector street that connects Main Street and Anton Boulevard through this site. A new 1-405 on-ramp from Anton Boulevard is to the south of this site. The Master Plan of Bikeways includes a new bikeway on Sunflower Avenue. ~~As shown on Figure 9, the various alternatives for the urban rail alignment traverse this property and a station is also proposed in the vicinity.~~

Figure 19 provides an overview of the entire plan area and depicts development standards that can be shown graphically. It should be noted that the information is intended to be illustrative and is not to be interpreted as the precise locations for future land uses or structures, or the collector street.

19a. In conjunction with high-rise residential projects. private on-site recreational amenities shall be provided to serve the high-rise residents. These amenities may be located on the ground level, roof top, and/or on a podium.

Area 1. Home Ranch

20. Promote the preservation of the Segerstrom family house and barn in its current location by allowing the development potential of the site to be transferred to the adjacent Commercial Center area. ~~At such time the development potential transfer occurs, amend the General Plan to an appropriate land use designation and record a land use restriction for the property, which recognizes the long-term preservation of these buildings as historical/cultural resources. Ownership of the property could remain with the Segerstrom family until such time they wished to sell the property, at which time the City and other public or non-profit agencies would be given first right of refusal in obtaining the property.~~

21. All buildings should be set back from the historical preservation area so as to hot visually encroach into this area. Buffering could include walls/fencing, landscaping, and/or parking areas.

~~22. Consideration should be given to physically linking the industrial park to the historical preservation area with pedestrian paths.~~

~~23.~~22. Future development plans and environmental analyses for Home Ranch shall include an analysis regarding the future fire station in the North Harbor area; i.e.; location and timing of construction. Joint use with surrounding Central Net cities should also be considered in order to defray the costs of an additional fire station. A study could also reexamine the need/demand for the seventh station.

23A. Future development In Sub-area B shall be limited to high quality office, office-related uses, and corporate office/headquarters with subsidiary support functions that may include research and design, minor assembly, light manufacturing, and storage. Retail uses shall be limited to those that are ancillary to the office development.

238. In Building Height Area 1 adjacent to Fairview Road, the City of Costa Mesa shall require a shade/shadow analysis for any building proposed to exceed 30 feet in height in order to ensure that building's shade or shadow does not extend beyond the project site or public rights-of-way.

23C. In conjunction with the review and approval of any master plan for the areas containing the four-story industrial/office park buildings (and parking structures, as appropriate) north of South Coast Drive and west of Susan Street, the three-story townhomes (south of Sunflower Avenue and east of Susan Street), and the five-story office buildings (and parking structures, as appropriate) south of South Coast Drive and west of Fairview Road, the following provisions shall be applied:

1. Provision of sufficient setbacks between buildings and Sunflower Avenue, Susan Street, South Coast Drive, Fairview Road, adjacent to the 1-405, and from other buildings to ensure that buildings do not create a "canyon effecr
2. Use of low-reflective materials on buildings and parking structures that do not promote glare.