AGENDA

ALISO VIEJO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, OCTOBER 7, 2026
7:00 PM

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY, ALISO VIEJO, CA

Mayor Max Duncan
Mayor Pro Tem Mike Munzing
Councilmember Tiffany Ackley
Councilmember Tim Zandbergen
Councilmember Garrett Dwyer

WELCOME to the City of Aliso Viejo City Council meeting. Persons wishing to address the City Council may submit a Request to Address City Council form to the City Clerk prior to the item being heard. Public comments are limited to three (3) minutes per speaker. Members of the public may also participate remotely as authorized by law. Instructions for virtual participation, including the meeting link and procedures for providing public comment and the SB707 Disruption Policy, are available on the City's website at: https://avcity.org/470/Public-Comments-and-Disruption-Policy-Pu

The City complies with the Americans with Disabilities Act (ADA). If you need reasonable accommodations to participate in the meeting, please contact Human Resources at (949) 425-2511 at least 48 hours prior to the meeting.

Regular meetings are held on the first and third Wednesday of the month at the City Hall Council Chambers, 12 Journey, Aliso Viejo. Agendas are available by the Friday preceding a regularly scheduled City Council meeting. Communications and supplemental materials received by the City relating to agenda items are presented at the dais and in the Public Copy agenda binder at the time of the meeting or contact the City Clerk's office to review or obtain a copy. Council proceedings are recorded.

Meetings are broadcast live on Cox Communications Channel 851, AT&T U-Verse Channel 99 and the City's website. By attending the City Council Meeting, you consent to be recorded and televised. Meetings are rebroadcast on Wednesday at 7:00 p.m. cable channels, and can be viewed on the City's website.

BRETT CHANNING	SCOTT C. SMITH	MARIA KENDIG
CITY MANAGER	CITY ATTORNEY	CITY CLERK

PLEASE SILENCE ALL CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE CITY COUNCIL IS IN SESSION

CALL TO ORDER: Convene Regular Meeting

ROLL CALL:

PLEDGE OF ALLEGIANCE:

SPECIAL PRESENTATIONS:

1.1 RECOGNITION OF ALISO VIEJO CITIZENS OF THE YEAR

1.2 YEAR-END LEGISLATIVE UPDATE FROM ASSEMBLYMEMBER DIANE DIXON

1.3 PROCLAMATION - FIRE PREVENTION WEEK

ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

COMMUNITY INPUT:

Members of the public wishing to address the City Council in person are requested to complete and submit a Request to Address City Council form to the City Clerk. Forms are available at the entrance to the City Council Chambers. In compliance with the Brown Act, the City Council may not discuss or take action on items not appearing on the agenda, except as authorized by law. The City Council may briefly respond to statements made or questions posed. Public comments are generally limited to three (3) minutes per speaker.

Members of the public may also observe and participate remotely using Teams Meeting.

Instructions for remote participation, including how to join the meeting online or by telephone, request to speak during public comment, participate by telephone, submit written comments, and the City's SB 707 Technology Disruption Policy, are available at: https://avcity.org/470/Public-Comments-and-Disruption-Policy-Pu

Join Online: https://teams.microsoft.com/meet/257876176705929?p=7EebJ4ATObyl6INjsV

Join by Telephone: (+1 323-694-9789 **Conference ID:** 118 228 149#

Members of the public wishing to provide remote public comment should follow the participation instructions available at the link above.

CONSENT CALENDAR:

All matters listed on the Consent Calendar will be acted upon by one vote unless members of the City Council, or staff request a matter to be discussed and/or removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be discussed and voted upon immediately following City Council action on the remainder of the Consent Calendar.

4.1 WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

Recommended Action: Approve the reading by title only of all ordinances and resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

Recommended Action: Approve the minutes as submitted.

Draft Minutes 2026-09-16 Special Closed Study Session and Regular Meetings

Draft Minutes 2026-09-23 Special Meeting - State of the City

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between August 28, 2026, and September 24, 2026, for $4,742,423.48.

Staff Report

Attachment 1 - Accounts Payable Report

4.4 FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH DAVIS FARR LLP FOR AUDITING SERVICES

Recommended Actions:

1. Approve the First Amendment to the Agreement with Davis Farr LLP for professional auditing services, extending the term through June 30, 2027, and increasing compensation by $36,000 for a total contract amount not to exceed $165,000, and authorize the City Manager to execute the Amendment.
2. Authorize the City Manager to execute the Amendment.

Staff Report

Attachment 1 - First Amendment with Davis Farr LLP

Attachment 2 - Original Agreement with Davis Farr LLP

4.5 SECOND AMENDMENT TO THE AGREEMENT WITH DE NOVO PLANNING GROUP FOR ON-CALL CEQA SERVICES

Recommended Action: Approve and authorize the City Manager to execute the Second Amendment to the professional services agreement with De Novo Planning Group for on-call CEQA services, increasing compensation by $100,000 for a total of $250,000 and extending the agreement term to June 30, 202 7.

Staff Report

Attachment 1 - Second Amendment

Attachment 2 - First Amendment

Attachment 3 - Original Agreement

PUBLIC HEARINGS:

5.1 AMENDMENT TO OBJECTIVE DESIGN STANDARDS MANUAL

Recommended Actions:

1. Find that the amendment to the ODS is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines; and
2. Select One:

- (Option 1) Adopt Resolution No. 2026- xx amending the Objective Design Standards manual to remove Modern Ranch and Modern architectural styles; or
- (Option 2) Adopt Resolution No. 2026- xx amending the Objective Design Standards manual to remove Modern Ranch and Modern architectural styles and add the Craftsman architectural style.

Staff Report
Attachment 1 - Resolution (Option 1).docx
Attachment 2 - Resolution (Option 2).docx
Attachment 3 - Original ODS Manual
Attachment 4 - Presentation.pptx

5.2 CONDITIONAL USE PERMIT TO EXPAND THE FLOOR AREA OF ALISO CROSSFIT AT 6 JOURNEY, SUITES 300 AND 325

Recommended Action: Adopt Resolution No. 2026-XX entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW ALISO CROSSFIT TO EXPAND ITS FLOOR AREA TO 4,911 SQUARE FEET AT 6 JOURNEY, SUITES AND 325 (USE-2026-01011).

Staff Report
Attachment 1 - Resolution
Attachment 2 - Presentation.pptx

5.3 GENERAL PLAN AMENDMENT GPA-2026-01002, ZONE CHANGE ZC-2026-01001, VESTING TENTATIVE TRACT MAP 19489, SITE DEVELOPMENT PERMIT SDP-2026-01001, DEVELOPMENT AGREEMENT DA-2026-01002 AND ADOPTION OF MITIGATED NEGATIVE DECLARATION CEQA-2026-01004 FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY AT 15 ARGONAUT

Recommended Actions:

1. Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM (CEQA-2026-01004) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR GENERAL PLAN AMENDMENT GPA-2026-01002 , ZONE CHANGE ZC-2026-01001, VESTING TENTATIVE TRACT MAP 19489, AND DEVELOPMENT AGREEMENT DA-2026-01002 TO ALLOW THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11);
2. Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION AND ASSOCIATED LAND USE MAP FROM BUSINESS PARK TO MEDIUM DENSITY RESIDENTIAL FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11);
3. Introduce for first reading an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A ZONE CHANGE FROM BUSINESS PARK 2 TO MEDIUM DENSITY RESIDENTIAL DISTRICT FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL

TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (623-093-10 & 623-093-11);

4. Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 19489 FOR SUBDIVISION INTO CONDOMINIUM PURPOSES AND SITE DEVELOPMENT PERMIT (SDP-2026-01001) TO ALLOW THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (623-093-10 & 623-093-11); and
5. Introduce for first reading an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT DA-2026-01002 BETWEEN THE CITY AND BRANDYWINE ACQUISITION GROUP, LLC. FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11).

Staff Report
Attachment 1 - Resolution (Mitigated Negative Declaration)
Attachment 1 - Exhibit A - Initial Study/Mitigated Negative Declaration (ISMND)
Attachment 1 - Exhibit B - Mitigation Monitoring and Reporting Program
Attachment 1 - Exhibit C - Response to Comments
Attachment 2 - Resolution (General Plan Amendment)
Attachment 3 - Ordinance (Zone Change)
Attachment 4 - Resolution (Vesting Tentative Tract Map and Site Development Permit)
Attachment 4 - Exhibit B - Proposed Plans
Attachment 5 - Ordinance (Development Agreement)
Attachment 5 - Exhibit A - Development Agreement
Attachment 5 - Exhibit D of Exhibit A - Density Bonus Housing Agreement
Attachment 6 - Presentation

DISCUSSION:
None.

CITY MANAGER' S REPORT:

ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

ADJOURNMENT: The next regularly scheduled City Council meeting is October 21, 2026 at 7 p.m.

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL CLOSED SESSION,
STUDY SESSION, AND
REGULAR MEETINGS
SEPTEMBER 16, 2026
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CLOSED SESSION

CALL TO ORDER: Mayor Duncan called the Special Closed Session Meeting of the City Council of the City of Aliso Viejo to order at 5:30 p.m.

ATTENDANCE:

PRESENT: MAYOR MAX DUNCAN
MAYOR PRO TEM MIKE MUNZING
COUNCILMEMBER TIFFANY ACKLEY
COUNCILMEMBER GARRETT DWYER
COUNCILMEMBER TIM A. ZANDBERGEN

ABSENT: NONE

STAFF PRESENT: BRETT CHANNING, CITY MANAGER
SCOTT SMITH, CITY ATTORNEY
SO KIM, DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC COMMENTS:
None.

CLOSED SESSION:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Government Code Section 54957
   Title: City Attorney

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8:

   1. Property: 27081 Aliso Creek Road
      Agency negotiator: Brett Channing, City Manager
      Negotiating parties: Emilie Simard, Shea Homes
      Under negotiation: Price and terms of payment for public facilities

2.	Property:	400-700 Freedom Lane
	Agency negotiator:	Brett Channing, City Manager
	Negotiating parties:	Vanessa Scheidel, Meritage Homes
	Under negotiation:	Price and terms of payment for public facilities
3.	Property:	15 Argonaut
	Agency negotiator:	Brett Channing, City Manager
	Negotiating parties:	Emanuel Robinson w/ Brandywine Homes
	Under negotiation:	Price and terms of payment for public facilities
4.	Property:	26800-26970 Aliso Viejo Parkway
	Agency negotiator:	Brett Channing, City Manager
	Negotiating parties:	JR Jones, Lennar
	Under negotiation:	Price and terms of payment for public facilities

ADJOURNED: 6:29 P.M.

STUDY SESSION

CALL TO ORDER: Mayor Duncan called the Study Session Meeting of the City Council of the City of Aliso Viejo to order at 6:33 p.m.

ATTENDANCE:

PRESENT: MAYOR MAX DUNCAN
MAYOR PRO TEM MIKE MUNZING
COUNCILMEMBER TIFFANY ACKLEY
COUNCILMEMBER GARRETT DWYER
COUNCILMEMBER TIM A. ZANDBERGEN

ABSENT: NONE

STAFF PRESENT: BRETT CHANNING, CITY MANAGER
SCOTT SMITH, CITY ATTORNEY
MARIA KENDIG, DIRECTOR OF GOVERNMENT SERVICES / CITY CLERK
SO KIM, DIRECTOR OF COMMUNITY DEVELOPMENT
SHAUN PELLETIER, DIRECTOR OF PUBLIC WORKS
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, ALISO VIEJO POLICE SERVICES

STUDY SESSION

FISCAL YEAR 2025-26 YEAR-END RESULTS AND FIVE-YEAR FINANCIAL FORECAST

Recommended Action: Receive and file.

The City Council received a presentation regarding the Fiscal Year 2025-26 Year-End Results and Five-Year Financial Forecast, provided as a follow-up to a previous Council request. Director of Financial Services Ann Eifert presented the Fiscal Year 2025-26 year-end results, reporting a General Fund surplus of $5.1 million. Revenues totaled $32.9 million, driven by higher-than-expected sales tax. Expenditures totaled $27.8 million and were approximately $1.3 million under budget.

Director Eifert also provided an overview of the Five-Year Financial Forecast, including General Fund revenue and expenditure assumptions and projections, as well as potential future capital improvements. Two General Fund forecast scenarios were presented: a 5% increase and a 5% decrease in the four largest revenue sources. Staff responded to City Council questions regarding sales tax projections, CDBG funds, and carryover projects from Fiscal Year 2025-26.

The City Council thanked Director Eifert for the report and commended staff for maintaining fiscal conservatism.

The following member of the public spoke on the matter:

1. Art Camoia expressed appreciation for the projected surplus and noted the unusual economic conditions, including oil costs, tariffs, interest rates, and housing market uncertainty. Mr. Camoia suggested consideration of a third, more conservative scenario, such as a 15% stress test, as a contingency for a potential recession or lower-than-anticipated revenues.

   Motion: Mayor Pro Tem Munzing moved and Councilmember Ackley seconded to receive and file the report. Motion carried 5-0.

ADJOURNED: 7:12 P.M.

REGULAR CITY COUNCIL MEETING

CALL TO ORDER: Mayor Duncan called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:12 p.m.

ROLL CALL

PRESENT: MAYOR MAX DUNCAN
MAYOR PRO TEM MIKE MUNZING
COUNCILMEMBER GARRETT DWYER
COUNCILMEMBER TIM A. ZANDBERGEN
COUNCILMEMBER TIFFANY ACKLEY

ABSENT: NONE

STAFF PRESENT: BRETT CHANNING, CITY MANAGER
SCOTT SMITH, CITY ATTORNEY
ANN EIFERT, DIRECTOR OF FINANCIAL SERVICES
MARIA KENDIG, DIRECTOR OF GOVERNMENT SERVICES / CITY CLERK
SO KIM, DIRECTOR OF COMMUNITY DEVELOPMENT
SHAUN PELLETIER, DIRECTOR OF PUBLIC WORKS
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, ALISO VIEJO POLICE SERVICES
DIVISION CHIEF REID GIBSON, ORANGE COUNTY FIRE AUTHORITY

PLEDGE OF ALLEGIANCE: City Attorney Scott Smith led the Pledge of Allegiance.

REPORT FROM CLOSED SESSION:
City Attorney Scott Smith stated no reportable action was taken.

1. SPECIAL PRESENTATIONS:

1.1 BUSINESS SPOTLIGHT - FS8 ALISO VIEJO
Mayor Duncan introduced FS8 as the City's Business Spotlight and a video highlighting the business was presented. Mel Rosborough, Studio Manager of FS8 Aliso Viejo, expressed her appreciation to the City Council and provided information regarding promotions available to Aliso Viejo residents.

PROCLAMATION - HUNGER ACTION MONTH

Mayor Duncan presented the proclamation to Malia Cary, Director of Government Affairs and Community Relations for Harvest Food Bank. She expressed her appreciation and spoke about the significance of the recognition.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

1. William "Bill" Moorhead, Director of Moulton Niguel Water District, highlighted his focus on interagency cooperation and infrastructure maintenance and improvements.
2. Jena Minnick Bull, Executive Director of South Coast Conservatory, spoke about the organization's performing arts programs, scholarships, and community partnerships, and expressed interest in collaborating with the city to expand arts opportunities.
3. Martin Beck of Soka University, representing the Aliso Viejo Chamber of Commerce, reminded the City Council and community that the State of the City event will be held the following Wednesday at the Aliso Viejo Ranch. The networking reception will begin at 6:00 p.m. and requires a fee, followed by the State of the City presentation at 7:00 p.m., which is free and open to the public.

4. CONSENT CALENDAR:

Motion: Mayor Pro Tem Munzing moved and Councilmember Dwyer seconded to approve the recommended actions for agenda items 4.1 through 4.7. Councilmember Ackley pulled item 4.8 for separate discussion. Motion carried 5-0.

4.1 WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

Recommended Action: Approve the reading by title only of all ordinances and resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

Recommended Action: Approve the minutes as submitted.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between August 14, 2026, and August 27, 2026, in the amount of $601,567.85.

4.4 TREASURER'S STATEMENT – JULY 2026

Recommended Action: Receive and file the July 2026 Treasurer's Statement.

4.5 RESOLUTION REAPPROPRIATING CERTAIN FISCAL YEAR 2025-26 FUND BALANCES AND AMENDING THE FISCAL YEAR 2026-27 BUDGET

Recommended Action: Adopt Resolution No. 2026-24 reappropriating certain Fiscal Year (FY) 2025-26 fund balances and amending the Fiscal Year 2026-27 Budget.

4.6 CONDITIONAL USE PERMIT AND EXCEPTION PERMIT TO ESTABLISH A LARGE OUTPATIENT MEDICAL OFFICE WITH A REDUCED NUMBER OF REQUIRED PARKING SPACES AT 27412 ALISO CREEK ROAD (USE-2026- 01005 AND EXP-2026-01001)

Recommended Action: Receive and file the Applicant's request to withdraw the application.

4.7 ADOPTION OF THE 2025-2026 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR EXPENDITURES OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

Recommended Actions:

1. Find that the 2025-2026 Consolidated Annual Performance and Evaluation Report (CAPER) is not subject to the California Environmental Quality Act (CEQA) because the activity is not a project as defined in Section 15378 (b)(5) of the State CEQA Guidelines;
2. Approve and adopt the 2025-2026 CAPER; and
3. Authorize the City Manager to submit the CAPER to the United States Department of Housing and Urban Development (HUD) and authorize the City Manager to submit all related documents.

4.8 PROPOSED LEASE RENEWAL WITH FAMILY ASSISTANCE MINISTRIES AT PLAYA CIRCLE

Recommended Actions:

1. Find that the lease of the property is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities);
2. Approve the renewal of the lease agreement between the City and Family Assistance Ministries ("FAM") for the property at Playa Circle, and direct the City Manager to take all necessary steps to execute the lease of the property.

Councilmember Ackley directed staff to omit addresses associated with proposed lease renewals with Family Assistance Ministries from public meeting materials, to the extent permitted by law

Motion: Councilmember Ackley moved and Mayor Pro Tem Munzing seconded to approve the recommended actions. Motion carried 5-0.

5. PUBLIC HEARING(S):

None.

6. DISCUSSION:

None.

7. CITY MANAGER' S REPORT:

City Manager Channing announced several upcoming community events, including the Aliso Viejo Trails and Creek Cleanup event this Saturday, September 19, 2026, from 8:00 to 11:00 a.m., and encouraged residents to volunteer; State of the City on September 23, 2026 from 5:30 to 8:00 p.m.; Furry Friends Pet Fair and Vet Clinic on October 3, 2026 from 9:00 to 11:00 a.m. at the Aliso Viejo Ranch; and Family Movie Night on October 16, 2026 beginning at 5:30 p.m. also at the Aliso Viejo Ranch.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Mayor Duncan:

- Attended and donated blood at the American Red Cross blood drive at Aliso Viejo Ranch and encouraged residents to participate in future blood drives.
- Attended the City's Health and Safety Fair and commended staff for organizing the event.
- Attended the 9/11 memorial observance at the local fire station and recognized OCFA for continuing the tradition.
- Reminded residents that the State of the City event will be held at Aliso Viejo Ranch on Wednesday, September 23**,** with networking beginning at 6:00 p.m. and the event opening to the public at 7:00 p.m., encouraged residents to attend and noted that a new format and special activities are planned.

Councilmember Ackley:

- Expressed disappointment at missing the annual 9/11 memorial observance at the local Fire Station 57 due to travel out of town.
- Conveyed her anticipation of the upcoming State of the City event.

Councilmember Dwyer:

- Attended the Orange County Fire Authority (OCFA) 9/11 memorial observance at its headquarters in Irvine and commended the organization for conducting a solemn and respectful ceremony.
- Shared a story about firefighters who rescued an injured woman during the September 11 attacks and later served as her pallbearers at her funeral.
- Participated in blood drive and encouraged residents to donate blood through the American Red Cross.
- Attended OC Vector Control District Board meeting and provided update on mosquito activity.
- Highlighted September as a time to focus on hunger and food insecurity and recognized Second Harvest Food Bank for its partnership with the City's Nourishing Great Futures Market pantry.

- Volunteered at Nourishing Great Futures Market pantry and noted that food and supplies were provided to more than 80 families.
- Attended Aliso Niguel High School PTSA meeting and commended the high school, its students, and the PTSA for their accomplishments and encouraged parents to participate in the PTSA.

Councilmember Zandbergen:

- Attended the 9/11 memorial observance at the local fire station and reflected on the significance of the event.
- Attended Chamber networking luncheon and discussed local business matters.
- Provided updates from the Transportation Corridor Agencies on The Toll Roads, including call center activity, and commended the organization's efficiency and financial performance.

Mayor Pro Tem Munzing:

- Attended the Orange County Fire Authority's 9/11 25th anniversary memorial observance in Irvine.
- Attended the OCFA Budget and Finance Subcommittee meeting and discussed fiscal responsibility and future capital improvements.
- Attended the Aliso Viejo Health and Safety Fair and commended the organizers and volunteers.
- Participated in the City and AVCA standing committee meeting and discussed city and association projects, including the Tree City initiative.
- Thanked community members for their participation and contributions to the community.

9. **ADJOURNMENT:** Mayor Duncan adjourned the meeting at 7:49 p.m. The next regularly scheduled City Council meeting is Wednesday, October 7, 2026 at 7 p.m.

Respectfully submitted:

_____
MARIA KENDIG
CITY CLERK

Approved by:

_____
MAX DUNCAN
MAYOR

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
September 23, 2026
Aliso Viejo Ranch, The Red Barn
100 Park Avenue
Aliso Viejo, CA 92656

CALL TO ORDER: Mayor Duncan called the Special Meeting of the City Council of the City of Aliso Viejo to order at 7:12 p.m.

ATTENDANCE:

PRESENT: MAYOR MAX DUNCAN
MAYOR PRO TEM MIKE MUNZING
COUNCILMEMBER TIFFANY ACKLEY
COUNCILMEMBER GARRETT DWYER
COUNCILMEMBER TIM A. ZANDBERGEN

ABSENT: NONE

STAFF PRESENT: BRETT CHANNING, CITY MANAGER
ANN EIFERT, DIRECTOR OF FINANCIAL SERVICES
HONGDAO NGUYEN, ASSISTANT CITY ATTORNEY
MARIA KENDIG, DIRECTOR OF GOVERNMENT SERVICES / CITY CLERK
SO KIM, DIRECTOR OF COMMUNITY DEVELOPMENT
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CORA SWANSON, HUMAN RESOURCES MANAGER
CAPT. RYAN BUHR, ALISO VIEJO POLICE SERVICES
REID GIBSON, ORANGE COUNTY FIRE AUTHORITY CHIEF

COMMUNITY INPUT
None

SPECIAL PRESENTATION:

STATE OF THE CITY PRESENTATION
Mayor Max Duncan delivered the State of the City address, sponsored by the Aliso Viejo Chamber of Commerce. The presentation recognized Aliso Viejo's 25th anniversary and its incorporation on July 1, 2001, and reflected on the City's past, present, and future. The Mayor introduced the City Council and noted the importance of preserving the City's history.

As part of the City's 25th anniversary celebration, Mayor Duncan introduced a video highlighting Aliso Viejo's history and the people who helped shape the community. The video featured interviews with former Mayor Carmen Cave, former City Councilmembers Bill Phillips and Phil Tsunoda, retired Park Ranger Tom Maloney, Moulton Foundation President Jared Mathis, and Bob Bunyan, who worked with the Mission Viejo Company during the community's early development.

The interviewees shared their recollections of the area before incorporation, the history of Moulton Ranch, the community's efforts to become a city, and the establishment of Aliso Viejo's first City Council. They also reflected on the City's early development, the importance of preserving its history and open space, and their hopes for the community's future.

City Manager Brett Channing, Captain Ryan Burh, Orange County Sheriff's Department (OCSD) and Chief Reid Gibson, Orange County Fire Authority (OCFA) provided updates. The Mayor thanked the presenters and staff for their work and partnership.

Also, the at the event recognized recipients through the Citizen of the Year Program, which was reintroduced to acknowledge residents' contributions to the community. The 2025 Civic Service Award was presented to Deputy Barragan for efforts promoting e-bike safety; the 2025 Citizen of the Year award was presented to Leilani Harwood for her service as AYSO Commissioner; and the 2025 Key to the City was presented to Michael Avramidis for volunteer service, including service on the Aliso Viejo Community Association Board. The 2026 Civic Service Award was presented to Ionut Breb for founding the Aliso Viejo Toastmaster club and initiating a youth leadership program; the 2026 Citizen of the Year award was presented to Carol Caito for her volunteer service with local school and community organizations; and the 2026 Key to the City was presented to Lisa Naegle for longstanding volunteer service, including service on the Aliso Viejo Community Association Board.

The Mayor concluded by thanking the Chamber of Commerce for sponsoring the event and the attendees for participating in the event.

ADJOURNMENT: 8:47 p.m.

Respectfully submitted:

_____
MARIA KENDIG, CMC
CITY CLERK

Approved by:

_____
MAX DUNCAN
MAYOR

City of Aliso Viejo
AGENDA ITEM

DATE: October 7, 2026

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services

SUBJECT: ACCOUNTS PAYABLE

Recommended Action:

Ratify accounts payable checks and electronic funds transfers issued between August 28, 2026, and September 24, 2026, for $4,742,423.48.

Fiscal Impact:

Expenditures in the amount of $4,742,423.48.

Background:

The City issues accounts payable checks on a bi-weekly basis and presents them to the City Council for ratification at its next regularly scheduled City Council meeting.

Discussion:

The attached registers containing checks and electronic funds transfers issued between August 28, 2026, and September 24, 2026, for $4,742,423.48, are being presented for ratification. All payments have been made in compliance with the City's purchasing policy and procedures. Payments have been reviewed and approved by the appropriate departmental staff. The issued accounts payable checks and electronic funds transfers have been reviewed and deemed in accordance with the fiscal year budget by the Director of Financial Services.

Attachment:

1. Accounts Payable Report

Accounts Payable

Vendor Name	Description (Item)	Amount
101 - GENERAL FUND		
CHOICE BUILDER	OCT'26 DENTAL - JM	46.63
CHOICE BUILDER	OCT'26 VISION - JM	6.48
CHOICE BUILDER	OCT'26 DENTAL - TZ	96.90
CHOICE BUILDER	OCT'26 DENTAL INSURANCE	1,985.41
CHOICE BUILDER	OCT'26 VISION INSURANCE	307.34
RJM DESIGN GROUP INC	JUL'26 LANDSCAPE INSPECTION - COMMONS	780.00
CHARLES ABBOTT ASSOC INC	JUL'26 CAA MNWD - N. O'HARRA	1,080.00
CHARLES ABBOTT ASSOC INC	JUL'26 CAA GAS COMPANY - N. O'HARRA	324.00
CHARLES ABBOTT ASSOC INC	JUL'26 CAA MNWD - R. BRUNELL	108.00
THE LOFTCRAFTERS	CD-2026-01048_4 RIDGECREST_THE LOFTCRAFTERS	500.00
UNITED OF OMAHA LIFE INSURANCE CO.	OCT'26 LIFE INSURANCE	1,780.04
PV MAINTENANCE INC	16 WIMBLEDON PAINT SPILL_PVM	13,197.00
CALPERS HEALTH	OCT'26 TZ - HEALTH PREMIUM	1,750.56
CALPERS HEALTH	OCT'26 TZ - HEALTH PREMIUM PEMHCA MINIMUM	162.00
CALPERS HEALTH	OCT'26 CALPERS HEALTH PREMIUM	36,607.90
CALPERS HEALTH	AUG-SEP'26 MEDICAL - NL	(74.56)
RICOH USA	JUL'26 RICOH COPY ROOM LEASE (2624)-INT PAYABLE	(0.52)
RICOH USA	AUG'26 RICOH COPY ROOM LEASE (2624)-INT PAYABLE	1.17
RICOH USA	SEP'26 RICOH COPY ROOM LEASE (2624)-INT PAYABLE	2.72
CLEARGOV, INC	FY26-27 SOFTWARE SUBSCRIPTION - BUDGET BOOK	230.25
RJM DESIGN GROUP INC	LANDSCAPE PLAN REVIEW - ALISO VIEJO PKWY	390.00
STC TRAFFIC, INC	JUL'26 TRAFFIC STUDY PEER REVIEW SERVICES	800.00
PORTER COMPANIES, INC.	CD2026-01005_26821 ALISO CREEK RD_PORTER COMPANIES	500.00
BJ CULVER CONSTRUCTION INC	CD-2025-00090_26711 ALISO CREEK RD STE 200A_BJ CUL	500.00
ROOF PRO	CD-2026-01052_2-8 BEECHWOOD_ROOF PRO	500.00
ROOF PRO	CD-2026-01082_14-24 SILVEROAK_ROOF PRO	500.00
		62,081.32
CITY COUNCIL		
US BANK PURCHASING CARD PROGRAM	DL 8/20 CALCITIESOCDIV MTG-TZ	30.00
US BANK PURCHASING CARD PROGRAM	DL 8/20 CALCITIESOCDIV MTG ANNUAL CONF-TZ	50.00
	CITY COUNCIL TOTAL:	**80.00**
CITY MANAGER		
CALPERS HEALTH	OCT'26 PG - HEALTH PREMIUM	162.00
US BANK PURCHASING CARD PROGRAM	BC 6/22 EUREKA-MEETING	41.52
US BANK PURCHASING CARD PROGRAM	BC 6/30 MILK&HONEY-MEETING	6.99
US BANK PURCHASING CARD PROGRAM	BC 7/27 PHILZ-MTG	16.85
US BANK PURCHASING CARD PROGRAM	DL 7/13 RALPHS- QTRLY LUNCHEON FOOD	211.23
US BANK PURCHASING CARD PROGRAM	DL 7/13 RALPHS- QTRLY LUNCHEON DRINKS	56.70
US BANK PURCHASING CARD PROGRAM	DL 7/06 CCMF MEMBERSHIP- BC	400.00
US BANK PURCHASING CARD PROGRAM	DL 7/02 TARGET-OFFICE SUPPLIES	8.60
US BANK PURCHASING CARD PROGRAM	DL 6/22 TARGET-OFFICE SUPPLIES	17.65
US BANK PURCHASING CARD PROGRAM	DL 8/20 CALCITIESOCDIV MTG ANNUAL CONF-BC	50.00
US BANK PURCHASING CARD PROGRAM	DL 8/11 BC-CALCITIESOCDIV MTG	30.00
	CITY MANAGER TOTAL:	**1,001.54**
ECONOMIC DEVELOPMENT		
HUNT & SONS LLC	APR-JUN'26 2ND QTR SALES TAX SUBSIDY-HUNT&SONS	862,874.60
EFUEL LLC	APR-JUN'26 2ND QTR 2026 SALES TAX-EFUEL	965,647.20
	ECONOMIC DEVELOPMENT TOTAL:	**1,828,521.80**
HUMAN RESOURCES		
US BANK PURCHASING CARD PROGRAM	CS 08/18 BBK LAW - TRAINING MK	75.00
US BANK PURCHASING CARD PROGRAM	CS 08/18 BBK LAW - TRAINING BC	75.00
US BANK PURCHASING CARD PROGRAM	CS 07/30 CANVA - HR ACCOUNT	144.00
HEALTH AND HUMAN RESOURCE CENTER INC	OCT'26 EAP PROGRAM	102.90
	HUMAN RESOURCES TOTAL:	**396.90**

	Vendor Name	Description (Item)	Amount
CITY CLERK			
	US BANK PURCHASING CARD PROGRAM	LL 7/30 CMCA-WORKSHOP 9/17 M. KENDIG	125.00
	US BANK PURCHASING CARD PROGRAM	LL 7/30 CMCA-ANNUAL MBSHP TO JUN'27 M.KENDIG	300.00
	US BANK PURCHASING CARD PROGRAM	LL 7/24 OC REG SBSCPTN/ANNUAL 7/24/26 TO 7/17/27	338.00
	US BANK PURCHASING CARD PROGRAM	LL 7/23 LA TIMES-SBSCPTN/ANNUAL 7/16/26 TO 7/15/27	207.48
		CITY CLERK TOTAL:	**970.48**
FINANCE			
	CHOICE BUILDER	OCT'26 ADMIN FEE	30.00
	US BANK PURCHASING CARD PROGRAM	AE 8/12 ANNUAL GOVERNMENT TAX SEMINAR	225.00
	CALPERS HEALTH	OCT'26 CALPERS ADMIN FEE	33.02
	CLEARGOV, INC	FY 26-27 BUDGET BOOK - PRINCIPAL	8,844.71
	CLEARGOV, INC	FY 26-27 BUDGET BOOK - INTEREST	48.78
	PARS (PHASE II SYSTEMS AND CALIFORNIA CORPORATION)	JUL'26 PARS REP FEES	300.00
	MGT IMPACT SOLUTIONS, LLC	FY26-27 SB90 CLAIMS FILING & SUBMISSION - 1ST PMT	1,550.00
	US BANK PURCHASING CARD PROGRAM	AE6/09 GFOA-2026 CONFERENCE REGISTRATION	600.00
		FINANCE TOTAL:	**11,631.51**
INFORMATION TECHNOLOGY			
	AT&T	7/22/26-8/21/26 AT&T CALNET CH-ALARM/POTS LINE	600.00
	COX COMMUNICATIONS, INC	JUL-SEP'26 ACCT#0202 CH CABLE TV	524.58
	COX COMMUNICATIONS, INC	JUL-SEP'26 ACCT#9302 LAB INTERNET	354.90
	COX COMMUNICATIONS, INC	APR-JUN'26 ACCT#4801 1G FIBER/PEG BALANCE DUE	1,015.38
	COX COMMUNICATIONS, INC	AUG-SEP'26 ACCT#4801 1G FIBER	1,650.40
	COX COMMUNICATIONS, INC	JUL-AUG'26 ACCT#4801 1G FIBER	1,782.74
	SONITROL ORANGE COUNTY LLC	JUL'26 AVCENTER ACCESS CONTROL	152.00
	SONITROL ORANGE COUNTY LLC	JUL'26 CH INTRUSION DETECTION	317.58
	SONITROL ORANGE COUNTY LLC	AUG'26 CH INTRUSION DETECTION	317.58
	SONITROL ORANGE COUNTY LLC	AUG'26 AVCENTER ACCESS CONTROL	152.00
	SONITROL ORANGE COUNTY LLC	SEP'26 CH INTRUSION DETECTION	317.58
	SONITROL ORANGE COUNTY LLC	SEP'26 AVCENTER ACCESS CONTROL	152.00
	STORMWIND LLC	STORMWIND STUDIO ONLINE TRAINING QTY 3	4,500.00
	SHI INTERNATIONAL CORP	6/25/26-6/24/27 PALO ALTO FIREWALL SUBSCR BALANCE	8,163.51
	SHI INTERNATIONAL CORP	6/25/26-6/25/27 SHI - EKAHAU WI-FI LICENSE QTY 1	1,986.59
	SHI INTERNATIONAL CORP	7/20/26-7/19/27 CYBER SECURITY SENTINELONE END PT	8,870.00
	SHI INTERNATIONAL CORP	(3) MACBOOK WORKSTATIONS	10,570.39
	SHI INTERNATIONAL CORP	6/30/26-6/29/29 (3) APPLECARE	757.09
	SHI INTERNATIONAL CORP	8/25/26-12/15/27 MANAGE ENG OS DEPLOYER	2,099.48
	SHI INTERNATIONAL CORP	12/16/26-12/15/27 MANAGE ENGINE PATCH MGR ENT	1,349.87
	US BANK PURCHASING CARD PROGRAM	IA 7/28 EOC YOUTUBE SUBSCR	82.99
	US BANK PURCHASING CARD PROGRAM	IA 8/10 BESTBUY-CITY MANAGER EQUIPMENT	2,458.40
	US BANK PURCHASING CARD PROGRAM	IA 7/29 GOTO TECHNOLOGIES- MDM ADD-ON	330.00
	US BANK PURCHASING CARD PROGRAM	IA 8/16 WAITWHILE-SUBSCRIPTION	196.00
	US BANK PURCHASING CARD PROGRAM	IA 8/10 GODADDY.COM-ALISOVIEJOCENTER.COM	46.38
	US BANK PURCHASING CARD PROGRAM	IA 8/09 GODADDY.COM-CITYOFALISOVIEJO.COM	23.88
	US BANK PURCHASING CARD PROGRAM	IA 8/03 MISAC-SOUTHERN CH VOTING REPRESENTATIVE	130.00
	US BANK PURCHASING CARD PROGRAM	IA 8/03 MISAC-EXCELLENCE IN IT AWARD PROGRAM	100.00
	GOTO COMMUNICATIONS	SEP'26 CH GOTO VOIP SERVICE & SUPPORT	2,052.00
	LUNAVI, INC	AUG'26 OFFSITE BACKUP STORAGE-LATE FEE	9.76
	LUNAVI, INC	AUG'26 OFFSITE BACKUP STORAGE-LATE FEE	9.62
	LUNAVI, INC	SEP'26 OFFSITE BACKUP STORAGE	641.25
	SONITROL ORANGE COUNTY LLC	OCT'26 CH INTRUSION DETECTION	317.58
	SONITROL ORANGE COUNTY LLC	OCT'26 AVCENTER ACCESS CONTROL	152.00
	SHI INTERNATIONAL CORP	6/04/26-6/03/27 VERKADA CAMERA LICENSE CH	8,578.49
	SHI INTERNATIONAL CORP	6/04/26-6/03/27 VERKADA CAMERA LICENSE AVCC	6,862.79
	HCI SYSTEMS, INC	FIRE SUPPRESSION INSPECTION TESTING CH	440.00
		INFORMATION TECHNOLOGY TOTAL:	**68,064.81**
NON-DEPARTMENTAL			
	CIVICPLUS LLC	8/31/26-8/30/27 AUDIOEYE MANAGED	4,189.50
	CIVICPLUS LLC	8/31/26-8/30/27 CIVICPLUS WEBSITE MAINT & HOSTING	6,640.23
	RICOH USA	8/01-8/31/26 RICOH 2504EX FRONT COUNTER (4456)	88.29
	RICOH USA	JUN-AUG'26 RICOH C5300S PRINT ROOM PRINTS (2624)	338.59
	NIEVES LANDSCAPE INC	JUL'26 LANDSCAPE MAINTENANCE VISTA PARK	1,135.32
	US BANK PURCHASING CARD PROGRAM	CS 07/22 SMART AND FINAL (ICE CREAM - SOCIAL COMM)	53.12
	US BANK PURCHASING CARD PROGRAM	CS 08/21 GILSONS - EE SERVICE AWARDS	492.00
	ABOEY, INC	AUG'26 BANNER PRODUCTION & INSTALL-25YR ANNIV	7,083.12

Vendor Name	Description (Item)	Amount
US BANK PURCHASING CARD PROGRAM	JB 7/22 PRIMO BRANDS-BOTTLED WATER SERVICE	48.28
US BANK PURCHASING CARD PROGRAM	JB 7/22 PRIMO BRANDS-BOTTLED WATER SERVICE	103.12
US BANK PURCHASING CARD PROGRAM	LL 8/18 TUMMY STUFFER-CC MTG 8/19 DINNER	275.00
US BANK PURCHASING CARD PROGRAM	LL 8/19 COSTCO BUSINESS DELIVERY	253.86
US BANK PURCHASING CARD PROGRAM	LL 8/19 NEKTER-CC MTG 8/19 DINNER M.MUNZING	12.69
US BANK PURCHASING CARD PROGRAM	LL 7/28 PRIMO BRANDS-WATER SERVICE	53.85
US BANK PURCHASING CARD PROGRAM	LL 7/24 COSTCO BY INSTACART	103.40
MOULTON NIGUEL WATER DIST	ACCT#64101 VISTA WATER SVC	1,464.95
CALIFORNIA JPIA	FY26-27 POLLUTION LIABILITY INSURANCE PREMIUM	2,443.00
RICOH USA	JUL'26 RICOH COPY ROOM LEASE (2624)-PRINCIPAL	643.57
RICOH USA	JUL'26 RICOH COPY ROOM LEASE (2624)-INTEREST	51.15
RICOH USA	AUG'26 RICOH COPY ROOM LEASE (2624)-PRINCIPAL	643.32
RICOH USA	AUG'26 RICOH COPY ROOM LEASE (2624)-INTEREST	49.71
RICOH USA	SEP'26 RICOH COPY ROOM LEASE (2624) - PRINCIPAL	644.76
RICOH USA	SEP'26 RICOH COPY ROOM LEASE (2624)-INTEREST	46.72
RICOH USA	8/12-9/11/26 RICOH 2504EX OFFICE PRINTS (4542)	98.11
CINTAS CORPORATION NO. 2	AUG'26 CH & STE 200 FIRST AID MAINT & SUPPLIES	199.87
CINTAS CORPORATION NO. 2	SEP'26 CH & STE 200 FIRST AID MAINT & SUPPLIES	196.96
US BANK PURCHASING CARD PROGRAM	DL 8/12 J&M TROPHIES-NAME TAGS/PLATES-DG SW	77.73
US BANK PURCHASING CARD PROGRAM	DL 7/29 PAVILIONS-LUNCH&LEARN DRINKS	43.97
US BANK PURCHASING CARD PROGRAM	DL 7/29 DOMINOS-LUNCH&LEARN PIZZA	74.88
US BANK PURCHASING CARD PROGRAM	EM 8/19 JIFFY LUBE CSO#8101 CA1523428 OIL CHANGE	227.79
US BANK PURCHASING CARD PROGRAM	EM 8/13 O'REILLY-FLEET WIPER BLADES	71.09
US BANK PURCHASING CARD PROGRAM	EM 8/13 SIGNARAMA-CSO#8101 DECAL INSTALL CA1523428	150.00
US BANK PURCHASING CARD PROGRAM	EM 8/07 O'REILLY-FLEET WIPER BLADES & MAINT SUPPL	55.99
US BANK PURCHASING CARD PROGRAM	EM 8/19 WALMART-CSO#810 REAR WIPER BLADE CA1523428	12.80
US BANK PURCHASING CARD PROGRAM	EM 8/20 TUCKER TIRE-CSO#8101 CA1523428-FRONT TIRES	340.00
US BANK PURCHASING CARD PROGRAM	EM 8/20 BLISS CW-F150 CAR WASH	35.00
US BANK PURCHASING CARD PROGRAM	JNL 7/28 PAMPAS-SOCIAL COMMITEE RAFFLE PRIZE	15.00
US BANK PURCHASING CARD PROGRAM	JNL 7/28 WAHOOS-SOCIAL COMMITEE RAFFLE PRIZE	15.00
	NON-DEPARTMENTAL TOTAL:	**28,471.74**
C. S. ADMINISTRATION		
SPECIAL EVENT CONTRACTORS LLC	DEPOSIT 2026 AV HOLIDAY TREE PLATFORM	6,038.26
AMAZON CAPITAL SERVICES INC	AUG'26 AMAZON-ASCOZA 2 PACK FITTED TABLECLOTH AVR	28.00
AMAZON CAPITAL SERVICES INC	AUG'26 AMAZON-FABRIC SCISSORS UPHOLSTRY AVR GREENR	9.59
AMAZON CAPITAL SERVICES INC	AUG'26 AMAZON-EEYRNDUY BATTERY CANON CAMERA AVR	10.33
AMAZON CAPITAL SERVICES INC	AUG'26 AMAZON-GARBAGE DISPOSAL CLEANER AVR	10.75
AMAZON CAPITAL SERVICES INC	AUG'26 AMAZON-DIYSELF 2 PACK ALLEN WRENCHES AVR	14.54
AMAZON CAPITAL SERVICES INC	AUG'26 AMAZON-WENTOFAUX LEATHER FABRIC AVR GRAIN	21.54
AMAZON CAPITAL SERVICES INC	AUG'26 AMAZON-AMAZON BASICS AAA BATTERIES AVR	22.22
AMAZON CAPITAL SERVICES INC	AUG'26 AMAZON-FAUX LEATHER UPHOLSTERY AVR GREENRM	42.23
AMAZON CAPITAL SERVICES INC	AUG'26 AMAZON-WENTO FAUX LEATHER AVR GREENROOMS	43.09
AMAZON CAPITAL SERVICES INC	AUG'26 AMAZON-ERGXWYSY LEATHER SEATS AVR GREENROOM	64.47
ALLIANT INSURANCE SERVICES INC	2026 ADDL INSURANCE-HEALTH & SAFETY FAIR EVENT	598.00
US BANK PURCHASING CARD PROGRAM	JB 7/22 SMART & FINAL-STAFF MTG	32.66
US BANK PURCHASING CARD PROGRAM	JB 7/22 DOMINOES-STAFF MTG LUNCH	96.48
US BANK PURCHASING CARD PROGRAM	JB 7/22 WAYFAIR-GREENROOM SIDE TABLES	161.60
US BANK PURCHASING CARD PROGRAM	JB 7/22 SMART & FINAL CLEANING/BRKRM SUPPLIES	52.97
CAPISTRANO UNIFIED SCHOOL DISTRICT	FY26-27 FINANCIAL LITERACY REC-YOUTH GRANT-ANHS	2,750.00
US BANK PURCHASING CARD PROGRAM	LL 8/23 FACEBK META ADS	10.50
US BANK PURCHASING CARD PROGRAM	LL 7/23 FACEBOOK META ADS	72.71
CALPERS HEALTH	OCT'26 DP - HEALTH PREMIUM	162.00
CALPERS HEALTH	OCT'26 HW - HEALTH PREMIUM	162.00
LAGUNA CANYON FOUNDATION	FY26-27 LAGUNA CANYON FOUNDATION COMM ASSIST GRANT	1,000.00
OCY MANAGEMENT, LLC	AUG'26 SMP TRANSPORATATION SVC	496.00
LAURA'S HOUSE	FY26/27 COMMUNITY ASSISTANCE GRANT-LAURA'S HOUSE	2,250.00
ASSISTANCE LEAGUE OF CAPISTRANO VALLEY	FY26-27 CAS GRANT-ASST LEAGUE OF CAPO VALLEY	1,000.00
US BANK PURCHASING CARD PROGRAM	JNL 7/28 LERN-CONFERENCE REGISTRATION 2026	1,795.00
US BANK PURCHASING CARD PROGRAM	JNL 7/28 DOMINOS-STAFF MEETING	80.36
	C. S. ADMINISTRATION TOTAL:	**17,025.30**
IGLESIA PARK		
NIEVES LANDSCAPE INC	JUL'26 LANDSCAPE MAINTENANCE IGLESIA PARK	7,553.66
US BANK PURCHASING CARD PROGRAM	KB 7/2 HOMEDEPOT-CONDUIT AND PARTS SWITCH IGLEISA	251.57
US BANK PURCHASING CARD PROGRAM	KB 7/23 HOMEDEPOT-ELECTRICAL ROOM BOX IGLESIA	22.98

Vendor Name	Description (Item)	Amount
US BANK PURCHASING CARD PROGRAM	KB 7/2 HOMEDEPOT-BATTS PAPER TOWEL/FAUCET IGLESIA	76.06
US BANK PURCHASING CARD PROGRAM	KB 7/23 HOMEDEPOT-LIGHT SWITCH IN CLOSET IGLESIA	83.53
PV MAINTENANCE INC	AUG'26 PVM IGLESIA PARK MAINTENANCE	3,580.00
SO CAL EDISON	AUG'26 ACCT#7997 IGLESIA PARK ELECTRICITY	162.34
SHI INTERNATIONAL CORP	6/04/26-6/03/27 VERKADA CAMERA LICENCE IGLESIA	3,431.40
	IGLESIA PARK TOTAL:	**15,161.54**
IGLESIA BUILDING		
PV MAINTENANCE INC	AUG'26 PVM IGLESIA BUILDING MAINTENANCE	965.00
SONITROL ORANGE COUNTY LLC	JUL'26 IT-IPC IGLESIA ACCESS CONTROL	120.60
SONITROL ORANGE COUNTY LLC	AUG'26 IT-IPC IGLESIA ACCESS CONTROL	120.60
SONITROL ORANGE COUNTY LLC	SEP'26 IT-IPC IGLESIA ACCESS CONTROL	120.60
SONITROL ORANGE COUNTY LLC	OCT'26 IT-IPC IGLESIA ACCESS CONTROL	120.60
TEAM ONE MANAGEMENT	SEP'26 JANITORIAL SERVICES - IGLESIA	1,904.00
SO CAL EDISON	AUG'26 ACCT#7997 IGLESIA PARK BLDG ELECTRICITY	2,471.93
	IGLESIA BUILDING TOTAL:	**5,823.33**
PLANNING		
WILLDAN FINANCIAL SERVICES	AUG'26 COMPREHENSIVE FEE STUDY	4,385.00
CALPERS HEALTH	OCT'26 MF - HEALTH PREMIUM	162.00
	PLANNING TOTAL:	**4,547.00**
BUILDING		
CHARLES ABBOTT ASSOC INC	AUG'26 CAA CONTRACT SERVICES-BUILDING	86,727.13
	BUILDING TOTAL:	**86,727.13**
CODE ENFORCEMENT		
CHARLES ABBOTT ASSOC INC	AUG'26 CAA CONTRACT SERVICES-CODE ENFORCEMENT	12,955.00
	CODE ENFORCEMENT TOTAL:	**12,955.00**
ENGINEERING (GENERAL)		
US BANK PURCHASING CARD PROGRAM	KB 7/23 HOMEDEPOT-FUSES TREATMENT SITE	25.50
US BANK PURCHASING CARD PROGRAM	KB 7/23 FUSECO-FUSES TREATMENT SITE	116.40
PV MAINTENANCE INC	SEP'26 PVM WAREHOUSE LEASE	1,745.70
SHAUN PELLETIER	SP 8/09-9/02/26 APWA CONF EXPENSE REIMB	115.20
MURPHY SWITCH OF CA	SEP'26 MURCAL IOT SMARTCOMMAND MONITORING SERVICE	450.00
	ENGINEERING (GENERAL) TOTAL:	**2,452.80**
STREET MAINTENANCE		
PV MAINTENANCE INC	AUG'26 PVM STREET MAINTENANCE	25,134.77
CHARLES ABBOTT ASSOC INC	JUL'26 CAA ST INVESTIGATIONS-N. O'HARRA/R. BRUNELL	10,098.00
PV MAINTENANCE INC	AUG'26 PVM 57 JOURNEY REPAIR	18,540.00
	STREET MAINTENANCE TOTAL:	**53,772.77**
LAW ENFORCEMENT-CONTRACT		
COUNTY OF ORANGE	SEP'26 LAW ENFORCEMENT CONTRACT	929,124.00
COUNTY OF ORANGE	SEP'26 BWC/TASER	1,597.20
COUNTY OF ORANGE	SEP'26 MOTORCYCLE REPLACEMENT COSTS	88.06
COUNTY OF ORANGE	SEP'26 BODY WORN CAMERA	7,878.36
COUNTY OF ORANGE	SEP'26 ML.E. EARLY PAYMENT DISCOUNT - 0.25%	(2,389.71)
COUNTY OF ORANGE	SEP'26 IN CAR VIDEO	3,781.89
	LAW ENFORCEMENT-CONTRACT TOTAL:	**940,079.80**
LAW ENFORCEMENT-OTHER		
US BANK PURCHASING CARD PROGRAM	JD 8/02 THE TOLL ROADS OF OC	575.00
US BANK PURCHASING CARD PROGRAM	JD 7/23 KEURIG - COFFEE	240.15
US BANK PURCHASING CARD PROGRAM	JD 7/28 COSTCO-COSTCO DRINKS	38.80
COUNTY OF ORANGE	JUL'26 TECH CHARGES/RADIO REPAIRS	1,347.94
	LAW ENFORCEMENT-OTHER TOTAL:	**2,201.89**
EOC		
US BANK PURCHASING CARD PROGRAM	JD 7/30 AV SELF STORAGE-#75 PUBLIC SAFETY AUG'26	490.00
US BANK PURCHASING CARD PROGRAM	LL 8/14 EXTRA SPACE-OFFSITE STORAGE #A1554	384.00
	EOC TOTAL:	**874.00**
	GENERAL FUND TOTAL:	**3,142,840.66**
102 - GEN. FD-CITY HALL		
NON-DEPARTMENTAL		
SONITROL ORANGE COUNTY LLC	JUL'26 CH SECURITY & ACCESS MONITORING	101.29
SONITROL ORANGE COUNTY LLC	JUL'26 CH ACCESS CONTROL	671.86

Vendor Name	Description (Item)	Amount
SONITROL ORANGE COUNTY LLC	AUG'26 CH ACCESS CONTROL	671.86
SONITROL ORANGE COUNTY LLC	AUG'26 CH SECURITY & ACCESS MONITORING	101.29
SONITROL ORANGE COUNTY LLC	SEP'26 CH ACCESS CONTROL	671.86
SONITROL ORANGE COUNTY LLC	SEP'26 CH SECURITY & ACCESS MONITORING	101.29
PACIFIC PARK II ASSOCIATION	AUG'26-JUN'27 CH ASO ASSOCIATION DUES	7,051.00
SO CAL EDISON	AUG'26 ACCT#7189 CH ELECTRICITY	10,565.86
NIEVES LANDSCAPE INC	JUL'26 LANDSCAPE MAINTENANCE CH	748.08
US BANK PURCHASING CARD PROGRAM	KB 7/23 PELICAN-HVAC YEARLY COST MONITORING CH	7.49
US BANK PURCHASING CARD PROGRAM	KB 7/23 HOMEDEPOT-LIGHTS FOR CHAMBERS CH	41.96
MOULTON NIGUEL WATER DIST	ACCT#65408/65407/65406 CH WATER SVC	835.30
THE GAS COMPANY	8/04/26-9/03/26 MTR#16122180 GAS SVC CH	25.85
THURSTON ELEVATOR CONCEPTS INC	AUG'26 ELEVATOR FIRE LIFE SAFETY TEST-DIR YEARLY	1,598.50
THURSTON ELEVATOR CONCEPTS INC	SEP'26 CH ELEVATOR MAINTENANCE	143.00
SONITROL ORANGE COUNTY LLC	OCT'26 CH ACCESS CONTROL	671.86
SONITROL ORANGE COUNTY LLC	OCT'26 CH SECURITY & ACCESS MONITORING	101.29
TEAM ONE MANAGEMENT	SEP'26 JANITORIAL SERVICES - CH	3,400.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	AUG'26 CONTACTOR REPLACEMENT - CH	371.74
FOSTERS' GARDENS INC	JUL'26 CH INTERIOR PLANT MAINTENANCE	115.00
FOSTERS' GARDENS INC	AUG'26 CH INTERIOR PLANT MAINTENANCE	115.00
FOSTERS' GARDENS INC	SEP'26 CH INTERIOR PLANT MAINTENANCE	115.00
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'26 12 JOURNEY MASTER HOA FEES	2,099.52
US BANK PURCHASING CARD PROGRAM	EM 8/19 THE HOME DEPOT-CH MATERIALS	3.75
	NON-DEPARTMENTAL TOTAL:	**30,329.65**
	GEN. FD-CITY HALL TOTAL:	**30,329.65**

103 - GF-AV RECREATION SERVICES

RECREATION SERVICES

AT&T	7/22/26-8/21/26 AT&T CALNET AVR-ALARM/POTS LINE	105.40
GARDAWORLD	SEP'26 AVR - CASH COURIER SERVICE	523.55
BATTERY CONNECTION INC	BATTERIES FOR RANCH LIMO CART	844.58
SONITROL ORANGE COUNTY LLC	JUL'26 AVR ACCESS CONTROL	708.07
SONITROL ORANGE COUNTY LLC	AUG'26 AVR ACCESS CONTROL	708.07
SONITROL ORANGE COUNTY LLC	SEP'26 AVR ACCESS CONTROL	708.07
LYONS SECURITY SERVICE IN	AUG'26 GCF SECURITY SERVICES	1,032.50
LYONS SECURITY SERVICE IN	AUG'26 AVR SECURITY SERVICES	3,613.75
CAPISTRANO UNIFIED SCHOOL DISTRICT	JUL'26 CUSD TRANSPORTATION - CAMP EXCURSION	4,481.25
FACILITRON, INC.	7/27-7/31/26 CUSD FACILITY-WK8 SKATEDOGS	67.35
SO CAL EDISON	AUG'26 ACCT#6247 AVR ELECTRICITY	5,034.96
SO CAL EDISON	AUG'26 ACCT#4551 FARM ELECTRICITY	462.06
FACILITRON, INC.	7/13-7/17/26 CUSD FACILITY-WK6 SKATEDOGS	67.35
NATASHA PANCHOLI KHATOD	FALL2026-ATM226 TAI CHI-3 PARTICIPANTS	27.00
NIEVES LANDSCAPE INC	JUL'26 LANDSCAPE MAINTENANCE AVR	2,496.56
SHI INTERNATIONAL CORP	6/04/26-6/03/27 MERAKI MR ENT LIC 1 YEAR QTY 3	342.09
US BANK PURCHASING CARD PROGRAM	EM RCS 7/23 DAVE&BUSTER'S-CDC EXCURISION TICKETS	312.00
US BANK PURCHASING CARD PROGRAM	EM RCS 7/22 KNOTT-CDC EXCURISION TICKETS 7/30	1,127.00
GOTO COMMUNICATIONS	SEP'26 AVR GOTO VOIP SERVICE & SUPPORT	650.73
US BANK PURCHASING CARD PROGRAM	JB 7/22 AQUARIUM-CDC EXCURSION TICKETS	1,056.20
US BANK PURCHASING CARD PROGRAM	JB 7/22 SUBWAY-CDC WK 7 STAFF LUNCH	55.58
US BANK PURCHASING CARD PROGRAM	JB 7/22 SUBWAY-CDC WK 10 STAFF LUNCH	50.24
US BANK PURCHASING CARD PROGRAM	JB 7/22 SUBWAY-CDC WK 9 STAFF LUNCH	46.34
US BANK PURCHASING CARD PROGRAM	JB 7/22 REGAL-MOVIE CDC EXCURSION TICKETS	607.57
US BANK PURCHASING CARD PROGRAM	JB 7/22 SUBWAY-CDC WK 8 STAFF LUNCH	51.14
US BANK PURCHASING CARD PROGRAM	KB 7/23 AMAZON-GREEN ROOM FRESHNER AVR	66.90
MOULTON NIGUEL WATER DIST	ACCT#105234/104936/104935/104986 RANCH WATER SVC	1,727.04
MOULTON NIGUEL WATER DIST	ACCT#104515/104519 FARM WATER SVC	413.30
FACILITRON, INC.	7/6-8/7/26 CUSD FACILITY-WK5-9 COOKING	4,195.60
FACILITRON, INC.	8/3-8/6/26 CUSD FACILITY-WK9 TENNIS	108.72
CSG FORTE PAYMENTS, INC	AUG'26 CREDIT CARD SERVICE FEES-WEB	940.86
CSG FORTE PAYMENTS, INC	AUG'26 CREDIT CARD SERVICE FEES-POS	1,509.83
PV MAINTENANCE INC	AUG'26 PVM AVR MAINTENANCE	193.00
PRESTIGIOUS CLEANERS LLC	8/06 AVR DRY CLEANING	502.27
PRESTIGIOUS CLEANERS LLC	8/24 AVR DRY CLEANING	361.01
PRESTIGIOUS CLEANERS LLC	8/26 AVR DRY CLEANING	156.96
SONITROL ORANGE COUNTY LLC	OCT'26 AVR ACCESS CONTROL	708.07

Vendor Name	Description (Item)	Amount
PRITCHARD SUPPLY, INC	JUL'26 ICE MACHINE REPAIR AVR	1,282.44
PRITCHARD SUPPLY, INC	AUG'26 AC MODULE - SPLIT SYSTEM AVR	130.11
PRITCHARD SUPPLY, INC	JUL'26 LEAD TEST AVR	19.18
PRITCHARD SUPPLY, INC	SEP'26 FUSES AND PULLER AVR	318.13
FOSTERS' GARDENS INC	JUL'26 AVR INTERIOR PLANT MAINTENANCE	110.00
FOSTERS' GARDENS INC	AUG'26 AVR INTERIOR PLANT MAINTENANCE	110.00
FOSTERS' GARDENS INC	SEP'26 AVR INTERIOR PLANT MAINTENANCE	110.00
TEAM ONE MANAGEMENT	AUG'26 JANITORIAL SERVICES - AVR	5,600.00
L & O ALISO VIEJO, LLC	FALL2026-ATM249 PICKLEBALL-5 PARTICIPANTS	243.75
L & O ALISO VIEJO, LLC	FALL2026-ATM246 RESTORE&RELEASE-2 PARTICIPANTS	26.00
JENNIFER BALES	FALL2026-ATM017 STORYTIME-5 PARTICIPANTS	75.00
AARON FLORA	AUG'26 RENEWABLE FARMS	23,064.64
SHI INTERNATIONAL CORP	6/04/26-6/03/27 VERKADA CAMERA LICENCE AVR	10,294.19
HCI SYSTEMS, INC	FIRE SUPPRESSION INSPECTION TESTING AVR	440.00
US BANK PURCHASING CARD PROGRAM	JNL 7/28 AUG'26 SPOTIFY-RCS DEPARTMENT ACCOUNT	18.99
US BANK PURCHASING CARD PROGRAM	JNL 7/28 CANVA-SUBSCRIPTION RENEWAL	119.40
US BANK PURCHASING CARD PROGRAM	JNL 7/28 WAYFAIR-GREENROOM FURNITURE REPLACEMENT	459.00
US BANK PURCHASING CARD PROGRAM	JNL 7/28 WAYFAIR-GREENROOM FURNITURE REPLACEMENT	885.67
	RECREATION SERVICES TOTAL:	**79,369.47**
	GF-AV RECREATION SERVICES TOTAL:	**79,369.47**

203 - GAS TAX

STREET MAINTENANCE

PV MAINTENANCE INC	AUG'26 PVM STREET MAINTENANCE GAS TAX	30,720.28
BEAR ELECTRICAL SOLUTIONS INC	JUL'26 TRAFFIC SIGNAL MAINTENANCE ROUTINE	3,225.90
BEAR ELECTRICAL SOLUTIONS INC	JUL'26 TRAFFIC SIGNAL MAINTENANCE RESPONSE	5,243.44
SO CAL EDISON	AUG'26 ACCT#7241 LS1 ST LIGHTS ELECTRICITY	18,762.52
SO CAL EDISON	AUG'26 ACCT#6377 LS2 ST LIGHTS ELECTRICITY	1,258.14
SO CAL EDISON	AUG'26 ACCT#8254 TC1 ST LIGHTS ELECTRICITY	4,091.38
UNDERGROUND SERVICE ALERT OF SOUTHERN CA	AUG'26 USA DATABASE MAINT + 15 TICKETS	42.65
NIEVES LANDSCAPE INC	JUL'26 LANDSCAPE MAINTENANCE MEDIANS	1,749.94
SCA OF CA LLC	JUL'26 STREET SWEEPING SERVICES	11,297.00
SCA OF CA LLC	AUG'26 STREET SWEEPING SERVICES	11,297.00
MOULTON NIGUEL WATER DIST	ACCT#64613/64615/65346 MEDIANS WATER SVC	1,370.91
PV MAINTENANCE INC	AUG'26 PVM 57 JOURNEY REPAIR	22,660.00
SO CAL EDISON	AUG'26 ACCT#2125 GS1 MEDIAN ELECTRICITY	65.71
	STREET MAINTENANCE TOTAL:	**111,784.87**
	GAS TAX TOTAL:	**111,784.87**

204 - MEASURE M

GEN-MEASURE M

OCY MANAGEMENT, LLC	AUG'26 SMP TRANSPORATATION SVC	1,984.00
	GEN-MEASURE M TOTAL:	**1,984.00**
	MEASURE M TOTAL:	**1,984.00**

215 - PUBLIC SAFETY GRANTS

LAW ENFORCEMENT-OTHER

COUNTY OF ORANGE	SEP'26 E-CITATION REPLACEMENT COSTS	195.31
COUNTY OF ORANGE	SEP'26 MDC REPLACEMENT COSTS	1,637.19
COUNTY OF ORANGE	SEP'26 E-CITATION RECURRING COSTS	465.27
COUNTY OF ORANGE	SEP'26 MOTORCYCLE	3,443.42
COUNTY OF ORANGE	SEP'26 MDC RECURRING COSTS	5,018.94
COUNTY OF ORANGE	SEP'26 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,670.00
	LAW ENFORCEMENT-OTHER TOTAL:	**12,430.13**
	PUBLIC SAFETY GRANTS TOTAL:	**12,430.13**

225 - INTEGRATED WASTE MGMT FD

GEN-TECHNOLOGY GRANTS

CHARLES ABBOTT ASSOC INC	JUL'26 CAA CONTRACT SERVICES-SB1383	1,862.00
	GEN-TECHNOLOGY GRANTS TOTAL:	**1,862.00**
	INTEGRATED WASTE MGMT FD TOTAL:	**1,862.00**

Vendor Name	Description (Item)	Amount
231 - OTHER GRANTS		
OTHER GRANTS		
COUNTY OF ORANGE	SEP'26 BEHAVIORAL HEALTH BUREAU - PLHA GRANT	2,652.50
LAURA'S HOUSE	AUG'26 PLHA GRANT REIMBURSEMENT-CASE MANAGEMENT	1,288.00
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'26 35 PLAYA CIR MASTER HOA FEES	157.18
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'26 38 COLONIAL WAY MASTER HOA FEES	172.17
ALISO VIEJO COMMUNITY ASSOCIATION	OCT-DEC'26 89 PLAYA CIR MASTER HOA FEES	157.18
	OTHER GRANTS TOTAL:	**4,427.03**
	OTHER GRANTS TOTAL:	**4,427.03**
241 - TECHNOLOGY FUND		
GEN-TECHNOLOGY GRANTS		
COX COMMUNICATIONS, INC	AUG-SEP'26 ACCT#4801 PEG	150.00
COX COMMUNICATIONS, INC	JUL-AUG'26 ACCT#4801 PEG	150.00
WESTERN A/V	COUNCIL CHAMBER VOTING EQUIPMENT-FINAL PAYMENT	13,095.14
	GEN-TECHNOLOGY GRANTS TOTAL:	**13,395.14**
	TECHNOLOGY FUND TOTAL:	**13,395.14**
261 - CITY FAC.-AQUATIC CENTER		
PREMIER AQUATIC SERVICES	JUL'26 AQC MANAGEMENT FEE RETENTION	(1,208.30)
PREMIER AQUATIC SERVICES	AUG'26 AQC MANAGEMENT FEE RETENTION	(1,208.30)
PREMIER AQUATIC SERVICES	SEP'26 AQC MANAGEMENT FEE RETENTION	(1,208.30)
		-3,624.90
GEN-AQUATIC CENTER		
COX COMMUNICATIONS, INC	JUL-SEP'26 ACCT#6701 AQC INTERNET	1,551.40
SONITROL ORANGE COUNTY LLC	JUL'26 AVAC ACCESS CONTROL	245.46
SONITROL ORANGE COUNTY LLC	AUG'26 AVAC ACCESS CONTROL	245.46
SONITROL ORANGE COUNTY LLC	SEP'26 AVAQ ACCESS CONTROL	245.46
PREMIER AQUATIC SERVICES	JUL'26 AQC MANAGEMENT FEE	12,083.00
PREMIER AQUATIC SERVICES	AUG'26 AQC MANAGEMENT FEES	12,083.00
PREMIER AQUATIC SERVICES	SEP'26 AQC MANAGEMENT FEES	12,083.00
NIEVES LANDSCAPE INC	JUL'26 LANDSCAPE MAINTENANCE AQC	1,006.80
NIEVES LANDSCAPE INC	JUL'26 LANDSCAPE MAINTENANCE- PLANTS AQC	501.04
US BANK PURCHASING CARD PROGRAM	KB 7/23 HOMEDEPOT-GATE REPAIR AVAC	36.92
MOULTON NIGUEL WATER DIST	ACCT#64095/64096 AQC WATER SVC	1,529.30
FACILITRON, INC.	7/6-8/6/26 CUSD FACILITY- PREMIER WATERPOLO	1,747.80
THE GAS COMPANY	8/05/26-9/04/26 MTR#15916233 GAS SVC AQC	794.21
HASA INC	AUG'26 AQC POOL CHEMICALS-CHLORINE & ACID	1,974.30
HASA INC	SEP'26 AQC POOL CHEMICALS - ACID	363.61
HASA INC	SEP'26 AQC POOL CHEMICALS-BI CARB	509.31
SONITROL ORANGE COUNTY LLC	OCT'26 AVAC ACCESS CONTROL	245.46
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	AUG'26 CONTACTOR REPLACEMENT - AQC	933.65
TEAM ONE MANAGEMENT	SEP'26 JANITORIAL SERVICES - AVAC	2,932.64
PREMIER AQUATIC SERVICES	AUG'26 AQC COSTCO-CONCESSIONS 8/14	90.68
PREMIER AQUATIC SERVICES	AUG'26 AQC COSTCO-CONCESSIONS 8/20	14.99
PREMIER AQUATIC SERVICES	AUG'26 AQC COSTCO-CONCESSIONS 8/10	43.24
PREMIER AQUATIC SERVICES	AUG'26 AQC JACKRABBIT-SERVICE PLATFORM 8/03	283.50
PREMIER AQUATIC SERVICES	AUG'26 AQC SCP-POOL CHEMICALS 8/10	84.71
PREMIER AQUATIC SERVICES	AUG'26 AQC SCP-POOL CHEMICALS 8/31	107.71
PREMIER AQUATIC SERVICES	AUG'26 AQC SCP-POOL CHEMICALS 8/20	127.46
PREMIER AQUATIC SERVICES	AUG'26 AQC AMAZON-OFFICE SUPPLIES 8/10	9.58
PREMIER AQUATIC SERVICES	AUG'26 AQC OFFICE SUPPLIES 8.11.26	15.08
PREMIER AQUATIC SERVICES	AUG'26 AQC MFASCO-FIRST AIDE SUPPLIES 8/13	73.69
PREMIER AQUATIC SERVICES	AUG'26 AQC AMAZON-BATHROOM SUPPLIES 8/26	75.25
PREMIER AQUATIC SERVICES	AUG'26 AQC REV-MERCHANDISE GOGGLES 8/29	1,363.56
PREMIER AQUATIC SERVICES	AUG'26 AQC INDEED-MARKETING 8/31	40.08
PREMIER AQUATIC SERVICES	AUG'26 AQC META-MARKETING 8/29	37.12
PREMIER AQUATIC SERVICES	AUG'26 AQC INDEED-MARKETING 8/13	109.92
PREMIER AQUATIC SERVICES	AUG'26 AQC META-MARKETING 8/05	171.07
PREMIER AQUATIC SERVICES	AUG'26 AQC META-MARKETING 8/23	179.78
PREMIER AQUATIC SERVICES	AUG'26 AQC META-MARKETING 8/14	179.92
PREMIER AQUATIC SERVICES	AUG'26 AQC GOOGLE-MARKETING 8/31	347.70
PREMIER AQUATIC SERVICES	AUG'26 AQC DJAESPTA-COMM ENGAGEMENT MARKETING 8/09	571.09

Vendor Name	Description (Item)	Amount
SHI INTERNATIONAL CORP	6/04/26-6/03/27 VERKADA CAMERA LICENSE AVAC AVCC	5,147.09
	GEN-AQUATIC CENTER TOTAL:	**60,185.04**
	CITY FAC.-AQUATIC CENTER TOTAL:	**56,560.14**

311 - STREET IMPROVEMENTS

ALL AMERICAN ASPHALT	ALISO VIEJO PARKWAY-PROGRESS PAYMENT 2-RETENTION	(58,672.13)
PALP INC DBA EXCEL PAVING COMPANY	CEDARBROOK STREET REHAB - PROGRESS PAYMENT #2 RET	(7,725.00)
		-66,397.13
STREETS & HIGHWAYS		
ALL AMERICAN ASPHALT	ALISO VIEJO PARKWAY REHAB - PROGRESS PAYMENT 2	1,173,442.52
PALP INC DBA EXCEL PAVING COMPANY	CEDARBROOK STREET REHAB - PROGRESS PAYMENT #2	154,500.00
	STREETS & HIGHWAYS TOTAL:	**1,327,942.52**
	STREET IMPROVEMENTS TOTAL:	**1,261,545.39**

331 - CAPITAL IMPROVEMENTS

BENA BUILDERS INC	CITY HALL FRONT COUNTER RECONFIG-RETENTION PMT 2	(1,337.50)
		-1,337.50
CAPITAL IMPROVEMENTS		
BENA BUILDERS INC	CITY HALL FRONT COUNTER RECONFIGURE-PROGRESS PMT 2	26,750.00
	CAPITAL IMPROVEMENTS TOTAL:	**26,750.00**
	CAPITAL IMPROVEMENTS TOTAL:	**25,412.50**

332 - STORM WATER

DRAINAGE IMPROVEMENTS		
PV MAINTENANCE INC	AUG'26 PVM WOOD CANYON WETLANDS MAINTENANCE	482.50
	DRAINAGE IMPROVEMENTS TOTAL:	**482.50**
	STORM WATER TOTAL:	**482.50**
	GRAND TOTAL:	**4,742,423.48**

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	3,142,840.66	3,142,840.66
102 - GEN. FD-CITY HALL	30,329.65	30,329.65
103 - GF-AV RECREATION SERVICES	79,369.47	79,369.47
203 - GAS TAX	111,784.87	111,784.87
204 - MEASURE M	1,984.00	1,984.00
215 - PUBLIC SAFETY GRANTS	12,430.13	12,430.13
225 - INTEGRATED WASTE MGMT FD	1,862.00	1,862.00
231 - OTHER GRANTS	4,427.03	4,427.03
241 - TECHNOLOGY FUND	13,395.14	13,395.14
261 - CITY FAC.-AQUATIC CENTER	56,560.14	56,560.14
311 - STREET IMPROVEMENTS	1,261,545.39	1,261,545.39
331 - CAPITAL IMPROVEMENTS	25,412.50	25,412.50
332 - STORM WATER	482.50	482.50
Grand Total:	**4,742,423.48**	**4,742,423.48**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	3,142,840.66
102 - GEN. FD-CITY HALL	30,329.65
103 - GF-AV RECREATION SERVICES	79,369.47
203 - GAS TAX	111,784.87
204 - MEASURE M	1,984.00
215 - PUBLIC SAFETY GRANTS	12,430.13
225 - INTEGRATED WASTE MGMT FD	1,862.00
231 - OTHER GRANTS	4,427.03
241 - TECHNOLOGY FUND	13,395.14
261 - CITY FAC.-AQUATIC CENTER	56,560.14
311 - STREET IMPROVEMENTS	1,261,545.39
331 - CAPITAL IMPROVEMENTS	25,412.50
332 - STORM WATER	482.50
Grand Total:	**4,742,423.48**

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	15,097.57
101-2104-000	INTEREST PAYABLE	233.62
101-2505-000	DENTAL INSURANCE PA…	1,985.41
101-2506-000	MEDICAL INSURANCE P…	36,695.34
101-2507-000	LIFE INSURANCE PAYABLE	1,780.04
101-2508-000	VISION INSURANCE PAY…	307.34
101-2602-000	PLANNING DEPOSIT	1,190.00
101-2603-000	ENGINEERING DEPOSIT	2,292.00
101-2606-000	C & D DEPOSIT	2,500.00
101-4-1101-4520-000	MTGS/CONF./TRNG & D…	80.00
101-4-1501-4206-000	MEDICAL INSURANCE	162.00
101-4-1501-4520-000	MTGS/CONF./TRNG & D…	413.29
101-4-1501-4521-000	MEMBERSHIP & DUES	400.00
101-4-1501-4601-000	SUPPLIES	26.25
101-4-1502-4781-000	C.S-OTHER	1,828,521.80
101-4-1503-4309-000	OTHER CONTRACTUAL S…	102.90
101-4-1503-4520-000	MTGS/CONF./TRNG & D…	150.00
101-4-1503-4612-000	OPERATING SUPPLIES	144.00
101-4-1601-4520-000	MTGS/CONF./TRNG & D…	125.00
101-4-1601-4521-000	MEMBERSHIP & DUES	300.00
101-4-1601-4611-000	PUBLICATIONS/REF MAT…	545.48
101-4-2501-4301-000	PROFESSIONAL SERVICES	1,550.00
101-4-2501-4309-000	OTHER CONTRACTUAL S…	363.02
101-4-2501-4520-000	MTGS/CONF./TRNG & D…	825.00
101-4-2501-4541-000	SUBSCRIPTION FINANCI…	8,844.71
101-4-2501-4542-000	SUBSCRIPTION FINANCI…	48.78
101-4-3101-4305-000	TECHNOLOGY SERVICES	9,941.31
101-4-3101-4481-000	COMPUTER EXPENSE	53,393.50
101-4-3101-4520-000	MTGS/CONF./TRNG & D…	4,500.00
101-4-3101-4521-000	MEMBERSHIP AND DUES	230.00
101-4-3501-4306-000	WEBSITE SERVICES	10,829.73
101-4-3501-4421-000	EQUIPMENT RENTAL	338.59
101-4-3501-4422-000	EQUIP RENTAL LEASE - P…	1,931.65
101-4-3501-4431-000	BUILDING & GROUND M…	2,600.27
101-4-3501-4513-000	PRINTING	186.40
101-4-3501-4517-000	VEHICLE MAINTENANCE	892.67
101-4-3501-4522-000	INSURANCE EXPENSES	2,443.00
101-4-3501-4542-000	INTEREST EXPENSE - LEA…	147.58
101-4-3501-4553-000	COMMUNITY BRANDING	7,083.12
101-4-3501-4601-000	SUPPLIES	625.96

Account Summary

Account Number	Account Name	Payment Amount
101-4-3501-4612-000	OPERATING SUPPLIES	1,392.77
101-4-4101-4206-000	MEDICAL INSURANCE	324.00
101-4-4101-4501-000	ADVERTISING & PROMO…	83.21
101-4-4101-4520-000	MTGS/CONF./TRNG & D…	2,004.50
101-4-4101-4522-000	INSURANCE EXPENSES	598.00
101-4-4101-4524-000	RECREATION-SENIOR TR…	496.00
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	6,038.26
101-4-4101-4529-000	REC-YOUTH PROGRAMS	2,750.00
101-4-4101-4533-000	COMMUNITY ASSISTAN…	4,250.00
101-4-4101-4601-000	SUPPLIES	481.33
101-4-4102-4411-000	UTILITIES	162.34
101-4-4102-4431-000	BUILDING & GROUND M…	14,999.20
101-4-4103-4411-000	UTILITIES	2,471.93
101-4-4103-4431-000	BUILDING & GROUND M…	3,351.40
101-4-4401-4206-000	MEDICAL INSURANCE	162.00
101-4-4401-4309-000	OTHER CONTRACTUAL S…	4,385.00
101-4-4402-4751-000	C.S-BUILDING	86,727.13
101-4-4403-4761-000	C.S-CODE ENFORCEMENT	12,955.00
101-4-4501-4471-000	RENT	1,745.70
101-4-4501-4520-000	MTGS/CONF/TRNG & D…	115.20
101-4-4501-4701-000	NPDES	591.90
101-4-4503-4771-000	C.S-STREET MAINTENAN…	53,772.77
101-4-5101-4308-000	LAW ENFORCEMENT	940,079.80
101-4-5102-4462-000	EQUIP MAINT-800MHZ …	1,347.94
101-4-5102-4516-000	FUEL	575.00
101-4-5102-4612-000	OPERATING SUPPLIES	278.95
101-4-5401-4471-000	RENT	874.00
102-4-3501-4411-000	UTILITIES	11,427.01
102-4-3501-4431-000	BUILDING & GROUND M…	18,902.64
103-4-4105-4305-000	TECHNOLOGY SERVICES	14,803.08
103-4-4105-4309-000	OTHER CONTRACTUAL S…	4,810.77
103-4-4105-4411-000	UTILITIES	6,762.00
103-4-4105-4431-000	BUILDING & GROUND M…	14,894.65
103-4-4105-4451-000	FARM OPERATING EXPE…	24,972.50
103-4-4105-4561-000	TAXES/FEES/PERMITS	2,974.24
103-4-4105-4570-000	CITY CAMP EXPENSE	7,787.32
103-4-4105-4612-000	OPERATING SUPPLIES	1,020.24
103-4-4105-4620-000	MINOR EQUIPMENT	1,344.67
203-4-4503-4411-000	UTILITIES	25,548.66
203-4-4503-4771-000	C.S-STREET MAINTENAN…	63,642.21
203-4-4503-4772-000	C.S-STREET SWEEPING	22,594.00
204-4-6104-4309-000	OTHER CONTRACTUAL S…	1,984.00
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM…	12,430.13
225-4-6141-4309-000	OTHER CONTRACTUAL S…	1,862.00
231-4-6131-4309-000	OTHER CONTRACTUAL S…	4,427.03
241-4-6141-4481-000	IT/COMPUTER EQUIPM…	13,395.14
261-2103-000	RETENTIONS PAYABLE	-3,624.90
261-4-6161-7301-000	COST OF F&B	148.91
261-4-6161-7321-000	ANHS POOL RENTAL	1,747.80
261-4-6161-7402-000	COMPUTER EXPENSE	283.50
261-4-6161-7411-000	UTILITIES	3,874.91
261-4-6161-7421-000	BUILDING & GROUND M…	11,539.98
261-4-6161-7425-000	POOL MAINTENANCE	3,167.10
261-4-6161-7431-000	SUPPLIES	24.66
261-4-6161-7433-000	OPERATING SUPPLIES	148.94
261-4-6161-7435-000	MERCHANDISE	1,363.56
261-4-6161-7441-000	MARKETING	1,636.68
261-4-6161-7451-000	MANAGEMENT FEES	36,249.00

Account Summary

Account Number	Account Name	Payment Amount
311-2103-000	RETENTIONS PAYABLE	-66,397.13
311-4-8301-5701-000	CONSTRUCTION	1,327,942.52
331-2103-000	RETENTIONS PAYABLE	-1,337.50
331-4-8701-5910-000	IMPROVEMENTS	26,750.00
332-4-8601-5911-000	REHABILITATION	482.50
	Grand Total:	**4,742,423.48**

Project Account Summary

Project Account Key	Payment Amount
None	3,364,061.65
0305911	482.50
0575910	26,750.00
1002FALL	371.75
1002SUMMERCAMP	4,439.02
10044309	4,427.03
1005-MUNI OPS	450.00
1385701	1,173,442.52
1405701	154,500.00
9014612	287.69
9314520	80.00
997-EXCURSION	3,102.77
997-LUNCH	203.30
997-TRANSPORTATION	4,481.25
ENG 2252	780.00
ENG 5004	1,188.00
ENG 5008	324.00
GPA-2026-01003	390.00
SB13834309	1,862.00
SDP-2026-01001	800.00
Grand Total:	**4,742,423.48**

City of Aliso Viejo
AGENDA ITEM

DATE: October 7, 2026

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services

SUBJECT: FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH DAVIS FARR LLP FOR AUDITING SERVICES

Recommended Action:

1. Approve the First Amendment to the Agreement with Davis Farr LLP for professional auditing services, extending the term through June 30, 2027, and increasing compensation by $36,000 for a total contract amount not to exceed $165,000, and

2. Authorize the City Manager to execute the Amendment.

Fiscal Impact:

The estimated cost of the City's financial audit and related services is $36,000 for the renewal period and is included in the City's Adopted Fiscal Year 2026–27 Budget.

Background:

In accordance with the City's Purchasing Policy, Staff initiated a Request for Proposals (RFP) for professional auditing services in February of 2023 and in May 2023 awarded a three-year contract with Davis Farr LLP. The contract included the option to renew the agreement for two additional one-year terms.

Discussion:

Staff requests approval to extend the agreement with Davis Farr LLP for an additional one-year term and to increase the total compensation by $36,000. The scope of work and services for the renewal term is unchanged from the original agreement and includes independent auditing services, review of Agreed Upon Procedures (AUP) on the City Treasurer's Report, AUP on the GANN Limit Report, single audit for federal awards (if applicable), State Controller Report, City Street Report, and other auditing and accounting services as required.

Davis Farr LLP continues to provide the City with professional and timely services related to the City's annual audit. Staff recommends renewing the contract to ensure continuity of the City's annual audit process and timely completion of required financial reporting.

Attachment:

1. First Amendment with Davis Farr LLP
2. Original Agreement with Davis Farr LLP

Docusign Envelope ID: 9859AC0B-0C6A-8E83-80FC-0D29E7C0EC17

CITY OF ALISO VIEJO

FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR AUDITING SERVICES

1. PARTIES AND DATE.

This First Amendment to the Professional Services Agreement for Auditing Services ("First Amendment") is entered into on the ____ day of _____, 2026, by and between the City of Aliso Viejo (hereinafter referred to as the "City") and Davis Farr LLP (hereinafter referred to as the "Consultant"). City and Consultant are sometimes collectively referred to herein as the "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into an agreement entitled Professional Services Agreement for Auditing Services dated May 3, 2023. ("Agreement").

2.2 First Amendment. The Parties now desire to amend the Agreement in order to renew the Agreement for an additional one-year term and to increase the total compensation under the Agreement by **THIRTY-SIX THOUSAND Dollars ($36,000**).

3. TERMS.

3.1 Term.

Pursuant to Section 3.1.2 of the Agreement, the City hereby exercises the option to renew the Agreement and extend the term of the Agreement for one year from July 1, 2026, to June 30, 2027, unless earlier terminated as provided in the Agreement.

3.2 Compensation.

The total compensation for the Services provided pursuant to the Agreement and this First Amendment shall not exceed **ONE HUNDRED SIXTY-FIVE THOUSAND Dollars ($165,000)** without written approval of the City Manager. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this First Amendment at the rates set forth in Exhibit "A" attached to the Agreement and incorporated herein by reference.

3.3 Declaration of Political Contributions. Prior to the City's approval of this Amendment, Consultant shall submit to City a statement in writing declaring any political contributions of money, in-kind services, or loan made to any member of the City Council within the previous twelve-month period by the Consultant and all of their employees, including any employee(s) that Consultant intends to assign to perform the Services described in this First Amendment.

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3.4 Continuing Effect of Agreement. Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect. From and after the date of this First Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment.

3.5 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this First Amendment.

3.6 Counterparts. This First Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

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SIGNATURE PAGE FOR FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR AUDITING SERVICES BETWEEN THE CITY OF ALISO VIEJO AND DAVIS FARR LLP

IN WITNESS WHEREOF, the parties have executed this First Amendment to Agreement on this ____ day of _____, 2026.

CITY OF ALISO VIEJO

Approved:

By:_____
Brett Channing
City Manager

ATTEST:

By:_____
Maria Kendig
City Clerk

APPROVED AS TO FORM:

_____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By:_____
Ann Eifert
Director of Financial Services

DAVIS FARR LLP

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

By: Signed by: Jennifer Farr 29093ED8A63D4AE...

Its: Partner

Printed Name: Jennifer Farr

By:_____

Its:_____

Printed Name:_____

Docusign Envelope ID: 9859AC0B-0C6A-8E83-80FC-0D29E7C0EC17

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

Using the space provided below, please list any political contributions of money, in-kind services, or loans made to any member of the City Council within the last twelve (12) months by Consultant and all of Consultant's employees, including any employee(s) that applicant intends to assign to perform the work or services described in this Agreement:

None

To the best of my knowledge, I declare under penalty of perjury that the foregoing is true and was executed at:

Irvine/Orange County/CA	9/22/2026 | 10:00 AM PDT
City/County/State	Date
Davis Farr LLP	Jennifer Farr
Name of Business	Print Name
Signed by: Jennifer Farr 29093ED8A63D4AE...	
Signature	

NOTE: THIS DECLARATION IS INCLUDED AS PART OF THE AGREEMENT AND MUST BE SIGNED AND ATTACHED HERETO.

Docusign Envelope ID: 9859AC0B-0C6A-8E83-80FC-0D29E7C0EC17

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

I hereby acknowledge that I have received a copy of the City's "Fraud Prevention Policy" dated October 1, 2008. I understand that I am to promptly read its contents and distribute copies to employees assigned to perform Services for the City of Aliso Viejo.

To the extent that provisions of this policy conflict with previously issued policies or practices, whether or not such policies and practices were contained in written policies, this policy shall prevail.

Davis Farr LLP	Jennifer Farr
Name of Business	Print Name
Signed by: Jennifer Farr 29093ED8A63D4AE...	
Signature	
9/22/2026 | 10:00 AM PDT	
Date	

Docusign Envelope ID: 9859AC0B-0C6A-8E83-80FC-0D29E7C0EC17

EXHIBIT "A"

COMPENSATION

Service	2022/23	2023/24	2024/25	2025/26 (Option)	2026/27 (Option)
City Audit, ACFR Preparation and Related Reports	$ 28,000	$ 28,000	$ 29,120	$ 30,280	$ 31,490
GANN Limit Review Report	$ 600	$ 600	$ 620	$ 640	$ 670
Single Audit and Related Reports includes one major program (additional major programs are $2,000)	$ 2,800	$ 2,800	$ 2,910	$ 3,030	$ 3,150
City State Controllers Report	$ 2,600	$ 2,600	$ 2,700	$ 2,810	$ 2,920
City Street Report	$ 1,200	$ 1,200	$ 1,250	$ 1,300	$ 1,350
City's Investment Policy and Portfolio Review	$ 600	$ 600	$ 620	$ 640	$ 670
Total for Fiscal Year (not-to exceed)	$ 35,800	$ 35,800	$ 37,220	$ 38,700	$ 40,250

AUDITOR'S STANDARD BILLING RATES

Auditors Standard Hourly Billing Rates					
POSITION	2022/23	2023/24	2024/25	2025/26 (Option)	2026/27 (Option)
Partner	$ 250	$ 250	$ 260	$ 270	$ 280
Manager	$ 180	$ 180	$ 187	$ 194	$ 200
Senior Accountant	$ 120	$ 120	$ 125	$ 130	$ 135
Staff Accountant	$ 90	$ 90	$ 94	$ 98	$ 100
Other (specify)	$	$	$	$	$
Travel, lodging, other incidental costs					

CITY OF ALISO VIEJO
PROFESSIONAL SERVICES AGREEMENT
FOR
AUDITING SERVICES

1. PARTIES AND DATE.

This Agreement is made and entered into this 3rd day of May, 2023, by and between the City of Aliso Viejo, a municipal corporation organized under the laws of the State of California with its principal place of business at 12 Journey, Suite 100, Aliso Viejo, California 92656 ("City") and **Davis Farr LLP,** a limited liability partnership, with its principal place of business at 18201 Von Karman Avenue, Suite 1100, Irvine, CA 92612 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Consultant.

Consultant desires to perform and assume responsibility for providing professional services relating to independent auditing services as required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing professional AUDITING SERVICES to public client and are duly authorized to practice and are licensed by the California State Board of Accountancy.

2.2 Project.

City desires to engage Consultant to render such services for the City's auditing services ("Project") as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional auditing services for the Project ("Services"). The Services are more particularly described in Exhibit "A" and Consultant's Proposal, attached hereto and incorporated herein by reference as Exhibit "B". All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from May 3, 2023 to June 30, 2026, unless earlier terminated as provided herein. The City Manager shall have the unilateral option, at its sole discretion, to renew this Agreement annually for no more than two additional one-year terms. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.2 Responsibilities of Consultant.

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Consultant shall complete, execute, and submit to City a Request for Taxpayer Identification Number and Certification (IRS FormW-9) prior to commencement of any Services under this Agreement. Neither City, nor any of its officials, officers, directors, employees or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Consultant shall also not be employees of City and shall at all times be under Consultant's exclusive direction and control. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services.

3.2.2.1 Consultant shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services set forth in Exhibit "C" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Consultant's conformance with the Schedule, City shall respond to Consultant's submittals in a timely manner. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.2.2.2 Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the Services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the Services, only to the extent such strikes and other organized labor action are beyond the control of Consultant and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the Services and Agreement.

3.2.2.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Consultant to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.2.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

3.2.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the Consultant at the request of the City. The key personnel for performance of this Agreement are as follows:

Jennifer Farr, Partner
Tiffany Lam, Senior Manager
Claudia Espinoza, Audit Senior

3.2.5 City's Representative. The City hereby designates the City Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. The City Manager hereby designates Ann Eifert, Director of Financial Services, or his or her designee, as the City's contact for the implementation of the Services hereunder. Consultant shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.2.6 Consultant's Representative. Consultant hereby designates Jennifer Farr, Partner, or his or her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using their best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.7 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.2.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall have sufficient skill and experience to perform the Services assigned to them. Finally, Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its sub-consultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be reemployed to perform any of the Services or to work on the Project.

3.2.9 Laws and Regulations. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with Services. If the Consultant performs any work knowing it to be contrary to such laws, rules and regulations, Consultant shall be solely responsible for all costs arising therefrom. Consultant shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.10 Insurance.

3.2.10.1 Time for Compliance. Consultant shall not commence Work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section.

3.2.10.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder and without limiting the indemnity provisions of the Agreement, the Consultant in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement, the following policies of insurance. If the existing policies do not meet the Insurance Requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(a) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 0001, with minimum limits of at least $1,000,000 per occurrence, and if written with an aggregate, the aggregate shall be double the per occurrence limit. Defense costs shall be paid in addition to the limits.

The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.

(b) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1) with minimum limits of $1,000,000 each accident.

(c) Professional Liability: Professional Liability insurance with minimum limits of $1,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.).

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

(d) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

3.2.10.3 Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval.

(a) The policy or policies of insurance required by Section 3.2.10.2 (a) Commercial General Liability shall be endorsed to provide the following:

(1) Additional Insured: The City of Aliso Viejo, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of

suits or claims arising out of the performance of the Agreement.

Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the Agreement.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(b) The policy or policies of insurance required by Section 3.2.10.2 (b) Automobile Liability and (c) Professional Liability shall be endorsed to provide the following:

(1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(c) The policy or policies of insurance required by Section 3.2.10.2 (d) Workers' Compensation shall be endorsed to provide the following:

(1) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

3.2.10.4 Primary and Non-Contributing Insurance. All insurance coverages shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.2.10.5 Waiver of Subrogation. Required insurance coverages shall not prohibit Consultant from waiving the right of subrogation prior to a loss. Consultant shall waive all subrogation rights against the indemnified parties. Policies shall contain or be endorsed to contain such provisions.

3.2.10.6 Deductible. Any deductible or self-insured retention must be approved in writing by the City and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.2.10.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates and endorsements on forms approved by the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.2.10.8 Failure to Maintain Coverage. Consultant agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to the City. The City shall have the right to withhold any payment due Consultant until Consultant has fully complied with the insurance provisions of this Agreement.

In the event that the Consultant's operations are suspended for failure to maintain required insurance coverage, the Consultant shall not be entitled to an extension of time for completion of the Services because of production lost during suspension.

3.2.10.9 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.2.10.10 Insurance for Subconsultants. All Subconsultants shall be included as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing Subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City as an Additional Insured to the Subconsultant's policies.

3.2.11 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions where applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subconsultants, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing

apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

3.3 Fees and Payments.

3.3.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "D" attached hereto and incorporated herein by reference. The total compensation shall not exceed **One Hundred Twenty-Nine Thousand, ($129,000)** ("Total Compensation") without written approval of City's City Manager. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.3.2 Payment of Compensation. Consultant shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Consultant. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all non-disputed and approved charges thereon.

3.3.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

3.4 Accounting Records.

3.4.1 Maintenance and Inspection. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.5 General Provisions.

3.5.1 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those services which have been adequately rendered to City, and

Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Consultant:

Davis Farr
Attn: Jennifer Farr, Partner
18201 Von Karman Ave, Suite 1100
Irvine, CA 92612

City:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
Attn: Ann Eifert, Director of Financial Services

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Ownership of Materials and Confidentiality.

3.5.3.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for

any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

3.5.3.2 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents and Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.5.3.3 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the Release Notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of the Objection Notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.5.4 Fraud Policy. Consultant shall provide a copy of the City's Fraud Prevention Policy to each of its employees assigned to perform Services under this Agreement. Consultant shall submit to the City a statement signed by an authorized representative for Consultant certifying receipt of the City's Fraud Prevention Policy. A finding by the City that any of Consultant's employees have committed fraud against the City or have violated the City's Fraud Prevention Policy shall be grounds for appropriate discipline, up to and including such employee's removal from performance of this Agreement at City's request and/or termination of this Agreement. Consultant shall reimburse the City for any costs and expenses associated with fraud against the City.

3.5.5 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.6 Attorney's Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

3.5.7 Indemnification.

3.5.7.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorneys fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by the Consultant or the City, its officials, officers, employees, agents or volunteers.

3.5.7.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

3.5.8 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

3.5.9 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Orange County.

3.5.10 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.6 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.7 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.8 Assignment or Transfer. Consultant shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.9 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.10 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.11 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.12 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.13 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.14 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.15 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or

applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.16 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.17 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.18 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.19 Declaration of Political Contributions. Consultant shall, throughout the term of this Agreement, submit to City an annual statement in writing declaring any political contributions of money, in-kind services, or loan made to any member of the City Council within the previous twelve-month period by the Consultant and all of Consultant's employees, including any employee(s) that Consultant intends to assign to perform the Services described in this Agreement.

3.20 Subcontracting.

3.20.1 Prior Approval Required. Consultant shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

[Signatures on following page.]

SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ALISO VIEJO AND [INSERT NAME]

IN WITNESS WHEREOF, the parties have executed this Professional Services Agreement on this 9th day of May, 2023.

CITY OF ALISO VIEJO

Approved:

By: _____
David Doyle
City Manager

ATTEST:

By: _____
Mitzi Ortiz, MMC
City Clerk

APPROVED AS TO FORM:

_____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By: _____
Ann Eifert
Director of Financial Services

DAVIS FARR, LLP

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

By: _____

Its: Partner

Printed Name: Jennifer Farr

By: _____

Its: _____

Printed Name: _____

EXHIBIT "A"

SCOPE OF SERVICES

A. Scope of the Work to be Performed

The City of Aliso Viejo desires an Annual Comprehensive Financial Report (ACFR) for the City of Aliso Viejo to be prepared by the independent auditor for the fiscal years ended June 30, 2023 through June 30, 2025, with the option of providing services for an additional two fiscal years. The City submits its ACFR to the Government Finance Officers Association (GFOA) for review in their Certificate of Achievement for Excellence in Financial Reporting program. The City has received this award since incorporation.

The selected independent auditor will be required to perform the following tasks:

1. The audit firm will perform an audit of all funds of the City of Aliso Viejo. The audit will be conducted in accordance with auditing standards generally accepted in the United States of America and Government Auditing Standards, issued by the Comptroller of the United States, and in compliance with the latest GASB pronouncements. The firm will render its auditors' report on the basic financial statements, which will include both Government-Wide Financial Statements and Fund Financial Statements. The audit firm will also apply limited audit procedures to Management's Discussion and Analysis and required supplementary information to the General Fund and each major fund of the City.

2. The City's Annual Comprehensive Financial Report (ACFR) will be prepared by the audit firm. Ten (10) hardcopies and (1) digital copy in searchable Adobe Acrobat format must be provided for each audit year. The audit firm will prepare all financial statements and schedules as required for the preparation of the ACFR and schedules for the MD&A.

The City of Aliso Viejo has obtained the "Certificate of Achievement for Excellence in Financial Reporting" from the Government Finance Officers Association (GFOA). It is the City's intention to continue to receive this award annually and will expect the annual financial report to meet the requirements of that program.

3. The audit firm will perform a single audit on the expenditures of federal grants in accordance with OMB Uniform Guidance and render the appropriate audit reports on Internal Control over Financial Reporting based upon the audit of the City's financial statements in accordance with Government Auditing Standards and the appropriate reports on compliance with Requirements Applicable to each Major Program, Internal Control over Compliance and on the Schedule of Expenditures of Federal Awards in accordance with OMB Uniform Guidance. The single audit report will include appropriate schedule of expenditures of federal awards, footnotes, findings and questioned costs, including reportable conditions and material weaknesses, and follow up on prior audit findings where required.

4. The audit firm shall perform agreed-upon auditing procedures pertaining to the City's GANN Limit (Appropriations Limit) and render a letter annually to the City regarding compliance.

5. The audit firm shall issue a separate "management letter" that includes recommendations for improvements in internal control, accounting procedures and other

significant observations that are considered to be non-reportable conditions. Management letters shall be addressed to the City Manager and the Director of Financial Services/City Treasurer.

6. The audit firm shall prepare the Annual State Controller's Report and the Annual Street Report for the City of Aliso Viejo.

7. The audit firm shall review the City's investment policy and portfolio.

8. The auditors will be consulted on an occasional basis throughout the year as an informational resource. Auditors may be asked to provide guidance on the implementation of Governmental Accounting Standards Board (GASB) requirements and specifics of federal and state regulations as they may affect local government accounting. In addition, they may be asked to assist with the implementation of new pronouncements.

9. The firm's partner/manager may be required to present the ACFR to the City Council and may be required to occasionally attend a City Council meeting to explain or clarify financial statement information or accounting requirements

Additional Auditing Services

The audit firm may be required to perform the following services:

10. Conduct a transient occupancy tax audit of hotels operating in Aliso Viejo. Currently, there are two hotels located in the City.

11. Conduct an audit and financial review of the City's cable franchise and other video service providers for compliance with franchise provisions.

12. Conduct a financial and compliance audit for the City's Conference Center and Aquatic Center.

13. Other audits/financial reviews may also be identified during the term of the contract.

14. Timely prepare and file tax returns as requested by the City for the Aliso Viejo Public Facilities Corporation

B. ***Auditing Standards to be Followed***

To meet the requirements of this Request for Proposals, the audit shall be performed in accordance with:

1. Generally accepted auditing standards as set forth by the American Institute of Certified Public Accountants;

2. The standards applicable to financial audits contained in the most current version of the Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States;

3. The provisions of the Single Audit Act as amended in 1996; and

4. The provisions of OMB Uniform Guidance, Audits of State and Local Governments and Non-Profit Organizations.

5. Any other applicable standards for conducting examinations of those items outlined in the Scope of Services and/or reports to be issued in conjunction therewith outlined in the section reports to be issued.

C. Working Paper Retention

All working papers and reports must be retained at the auditor's expense for a minimum of five (5) years, unless the firm is notified in writing by the City of Aliso Viejo of the need to extend the retention period. The auditor will be required to make working papers available to the City of Aliso Viejo or any government agencies included in the audit of federal grants. In addition, the firm shall respond to the reasonable inquiries of successor auditors and allow successor auditors to review working papers relating to matters of continuing accounting significance.

D. Irregularities and Illegal Acts

Auditors shall be required to make an immediate, written report of all irregularities and illegal acts or indications of illegal acts of which they become aware to the following parties: City Manager; Director of Financial Services/City Treasurer; and the City Attorney.

EXHIBIT "B"

CONSULTANTS PROPOSAL

DavisFarr
CERTIFIED PUBLIC ACCOUNTANTS

PROPOSAL FOR

FINANCIAL AUDITING SERVICES FOR THE CITY OF ALISO VIEJO

Prepared By:
Davis Farr LLP
18201 Von Karman Ave | Suite 1100
Irvine, CA 92612

Contact Person:
Jennifer Farr, CPA, MBA | Partner
Office: 949.474.2020 | Direct: 949.783.1740
Email: jfarr@davisfarr.com

ALISO VIEJO
Live Life Inspired

Ann Eifert, Director of Financial Services
12 Journey, Suite 100
Aliso Viejo, CA 92656

CITY OF ALISO VIEJO

SUMMARY SHEET

Firm Name: Davis Farr LLP

Firm Parent or Ownership: Partnership

Firm Address: 18201 Von Karman Ave, Suite 1100, Irvine, CA 92612

Firm Telephone Number: 949-474-2020

Firm Fax Number: 949-263-5520

Number of years in existence: 8

Management Contact (person responsible for direct contact with the City of Aliso Viejo and auditing services required for this Request for Proposals):

Name: Jennifer Farr Title: Partner

Telephone Number: 949-474-2020 Fax: 949-263-5520

Email: JFarr@davisfarr.com

Project Manager (Person responsible for managing the audit at the client site and preparation of the audit work papers):

Name: Tiffany Lam Title: Manager

Telephone Number: 949-474-2020 Fax: 949-263-5520

Email: TLamm@davisfarr.com

Types of services provided by the firm: Audit services for government agencies

Jennifer Farr | Jennifer Farr | Partner

Signature | Print Name | Title

This executed form must be submitted with the Proposal.

Table of Contents

Section A – About Davis Farr LLP 1
Section B – Firm Qualifications and Experience 3
Section C – References 4
Section D – Partner, Supervisory and Staff Qualifications and Experience 5
Section E – Specific Audit Approach 6
Section F – Implementation of New GASB Pronouncements 9
Section G – Scope of Work 10
Section H – Proposed Timing of the Audit for FY 22/23 11
Section I – Segmentation of the Audit 11

RFP Forms
Declaration of Political Contributions
Fraud Policy
Acknwledgment of Insurance Requirements

APPENDIX
Resumes
Peer Review Documentation



DavisFarr
CERTIFIED PUBLIC ACCOUNTANTS

Davis Farr LLP
18201 Von Karman Avenue | Suite 1100 | Irvine, CA 92612
Main: 949.474.2020 | Fax: 949.263.5520

March 14, 2023

Ann Eifert, Director of Financial Services
City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656

Re: RFP for Professional Auditing Services

Dear Ms. Eifert,

We are pleased to provide our proposal to perform professional auditing services to the City of Aliso Viejo ("City") for the fiscal years ending June 30, 2023 through 2025 with the option to renew the contract for two subsequent fiscal years.

Our service philosophy is one of open and constant communication, a proactive approach and responsive, value-added services. We will listen to your ideas and concerns and will bring creative solutions to you in both financial and other operational areas. We are aware that while the City has solicited numerous proposals, Davis Farr LLP would be your best selection for the following reasons which are set forth in greater detail in our proposal:

- We take a proactive leadership role in local government accounting and auditing issues. Jennifer Farr is the recent past Chair of the Government Accounting and Audit Committee of the Cal CPA Society and our Partners are active members of the CSMFO Professional Standards Committee, the GFOA Special Review Committee, and other organizations. Our Partners are frequent speakers on technical topics at conferences and training events throughout California, including the recent CSMFO Annual Conference where we presented on the topic of Compensated Absences.
- We currently provide audit services to over 20 cities in Southern California. Our deep understanding of the issues facing California governments enables us to provide high quality audit services to the City of Aliso Viejo.
- We extensively utilize data mining software to evaluate anomalies in your accounting data. This helps focus our auditors' attention on potential errors in the accounting records and transactions that could be more susceptible to fraud.

We appreciate the opportunity to share our credentials and look forward to developing our professional relationship. Our proposal remains a firm and irrevocable offer for 180 days. I look forward to you contacting me so that I may answer further any questions which you may have. You may contact me at (949) 783-1740.

Very truly yours,

Jennifer Farr

Jennifer Farr, CPA, MBA
Partner

Section A – About Davis Farr LLP

Background Information – Davis Farr LLP is a full-service regional accounting firm that specializes in providing attest and advisory services to federal, state, and local governments out of our California and Washington offices. This engagement would be serviced by our Irvine office. Our personnel have served governmental entities for over 30 years. A breakdown of our government audit personnel by classification is provided below.

License to Practice in California – Davis Farr LLP and all key personnel are licensed with the California State Board of Accountancy to practice as independent certified public accountants.

Independence – Davis Farr LLP is independent with respect to the City of Aliso Viejo and its component units as defined by U.S. General Accounting Office's *Government Auditing Standards* and Generally Accepted Auditing Standards. Neither Davis Farr LLP nor the key personnel have any potential or real conflicts of interest. Davis Farr has not provided any services for the City of Aliso Viejo within the last five years.

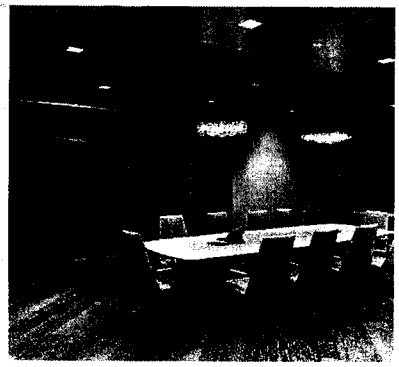
Insurance – Davis Farr LLP has sufficient insurance coverage to meet or exceed the City's requirements and will provide insurance certificates to the City prior to entering into a contract. The firm maintains a prudent amount of errors and omissions insurance that covers negligent acts as is appliable to the work requested in the RFP.

Quality Control– Davis Farr LLP and its Partners are members of the American Institute of Certified Public Accountants (AICPA) and is a member of the AIPCA's Government Audit Quality Center. Our firm is a voluntary participant in the AICPA Peer Review Program. Included in the appendix is our most recent Peer Review report where our firm received a *Pass*. A *Pass* demonstrates the highest level of quality control in a Peer Review. The Peer Review included a review of government engagements. Davis Farr LLP has not had any federal or state desk reviews or field reviews during the past three years. There have been no disciplinary action taken or pending against the firm during the past three years with state regulatory bodies or professional organizations.

Training – Every professional of the firm participates in continuing professional education courses. Each person is required to take at least 80 hours of training over a two-year period including 24 hours a year specific to government accounting and audit topics. Courses cover a wide spectrum of professional and technical subjects, and include Fraud, Professional Ethics and Governmental Accounting and Auditing topics to help the practitioner maintain his/her professional expertise.



Classification	Number of Employees
Partners	7
Managers	8
Supervisors	8
Seniors	10
Staff	17
Administrative	5
Total personnel	**55**



Professional Affiliations

Government Audit Quality Center – Davis Farr LLP is a member of the Government Audit Quality Center (GAQC). The GAQC promotes the importance of quality governmental audits and the value of such audits to purchasers of governmental audit services. GAQC is a voluntary membership center for CPA firms and state audit organizations that perform governmental audits.

National Registry of CPE Sponsors – Davis Farr LLP is registered to provide continuing professional education through the National Association of State Board of Accountancy (NASBA). NASBA recognizes CPE program sponsors who provide continuing professional education programs in accordance with nationally recognized standards. We provide CPE to our clients at our annual GASB Update.

Cal CPA – Many of the CPAs employed by Davis Farr LLP are members of Cal CPA and regularly participate in chapter meetings, education, and events. Cal CPA recognized one of Davis Farr LLP's partners with their ***Women to Watch*** award in the Experienced Leader category. Davis Farr presented at the 2020 **Women's Leadership Forum** on generational issues in the workplace. Davis Farr LLP partners are also members of the **Governmental Accounting and Auditing Committee** of the CalCPA and Jennifer Farr is the current Chair of the Committee.

American Institute of CPAs – Davis Farr LLP and the firm's Partners are members of the American Institute of CPAs (AICPA). The AICPA develops standards for audits, provides educational guidance materials to its members, and monitors and enforces compliance with the profession's technical and ethical standards.

CSMFO – The Partners of Davis Farr LLP are members of the California Society of Municipal Finance Officers (CSMFO), the statewide organization serving all California municipal finance professionals. Firm personnel regularly attend CSMFO Chapter Meetings and Conferences. The Partners of Davis Farr LLP are frequent presenters on accounting and auditing technical topics at Chapter Meetings and Conferences. Davis Farr presented at the annual CSMFO conference in February 2021 on the topic of capital assets.

GFOA – The Government Finance Officers Association (GFOA) enhances and promotes the professional management of governmental financial resources by identifying, developing, and advancing fiscal strategies, policies, and practices for the public benefit. The Partners of Davis Farr LLP are members of the Certificate of Achievement Program's Special Review Committee. The Committee reviews Comprehensive Annual Financial Reports submitted to GFOA for the CAFR Award Program.



Section B – Firm Qualifications and Experience

Davis Farr LLP is a leader in the local government sector throughout the Southern California Area. Currently, we service approximately 60 local, state, and federal government entities. Davis Farr LLP services routinely provided to our clients include, but are not limited to:



Our government expertise includes Cities, Special Districts, and other Governmental entities. Among the government agencies that the professionals of Davis Farr LLP have served recently are the following:

- City of Avalon
- City of Carlsbad
- City of Commerce
- City of Coronado
- City of Costa Mesa
- City of Cypress
- City of Encinitas
- City of Fontana
- City of Fountain Valley
- City of Garden Grove
- City of Huntington Beach
- City of Indio
- City of Irvine
- City of Laguna Niguel
- City of Los Angeles
- City of Mission Viejo
- City of Newport Beach
- City of Poway
- City of Rancho Santa Margarita
- City of Santee
- City of South Gate
- City of Vista
- County Los Angeles
- County of Placer
- County of San Diego
- East Orange County Water District
- Hass Avocado Board
- Irvine Ranch Water District
- Leucadia Wastewater District
- Metropolitan Water District of So CA
- Municipal Water District of So CA
- Orange County LAFCO
- Oxnard Housing Authority
- Placer County Water Agency
- Salton Sea Authority
- San Diego County Water Authority
- San Diego Association of Governments
- San Diego LAFCO
- Sweetwater Authority
- Tahoe Regional Planning Agency
- Tahoe Transportation District
- Vallecitos Water District

Section C – References

For your convenience, we have listed below references for audit work currently being performed by Davis Farr LLP personnel for several Cities throughout Southern California. For each of the references, we currently serve as independent auditors and have served these clients for a number of years.

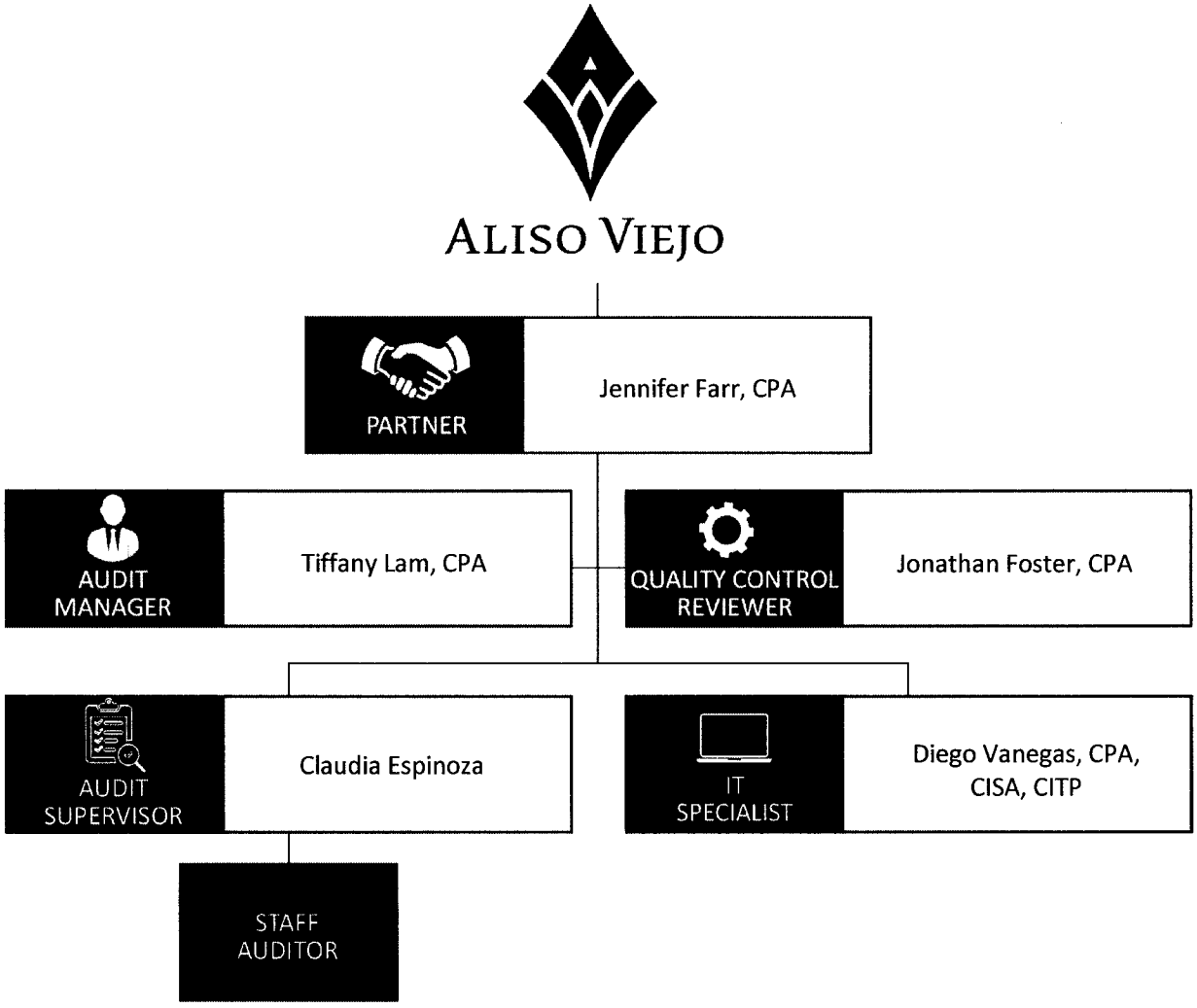
Davis Farr did not have any contracts that were terminated in the last three years.

1	**City of Mission Viejo** 200 Civic Center |Mission Viejo, CA **Cheryl Dyas, Director of Admin Services** 949.470.3082 *cdyas@cityofmissionviejo.org*	*Financial Statement Audit of City, Single Audit, Agreed- Upon Procedures engagements*	350 Hours
CLIENT 2	**City of Rancho Santa Margarita** 22112 El Paseo | Rancho Santa Margarita **Stefanie Turner, Finance Director** 949.635.1808 *sturner@cityofrsm.org*	*Financial Statement Audit of City, Single Audit, Agreed-Upon Procedures engagement*	300 Hours
CLIENT 3	**City of Fountain Valley** 10200 Slater Ave | Fountain Valley, CA **Teresa Gonzalez, Accounting Manager** 714.593.4503 *teresa.gonzalez@fountainvalley.org*	*Financial Statement Audit of City, Measure HH Audit, Single Audit, Agreed- Upon Procedures engagement*	450 Hours
CLIENT 4	**City of Garden Grove** 11222 Acacia Pkwy |Garden Grove, CA **Patricia Song, Finance Director** 714.741.5062 *psong@ggcity.org*	*Financial Statement Audit of City, Housing Authority, Single Audit, REAC, State Controller's Reports, Agreed-Upon Procedures engagements*	800 Hours
CLIENT 5	**City of Huntington Beach** 2000 Main Street | Huntington Beach, CA **Sunny Rief, Assistant CFO** 714.536.5907 sunny.rief@surfcity-hb.org	*Financial Statement Audit of City, JPA Audit, Single Audit, Agreed-Upon Procedures engagements for Transient Occupancy Tax and Concessionaire compliance*	600 Hours

Section D – Proposed Staffing

The successful outcome of any audit requires personnel with the managerial and technical skills to perform the work required. The engagement team who will serve the City of Aliso Viejo have served together as a team of professionals on numerous financial audit examinations of local government entities.

We believe that efficient administrative management and supervision of the audits is an extremely critical factor in achieving the desired results for City of Aliso Viejo. In that regard, our proposal organizational structure for providing independent auditing services is as follows:



Section E – Work Plan

Davis Farr plans and conducts our engagements in the most efficient manner possible, and our audit approach is unique with regard to the following:

- Our firm is sensitive to the priorities and work requirements of our clients. We work around the schedules of our clients when scheduling segments of the audit or requesting documentation in order to minimize disruption of City staff and to complete the audit in a timely manner.
- Whenever possible, we use accounting support already prepared by the City staff to avoid duplication or unnecessary requests for audit supporting schedules.
- Our firm's expertise is in governmental auditing. Our auditors are GASB experts and skilled at addressing audit issues that are specific to local governments. You will not spend time training our personnel.
- When formulating internal control recommendations, we obtain a thorough understanding of the specific circumstances at your City to provide a tailored, practical recommendation.
- Throughout the year we are a resource to our clients in providing accounting advice, researching technical questions, dealing with tax problems, and helping with other problems as they arise. Our clients can also attend our annual GASB Update free of charge.

Audit Software - We utilize CaseWare audit software for the electronic City of workpapers. We have the ability to accept audit documentation in either hard copy or electronic format. CaseWare allows us the ability to import trial balances that can be provided in either excel or a text document. Some of the benefits of using CaseWare trial balance software are as follows:

- We create our own lead sheets (i.e., analytical review comparison schedules). This limits the amount of time finance staff spends creating audit schedules. Our software automatically generates analytical review reports by account number for ease of analyzing significant fluctuations between fiscal years.
- We can link the financial statement schedules directly to the CaseWare trial balances. As a result, we can provide the City with financial statements almost immediately after receiving the trial balance from the City. Additionally, journal entries are easy to post to the financial statement schedules and the risk of data entry error is minimized.
- We can provide the City with reports showing the coding of the financial statement schedules for ease of review by City staff. These reports show each account coded to a specific financial statement line item as well as journal entries that are posted during the audit.

Data Mining Software - We have a dedicated team of personnel trained to use special data mining software, IDEA. Our software uses source data from your accounting system to search for anomalies, such as duplicate or voided checks, cross-referencing vendor addresses with employee addresses, detecting accounting transactions recorded on the weekend, reviewing journal entry postings for unauthorized individuals. The IDEA software identifies specific transactions for the auditors to review for potential fraud or error.

Internal Control Evaluation - Our approach to evaluating internal controls involves observation and inquiry. We spend time with the personnel responsible for the accounting cycles to gain an understanding of the processes. We also carefully evaluate your policies and procedures. After our initial evaluation, we identify key controls in your processes and design test to evaluate the effectiveness of those processes. In the initial year of the audit, we will focus on the following accounting cycles for each department with decentralized accounting activities:

- Billing and cash receipting
- Capital assets
- Purchase and disbursements
- Payroll
- Investment and cash controls
- Information systems

In future years, we will review the accounting cycles noted above but also look at other processes such as credit card transactions, petty cash, inventory controls, offsite cash receipting, employee reimbursements, contract compliance, and other areas. Our goal is to modify our audit approach every year to further evaluate your internal controls.

Audit Stage	Procedures Performed
Planning and inquiry	**During the planning phase of the audit, we plan to perform the following procedures:** ✓ Meet with finance personnel to obtain an understanding of significant transactions during the year. ✓ Communicate with the City Council regarding fraud, compliance with laws, and any concerns they have regarding the finances of the City. ✓ Perform internal control evaluations as noted on the previous page. ✓ Determine materiality levels that will be used in selecting audit transactions. ✓ Perform a risk assessment to develop the audit plan for the year. ✓ Review minutes of City Council meetings. ✓ Review important new contracts, bond documents, and agreements. ✓ Evaluate compliance with investments. ✓ Test purchase orders and contract management. ✓ Test a sample of cash disbursements to determine adherence to policies and internal controls. ✓ Perform a review of the organization's information systems and controls. ✓ Perform compliance testing of federal grants. ✓ Review the prior audited financial statements and provide feedback to City staff regarding best practices for financial reporting. ✓ Provide a GASB Update and templates for implementing new accounting standards including the upcoming lease accounting standard.
Year-End Testing	**After the books are closed and ready for audit, we will perform our year-end procedures which include the following:** ✓ We will confirm 100% of all cash and investment balances and test market values provided by your investment custodians. ✓ We will test for proper cutoffs of accounts receivable and grants receivable. ✓ We will confirm and test material notes and loans receivable. ✓ We will review land held for resale transactions and related developer agreements. ✓ We will test additions and deletions to capital assets. We will review depreciation expense for reasonableness. ✓ We will test interfund transactions including due to/due from other funds, advances, and transfers. We will review legal documents supporting loans and test the allowability of transfers out of restricted funds. ✓ We will test current liabilities and perform a search for unrecorded liabilities. ✓ We will review unearned revenue balances for proper cutoffs. ✓ We will test the balances of accrued payroll and employee related liabilities. ✓ We will confirm long-term debt with independent parties. ✓ In years of new debt issuances, we will review the journal entry to record the debt to ensure the accuracy of the accounting. ✓ Testing of actuarial valuations and calculations related to OPEB obligations and disclosures under GASB 75. ✓ Testing of actuarial valuations and calculations related to pension obligations and disclosures under GASB 68. ✓ Evaluation of claims and judgments payable. ✓ Testing of restrictions and classifications of net position. ✓ Analyze grant revenues and expenses to ensure proper matching within the fiscal year. ✓ Test the reasonableness of interest income, realized, and unrealized gains/losses on investments. ✓ Analytically and substantively test revenues and expenses reported in the financial statements.

Audit Stage	Procedures Performed
	✓ We will incorporate an element of unpredictability every year that will focus on an audit area that is not typically considered a high or significant risk area such as petty cash, credit card purchases, new vendors, travel expenses, etc. The aforementioned tests are only a few of the tests performed during the examination and by no means is it meant to be all inclusive. During the final stage of the audit, we will meet with Finance staff to review our audit findings and any adjusting journal entries.
Single Audit Approach	**As part of our Single Audit for the years in which the City expends granter than $750,000, we will perform the following procedures in accordance with the Uniform Guidance:** ✓ Perform an evaluation of the major programs required to be tested ✓ Review OMB guidance and the OMB Compliance Supplement for the grant program audited. ✓ Review internal controls for each of the applicable 14 compliance areas for each program audited. ✓ Using AICPA sampling guidance, we will select a sample for each of the applicable 14 compliance areas for each program audited. We will test the sample for compliance with those 14 areas. ✓ Test the indirect cost rate, if applicable ✓ Review monitoring reports for noncompliance and follow up on the resolution of past noncompliance, if applicable. ✓ Issue a single audit report of federal expenditures. ✓ File the data collection form within the specified deadline.
Completion of the Audit and Preparation of Financial Statements	**The nature and extent of the work required is dependent on our assessment of the likelihood of misstatements in the financial statements together with our conclusions from the planning and testing stages of the audit. All of the audit information is then used to reach a conclusion on whether the financial statements taken as a whole conform with generally accepted accounting principles.** ✓ We will review significant events after year end ✓ We will review attorney letters for significant legal matters ✓ Prepare the draft of the Annual Comprehensive Financial Report ✓ We will ensure accurate and complete disclosures in the notes to the financial statements. ✓ We will meet with City Committees or City Council to present the audit results, as requested.

Identification of Anticipated Potential Audit Problems

We do not anticipate any anticipated potential audit problems.

Section F – Implementation of New GASB Pronouncements

The City will be required to implement the following accounting standards during the upcoming fiscal years. Part of our service to you includes consulting on these new auditing standards. A sampling of significant new GASB pronouncements planned or proposed for local governments that will impact the City of Aliso Viejo are listed below:

GASB 96
Subscription Based IT

The Statement provides guidance to governments on the accounting and financial reporting for subscription - based information technology arrangements. This Statement is effective for the fiscal year ending June 30, 2023.

GASB 94
PP and PPA

The primary objective of this Statement is to provide guidance related to public-private (PP) and public-public partnership arrangements (PPA) in which a government contracts with an operator to provide public services. This statement also provides guidance or accounting and financial reporting for availability payment arrangements in which a government compensates an operator for services in and exchange transaction. This standard will be effective for the fiscal year ending June 30, 2023.

GASB 100: Accounting Changes & Error Correction

This statement enhances accounting and financial reporting for accounting changes and error corrections to provide understandable, reliable, relevant, consistent, and comparable information. This standard will be effective for the fiscal year ending June 30, 2024.

GASB 101: Compensated Absences

This statement changes the accounting for compensated absences, particularly as it applies to sick time not paid out upon termination and calculating the full cost of paid time off. The standard will be effective for the fiscal year ending June 30, 2025.

Section G – Scope of Work

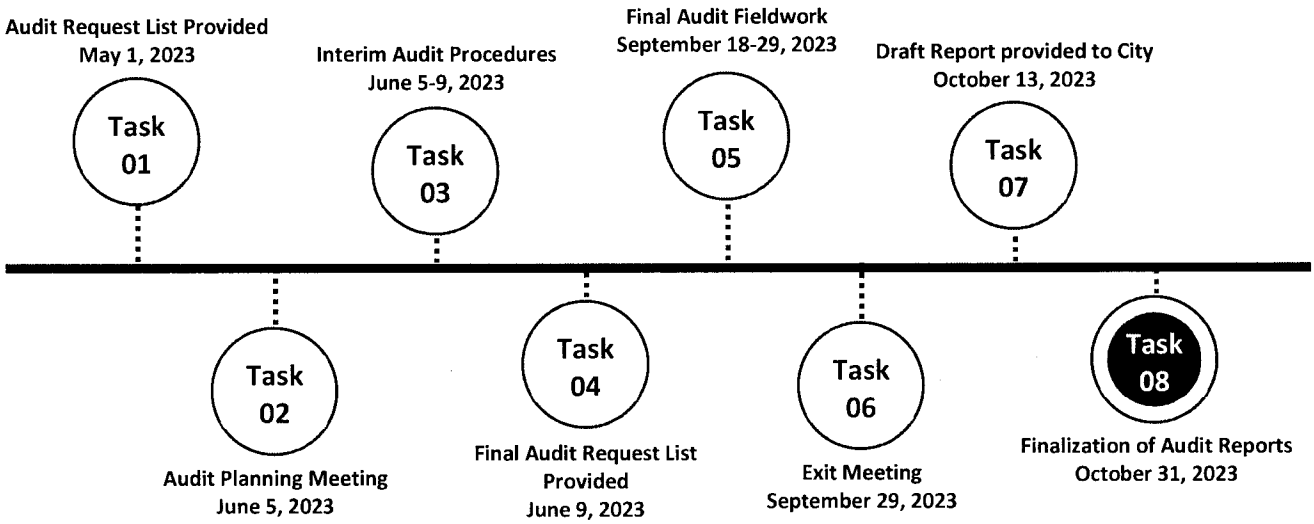
Our understanding of the objectives and scope of the work to be performed is as follows:

- We will perform an audit examination of the financial statements of the City of Aliso Viejo for the fiscal years ending June 30, 2023 through 2025 with optional extensions for two years. Our examination will be conducted in accordance with generally accepted auditing standards, the AICPA Audit and Accounting Guide, Audits of State and Local Government Units, and the Government Auditing Standards issued by the Comptroller General of the United States. We prepare the Annual Comprehensive Financial Report based on the information provided to us during the audit. The Report will be prepared in conformity with the most recent edition of the GAAFR, the GAAFR Update, and subsequent GASB pronouncements. We will produce 10 bound copies and provide a PDF copy of the final report.
- We will perform a compliance audit of federal expenditures in accordance with the *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* in any year the City has federal expenditures of more than $750,000.
- We will perform agreed-upon-procedures over the City's Gann Appropriations Limit. We will produce a bound and pdf copy of the final report.
- We will perform agreed-upon-procedures over the City's investment policy and portfolio.
- We will prepare the Annual Report of Financial Transactions to the State Controller's office by the due date established by the State Controller's Office.
- We will prepare a letter to the City Council summarizing the audit results in accordance with the Codification of Auditing Standards Section 260.
- We will prepare a letter to the City Council reporting matters dealing with internal control that meet the threshold of being a significant deficiency or material weakness, as defined by the Codification of Auditing Standards Section 265. We will immediately report any irregularities or illegal acts that come to our attention to management and/or those charged with governance.
- As requested, we will meet with the Audit/Finance Committee or City Council to discuss the results of the audit.
- Finally, we perceive the scope of our work as being advisors to the City regarding generally accepted accounting principles. Throughout the year, the management and other finance personnel of the City will have access to us to seek advice in the application of generally accepted accounting principles, advice regarding debt issuance, financial statement preparation and content, tax and any other matters relating to the City. Each year, we will go over upcoming accounting standards in a meeting with City staff.



Section H – Proposed Timing of the Audit for FY 22/23

The following proposed timing is subject to the City's revision and approval:



Section I – Segmentation of the Audit

The following is our estimate of the hours by professional classification required to perform the audit:

Classification	Hours	Percentage
Partners	*30*	*10%*
Managers	*70*	*23%*
Supervisor	*110*	*37%*
Staff Auditor	*90*	*30%*
Total	***300***	***100%***

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

I hereby acknowledge that I have received a copy of the City's "Fraud Prevention Policy" dated October 1, 2008. I understand that I am to promptly read its contents and distribute copies to employees assigned to perform Services for the City of Aliso Viejo.

To the extent that provisions of this policy conflict with previously issued policies or practices, whether or not such policies and practices were contained in written policies, this policy shall prevail.

Davis Farr LLP
Name of Business

Jennifer Farr
Print Name

Jennifer Farr
Signature

03/14/2023
Date

This executed form must be submitted with the Proposal.

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

Using the space provided below, please list any political contributions of money, in-kind services, or loans made to any member of the City Council within the last twelve (12) months by the applicant and all of applicants employees, including any employee(s) that applicant intends to assign to perform the work or services described in Agreement dated _____. If none, please state so:

None

To the best of my knowledge, I declare under penalty of perjury that the foregoing is true and was executed at:

Irvine, CA	03/14/2023
City, State	Date
Davis Farr LLP	Jennifer Farr
Name of Business	Print Name
Jennifer Farr	
Signature	

This executed form must be submitted with the Proposal.

EXHIBIT "C"

SCHEDULE OF SERVICES

Schedule may be revised subject to both the City and Consultant's approval.

Commencement of Interim Field Work	May or June 2023, 2024, and 2025
Field Work Completion	By September 30, 2023, 2024, and 2025
Auditors submit draft ACFR	By October 31, 2023, 2024, and 2025
Auditors submit other reports	By October 31, 2023, 2024, and 2025
Presentation to Council, if required	November/December 2023, 2024, and 2025
State Controller Reports	2-3 weeks prior to date required by the State Controller's Office

EXHIBIT "D"

COMPENSATION

Service	2022/23	2023/24	2024/25	2025/26 (Option)	2026/27 (Option)
City Audit, ACFR Preparation and Related Reports	$ 28,000	$ 28,000	$ 29,120	$ 30,280	$ 31,490
GANN Limit Review Report	$ 600	$ 600	$ 620	$ 640	$ 670
Single Audit and Related Reports includes one major program (additional major programs are $2,000)	$ 2,800	$ 2,800	$ 2,910	$ 3,030	$ 3,150
City State Controllers Report	$ 2,600	$ 2,600	$ 2,700	$ 2,810	$ 2,920
City Street Report	$ 1,200	$ 1,200	$ 1,250	$ 1,300	$ 1,350
City's Investment Policy and Portfolio Review	$ 600	$ 600	$ 620	$ 640	$ 670
Total for Fiscal Year (not-to exceed)	$ 35,800	$ 35,800	$ 37,220	$ 38,700	$ 40,250

ADDITIONAL AUDITING SERVICES

Service	2022/23	2023/24	2024/25	2025/26 (Option)	2026/27 (Option)
Transient Occupancy Tax Audit	$ 2,800	$ 2,800	$ 2,910	$ 3,030	$ 3,150
Cable Franchise Audit	$ 3,200	$ 3,200	$ 3,020	$ 3,140	$ 3,270
City's Conference Center and Aquatic Center Audit	$ 3,200	$ 3,200	$ 3,020	$ 3,140	$ 3,270
Tax Returns	$ 1,200	$ 1,200	$ 1,250	$ 1,300	$ 1,350

AUDITOR'S STANDARD BILLING RATES

Auditors Standard Hourly Billing Rates					
POSITION	2022/23	2023/24	2024/25	2025/26 (Option)	2026/27 (Option)
Partner	$ 250	$ 250	$ 260	$ 270	$ 280
Manager	$ 180	$ 180	$ 187	$ 194	$ 200
Senior Accountant	$ 120	$ 120	$ 125	$ 130	$ 135
Staff Accountant	$ 90	$ 90	$ 94	$ 98	$ 100
Other (specify)	$	$	$	$	$
Travel, lodging, other incidental costs					

City of Aliso Viejo
AGENDA ITEM

DATE: October 7, 2026

TO: Mayor and City Council

FROM: So Kim, Director of Community Development
Rose Rivera, Principal Planner

SUBJECT: SECOND AMENDMENT TO THE AGREEMENT WITH DE NOVO PLANNING GROUP FOR ON-CALL CEQA SERVICES

Recommended Action:

Approve and authorize the City Manager to execute the Second Amendment to the professional services agreement with De Novo Planning Group for on-call CEQA services, increasing compensation by $100,000 for a total of $250,000 and extending the agreement term to June 30, 2027.

Fiscal Impact:

The Second Amendment would increase the agreement amount by $100,000, from $150,000 to a revised total amount not to exceed $250,000. The cost will be passed through to project applicants and reimbursed through project deposit accounts, resulting in no net cost to the City.

Background:

The Community Development Department (“CDD”) does not have in-house resources to prepare and/or peer review CEQA-compliant environmental documents for projects. In August 2022, the City issued an informal Request for Proposals and executed a professional services agreement with De Novo Planning Group ("De Novo") for on-call CEQA services in an amount not to exceed $150,000. On June 23, 2025, the City approved a First Amendment extending the term of the agreement for one additional year.

Discussion:

Aliso Viejo Municipal Code Section 3.02.060 requires that contracts exceeding $150,000 be awarded pursuant to the City's formal proposal procedures. The original Professional Services Agreement with De Novo Planning Group was approved in an amount not to exceed $150,000. The proposed Second Amendment would increase the contract amount by an additional $100,000, resulting in a revised total not-to-exceed amount of

$250,000 and thereby exceeding the Municipal Code threshold that would require formal proposal procedures. In this instance, Staff recommends that the City Council determine, pursuant to Municipal Code Section 3.02.080(C), that competitive proposals would be unavailing and would not produce an advantage to the City, and that solicitation of proposals would be undesirable, impractical, and not in the City's best interest. Several active development projects remain in the pipeline and require ongoing environmental review. De Novo has already prepared environmental analyses for these projects and possesses extensive familiarity with the project scopes, technical documentation, and regulatory requirements. Retaining De Novo will provide continuity in the environmental review process, ensure consistency in project analysis and documentation, and avoid delays, duplication of effort, and inefficiencies associated with transitioning the work to a new consultant. Accordingly, Staff recommends approval of the Second Amendment to the Professional Services Agreement with De Novo Planning Group, increasing the contract compensation by $100,000 and extending the term through June 30, 2027. The additional costs will be fully funded by project applicants through development project deposit accounts, resulting in no net cost to the City.

Attachment:

1. Second Amendment to the Professional Services Agreement with De Novo

2. First Amendment with De Novo

3. Original Professional Services Agreement with De Novo

CITY OF ALISO VIEJO

SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT FOR
ON-CALL CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SERVICES

1. PARTIES AND DATE.

This Second Amendment to the **Professional Services Agreement For On-Call California Environmental Quality Act (CEQA) Services** ("Second Amendment") is entered into on the ____ day of _____, 2026, by and between the City of Aliso Viejo (hereinafter referred to as the "City") and **De Novo Planning Group** (hereinafter referred to as the "Consultant"). City and Consultant are sometimes collectively referred to herein as the "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into an agreement entitled **Second Amendment to Professional Services Agreement For On-Call California Environmental Quality Act (CEQA) Services** dated **October 19, 2022** ("Agreement").

2.2 First Amendment. The Parties entered into a First Amendment to extend the term to June 30, 2026.

2.3 Second Amendment. The Parties now desire to amend the Agreement in order to renew the Agreement for an additional one-year term.

3. TERMS.

3.1 Term.

Pursuant to Section 3.1.2 of the Agreement, the City hereby exercises the option to renew the Agreement and extend the term of the Agreement for one year from **JULY 1, 2026 to JUNE 30, 2027**, unless earlier terminated as provided in the Agreement.

3.2 Declaration of Political Contributions. Prior to the City's approval of this Amendment, Consultant shall submit to City a statement in writing declaring any political contributions of money, in-kind services, or loan made to any member of the City Council within the previous twelve-month period by the Consultant and all of their employees, including any employees that Consultant intends to assign to perform the Services described in this Second Amendment.

3.3 Continuing Effect of Agreement. Except as otherwise specifically set forth in this Second Amendment, the remaining provisions of the Agreement shall remain in full force and effect. From and after the date of this Second Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Second Amendment.

3.4 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Second Amendment.

3.5 Counterparts. This Second Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

SIGNATURE PAGE FOR SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SERVICES BETWEEN THE CITY OF ALISO VIEJO AND DE NOVO PLANNING GROUP

IN WITNESS WHEREOF, the parties have executed this Second Amendment to Agreement on this ____ day of _____, 2026.

CITY OF ALISO VIEJO

Approved:

By: _____
Ann Eifert
Interim City Manager

ATTEST:

By: _____
Maria Ruano-Kendig
City Clerk

APPROVED AS TO FORM:

_____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By: _____
Ann Eifert
Director of Financial Services

DE NOVO PLANNING GROUP

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

By: 

Its: Chief Executive Officer

Printed Name: Ben Ritchie

By: 

Its: Chief Financial Officer

Printed Name: Steve McMurtry

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

Using the space provided below, please list any political contributions of money, in-kind services, or loans made to any member of the City Council within the last twelve (12) months by Consultant and all of Consultant's employees, including any employee(s) that applicant intends to assign to perform the work or services described in this Agreement:

No contributions were made.

To the best of my knowledge, I declare under penalty of perjury that the foregoing is true and was executed at:

El Dorado Hills/ El Dorado County/California	09/29/2026
City/County/State	Date
De Novo Planning Group	Ben Ritchie
Name of Business	Print Name
Signature	

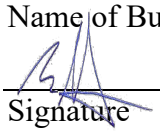
NOTE: THIS DECLARATION IS INCLUDED AS PART OF THE AGREEMENT AND MUST BE SIGNED AND ATTACHED HERETO.

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

I hereby acknowledge that I have received a copy of the City's "Fraud Prevention Policy" dated October 1, 2008. I understand that I am to promptly read its contents and distribute copies to employees assigned to perform Services for the City of Aliso Viejo.

To the extent that provisions of this policy conflict with previously issued policies or practices, whether or not such policies and practices were contained in written policies, this policy shall prevail.

De Novo Planning Group	Ben Ritchie
Name of Business	Print Name
	
Signature	
09/29/2026	
Date	

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CITY OF ALISO VIEJO

FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SERVICES

1. PARTIES AND DATE.

This First Amendment to the **First Amendment to Professional Services Agreement For On-Call California Environmental Quality Act (CEQA) Services** ("First Amendment") is entered into on the 23 day of June, 2025, by and between the City of Aliso Viejo (hereinafter referred to as the "City") and **De Novo Planning Group** (hereinafter referred to as the "Consultant"). City and Consultant are sometimes collectively referred to herein as the "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into an agreement entitled **First Amendment to Professional Services Agreement For On-Call California Environmental Quality Act (CEQA) Services** dated **October 19, 2022** ("Agreement").

2.2 First Amendment. The Parties now desire to amend the Agreement in order to renew the Agreement for an additional one-year term.

3. TERMS.

3.1 Term.

Pursuant to Section 3.1.2 of the Agreement, the City hereby exercises the option to renew the Agreement and extend the term of the Agreement for one year from July 1, 2025 to June 30, 2026, unless earlier terminated as provided in the Agreement.

3.2 Declaration of Political Contributions. Prior to the City's approval of this Amendment, Consultant shall submit to City a statement in writing declaring any political contributions of money, in-kind services, or loan made to any member of the City Council within the previous twelve-month period by the Consultant and all of their employees, including any employee(s) that Consultant intends to assign to perform the Services described in this First Amendment.

3.3 Continuing Effect of Agreement. Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect. From and after the date of this First Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment.

3.4 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this First Amendment.

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3.5 Counterparts. This First Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

Docusign Envelope ID: 7D3AE876-D5D0-4BD5-A3F2-914A976DAE5C

SIGNATURE PAGE FOR FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SERVICES BETWEEN THE CITY OF ALISO VIEJO AND DE NOVO PLANNING GROUP

IN WITNESS WHEREOF, the parties have executed this First Amendment to Agreement on this 23.00 day of June, 2025.

CITY OF ALISO VIEJO

Approved:

By: Signed by: Mitzi Ortiz 8DC19616E407...
Mitzi Ortiz
City Manager

ATTEST:

By: Signed by: 3EAE4B15B6D5425...
Janet Martinez
City Clerk

APPROVED AS TO FORM:

Signed by: Scott Smith BFEC7D46F2A74AC...
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By: Signed by: Ann Eifert EE9B7C6705984CF...
Ann Eifert
Director of Financial Services

DE NOVO PLANNING GROUP

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

By: Signed by: Ben Ritchie EAFAA29D041942C...

Its: Principal

Printed Name: Ben Ritchie

By: DocuSigned by: Steve McMurtry 9378972DD8C5494...

Its: Principal

Printed Name: Steve McMurtry

Docusign Envelope ID: 7D3AE876-D5D0-4BD5-A3F2-914A976DAE5C

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

Using the space provided below, please list any political contributions of money, in-kind services, or loans made to any member of the City Council within the last twelve (12) months by Consultant and all of Consultant's employees, including any employee(s) that applicant intends to assign to perform the work or services described in this Agreement:

none

To the best of my knowledge, I declare under penalty of perjury that the foregoing is true and was executed at:

El Dorado Hills, El Dorado, CA	6/10/2025 | 11:28 AM PDT
City/County/State	Date
De NOvo Planning Group	Ben Ritchie
Name of Business	Print Name
Signed by: Ben Ritchie EAFAA29D041942C...	
Signature	

NOTE: THIS DECLARATION IS INCLUDED AS PART OF THE AGREEMENT AND MUST BE SIGNED AND ATTACHED HERETO.

Docusign Envelope ID: 7D3AE876-D5D0-4BD5-A3F2-914A976DAE5C

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

I hereby acknowledge that I have received a copy of the City's "Fraud Prevention Policy" dated October 1, 2008. I understand that I am to promptly read its contents and distribute copies to employees assigned to perform Services for the City of Aliso Viejo.

To the extent that provisions of this policy conflict with previously issued policies or practices, whether or not such policies and practices were contained in written policies, this policy shall prevail.

De NOvo Planning Group	Ben Ritchie
Name of Business	Print Name
Signed by: Ben Ritchie EAFAA29D041942C...	
Signature	
6/10/2025 | 11:28 AM PDT	
Date	

CITY OF ALISO VIEJO
PROFESSIONAL SERVICES AGREEMENT
FOR
ON-CALL CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SERVICES

1. PARTIES AND DATE.

This Agreement is made and entered into this 19th day of October, 2022, by and between the City of Aliso Viejo, a municipal corporation organized under the laws of the State of California with its principal place of business at 12 Journey, Suite 100, Aliso Viejo, California 92656 ("City") and **DE NOVO PLANNING GROUP, A CALIFORNIA S-CORPORATION**, with its principal place of business at: **180 E. MAIN STREET, SUITE 108, TUSTIN, CA 92780** ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of professional **ON-CALL CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") SERVICES** required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing professional **ON-CALL CEQA SERVICES** to public clients, is licensed in the State of California, and is familiar with the plans of City.

2.2 Project.

City desires to engage Consultant to render **ON-CALL CEQA SERVICES** project ("Project") as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional **ON-CALL CEQA SERVICES** necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from **OCTOBER 5, 2022** to **JUNE 30, 2025**, unless earlier terminated as provided herein. The City Manager shall have the unilateral option, at its sole discretion, to renew this Agreement annually for no more than two additional one-year terms. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.2 Responsibilities of Consultant.

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Consultant shall complete, execute, and submit to City a Request for Taxpayer Identification Number and Certification (IRS FormW-9) prior to commencement of any Services under this Agreement. Neither City, nor any of its officials, officers, directors, employees or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Consultant shall also not be employees of City and shall at all times be under Consultant's exclusive direction and control. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services.

3.2.2.1 Consultant shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Consultant's conformance with the Schedule, City shall respond to Consultant's submittals in a timely manner. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.2.2.2 Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the Services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the Services, only to the extent such strikes and other organized labor action are beyond the control of Consultant and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the Services and Agreement.

3.2.2.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Consultant to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.2.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

3.2.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the Consultant at the request of the City. The key personnel for performance of this Agreement is **STARLA BARKER**.

3.2.5 City's Representative. The City hereby designates the City Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. The City Manager hereby designates **COMMUNITY DEVELOPMENT DIRECTOR**, or his or her designee, as the City's contact for the implementation of the Services hereunder. Consultant shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.2.6 Consultant's Representative. Consultant hereby designates **STARLA BARKER**, or her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.7 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.2.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall

have sufficient skill and experience to perform the Services assigned to them. Finally, Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its sub-consultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be reemployed to perform any of the Services or to work on the Project.

3.2.9 Laws and Regulations. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with Services. If the Consultant performs any work knowing it to be contrary to such laws, rules and regulations, Consultant shall be solely responsible for all costs arising therefrom. Consultant shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.10 Insurance.

3.2.10.1 Time for Compliance. Consultant shall not commence Work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section.

3.2.10.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder and without limiting the indemnity provisions of the Agreement, the Consultant in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement, the following policies of insurance. If the existing policies do not meet the Insurance Requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(a) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 0001, with minimum limits of at least $1,000,000 per occurrence, and if written with an aggregate, the aggregate shall be double the per occurrence limit. Defense costs shall be paid in addition to the limits.

The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.

(b) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1) with minimum limits of $1,000,000 each accident.

(c) Professional Liability: Professional Liability insurance with minimum limits of $1,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.).

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

(d) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

3.2.10.3 Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval.

(a) The policy or policies of insurance required by Section 3.2.10.2 (a) Commercial General Liability shall be endorsed to provide the following:

(1) Additional Insured: The City of Aliso Viejo, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement.

Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the Agreement.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(b) The policy or policies of insurance required by Section 3.2.10.2 (b) Automobile Liability and (d) Professional Liability shall be endorsed to provide the following:

(1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(c) The policy or policies of insurance required by Section 3.2.10.2 (e) Workers' Compensation shall be endorsed to provide the following:

(1) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

3.2.10.4 Primary and Non-Contributing Insurance. All insurance coverages shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.2.10.5 Waiver of Subrogation. Required insurance coverages shall not prohibit Consultant from waiving the right of subrogation prior to a loss. Consultant shall waive all subrogation rights against the indemnified parties. Policies shall contain or be endorsed to contain such provisions.

3.2.10.6 Deductible. Any deductible or self-insured retention must be approved in writing by the City and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.2.10.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates and endorsements on forms approved by the City. The certificates and endorsements for each insurance policy shall be signed

by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.2.10.8 Failure to Maintain Coverage. Consultant agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to the City. The City shall have the right to withhold any payment due Consultant until Consultant has fully complied with the insurance provisions of this Agreement.

In the event that the Consultant's operations are suspended for failure to maintain required insurance coverage, the Consultant shall not be entitled to an extension of time for completion of the Services because of production lost during suspension.

3.2.10.9 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.2.10.10 Insurance for Subconsultants. All Subconsultants shall be included as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing Subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City as an Additional Insured to the Subconsultant's policies.

3.2.11 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions where applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subconsultants, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

3.3 Fees and Payments.

3.3.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **ONE HUNDRED FIFTY THOUSAND DOLLARS ($150,000)** ("Total

Compensation") without written approval of City's **CITY MANAGER.** Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.3.2 Payment of Compensation.

Consultant shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Consultant. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all non-disputed and approved charges thereon; provided, however, that if funds deposited with City by an applicable **PROJECT APPLICANT** are insufficient to pay such monthly statement, payment to Consultant shall not be made until such time as funds have been deposited with City by an applicable **PROJECT APPLICANT** to pay Consultant's monthly statement.

3.3.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

3.3.5 Prevailing Wages; DIR Registration.

3.3.5.1 Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Consultant shall therefore comply with such Labor Code sections to the fullest extent required by law. Consultant shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

3.3.5.2 If the Services are being performed as part of an applicable "public works" or "maintenance" project, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the project and require the same of any subconsultants. This project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR.

3.4 Accounting Records.

3.4.1 Maintenance and Inspection. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.5 General Provisions.

3.5.1 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Consultant:

DE NOVO PLANNING GROUP
180 E. MAIN STREET, SUITE 108
TUSTIN, CA 92780
ATTN: STARLA BARKER

City:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
Attn: **COMMUNITY DEVELOPMENT DEPARTMENT**

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Ownership of Materials and Confidentiality.

3.5.3.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

3.5.3.2 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents and Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.5.3.3 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the Release Notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of the Objection Notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.5.4 Fraud Policy. Consultant shall provide a copy of the City's Fraud Prevention Policy to each of its employees assigned to perform Services under this Agreement. Consultant shall submit to the City a statement signed by an authorized representative for Consultant certifying receipt of the City's Fraud Prevention Policy. A finding by the City that any of Consultant's employees have committed fraud against the City or have violated the City's Fraud Prevention Policy shall be grounds for appropriate discipline, up to and including such employee's removal from performance of this Agreement at City's request and/or termination of this Agreement. Consultant shall reimburse the City for any costs and expenses associated with fraud against the City.

3.5.5 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.6 Attorney's Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

3.5.7 Indemnification.

3.5.7.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorneys' fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted

to insurance proceeds, if any, received by the Consultant or the City, its officials, officers, employees, agents or volunteers.

3.5.7.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

3.5.8 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both parties.

3.5.9 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Orange County.

3.5.10 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.6 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.7 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.8 Assignment or Transfer. Consultant shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.9 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not workdays. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.10 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.11 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.12 No Third Party Beneficiaries. There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

3.13 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.14 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.15 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.16 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.17 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.18 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.19 Declaration of Political Contributions. Consultant shall, throughout the term of this Agreement, submit to City an annual statement in writing declaring any political contributions

of money, in-kind services, or loan made to any member of the City Council within the previous twelve-month period by the Consultant and all of Consultant's employees, including any employee(s) that Consultant intends to assign to perform the Services described in this Agreement.

3.20 Subcontracting.

3.20.1 Prior Approval Required. Consultant shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

[Signatures on following page.]

SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ALISO VIEJO AND DE NOVO PLANNING GROUP

IN WITNESS WHEREOF, the parties have executed this Professional Services Agreement on this 27th day of October, 2022.

CITY OF ALISO VIEJO

Approved:

By: David Doyle (Oct 26, 2022 19:46 PDT)
David Doyle
City Manager

ATTEST:

By: Mitzi Ortiz (Oct 27, 2022 08:46 PDT)
Mitzi Ortiz, MMC
City Clerk

APPROVED AS TO FORM:

Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By: Ann Eifert (Oct 26, 2022 16:47 PDT)
Ann Eifert
Director of Financial Services

DE NOVO PLANNING GROUP

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

By:

Its: Principal/CEO

Printed Name: Ben Ritchie

By:

Its: Principal/CFO

Printed Name: Steve McMurtry

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

Using the space provided below, please list any political contributions of money, in-kind services, or loans made to any member of the City Council within the last twelve (12) months by the applicant and all of applicants' employees, including any employee(s) that applicant intends to assign to perform the work or services described in Agreement dated _____. If none, please state so:

None

To the best of my knowledge, I declare under penalty of perjury that the foregoing is true and was executed at:

Tustin, CA
City, State

September 14, 2022
Date

De Novo Planning Group
Name of Business

Amanda Trpiano
Print Name

Signature

This executed form must be submitted with the Proposal.

CITY OF ALISO VIEJO

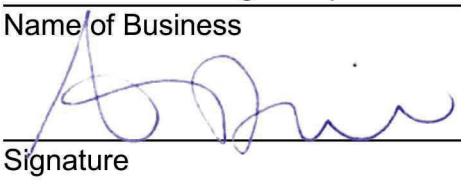
ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

I hereby acknowledge that I have received a copy of the City's "Fraud Prevention Policy" dated October 1, 2008. I understand that I am to promptly read its contents and distribute copies to employees assigned to perform Services for the City of Aliso Viejo.

To the extent that provisions of this policy conflict with previously issued policies or practices, whether such policies and practices were contained in written policies, this policy shall prevail.

De Novo Planning Group
Name of Business

Amanda Tropiano
Print Name



Signature

September 14, 2022
Date

This executed form must be submitted with the Proposal.

EXHIBIT "A"

SCOPE OF SERVICES

E. SCOPE OF WORK

The De Novo team has provided environmental documentation and technical studies for a diverse range of development projects, as well as regulatory/policy documents, such as General Plans and zoning ordinances. We are proud of our history of working with local agencies on an on-call basis. We will work with the City to prepare a detailed and accurate scope of work tailored for the project being proposed at that time. Our scope of work will identify the specific tasks the De Novo team will undertake from project initiation to project closeout. The work program, including technical studies and level of analysis, will vary depending upon a project's location and characteristics. All technical studies and environmental documents will be completed in accordance with the adopted CEQA Guidelines and NEPA requirements.

Typical on-call contracts follow a standard protocol to assess project requirements, including but not necessarily limited to project initiation/kick-off; data review and research; project description; and technical studies and environmental analysis. Working with the City as an extension of staff, De Novo will be responsible for preparation of draft and final environmental documents, including all supporting documentation such as the Notice of Preparation, Initial Study, Notice of Intent to Adopt, Notice of Availability, Response to Comments, Findings and Facts, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, and Notice of Determination. We will circulate environmental documents for public review and participate in community meetings and public hearings, as needed.

Deliverables are anticipated to include electronic Word and PDF files for each Administrative Draft and Review Draft document. Electronic copies of the kick-off meeting agenda and minutes, draft project description, schedule, and required notices will also be provided. We will coordinate with the City on any needed hard copies. De Novo will be responsible for submitting the Public Review Draft documents and notices to the State Clearinghouse through the CEQA Submit portal and filing CEQA notices with the County.

De Novo's project management team has a long history of working with local agencies on an on-call basis. Our staff can mobilize quickly and efficiently, meeting project schedules while ensuring our environmental documents are accurate, legally defensible, and cost-effective. We understand the environmental review may be in the form of a variety of documents. We have provided the following conceptual work programs for preparation of an Environmental Impact Report, Initial Study/Mitigated Negative Declaration, Environmental Assessment, and Third Party Peer Review Services. Regardless of the environmental compliance document needed, the De Novo team will serve as an extension of City staff in all aspects of the environmental review process. The De Novo team also has experience and capabilities in providing paleontological monitoring, assistance in preparing grant applications for CEQA studies, and attending meetings and providing in-house trainings on CEQA.

Technical studies can be prepared as stand-alone studies, but often are prepared to support an environmental document, including, but not limited to, an Initial Study, Negative Declaration, Mitigated Negative Declaration, Environmental Assessment, Environmental Impact Report (Project, Program, Supplemental, Addendum, etc.) or Environmental Impact Statement. The De Novo team has the experience and capacity to prepare the technical studies and analysis typically required for any project. The approach to preparation of technical studies and environmental review documents is described below.

CONCEPTUAL WORK PROGRAM

Conceptual Work Program – Environmental Impact Report

The following is a typical scope of work for preparation of an Environmental Impact Report. All technical studies and environmental documents will be completed by the De Novo team in accordance with the adopted CEQA Guidelines. The work program, including necessary technical studies and level of analysis, will vary depending upon a project's location and characteristics. Upon receipt of future RFPs from the City, we will provide a project-specific scope of work tailored for the project being proposed at that time.

1.0 PROJECT SCOPING

1.1 PROJECT KICK-OFF MEETING

The work program will be initiated with a kickoff meeting with City representatives and the Applicant team (if appropriate) to discuss the project features in greater detail. This initial meeting will be a key milestone to confirm the parameters of the analysis, project construction program, buildout conditions, scheduling, and overall communications. Prior to the kickoff meeting, De Novo will distribute an agenda and detailed memorandum, which will identify information needs. Upon completion of the kickoff meeting, De Novo will prepare meeting minutes that detail action items for the team.

1.2 CEQA INITIAL STUDY/ASSESSMENT

De Novo will prepare the Initial Study in accordance with the CEQA Guidelines. The Initial Study will include detailed explanations of all checklist determinations and discussions of potential environmental impacts. The analysis will be in accordance with Public Resources Code Section 21080(c) and CEQA Guidelines Section 15063. The impact analysis will be in a consistent order of environmental factors, as presented in the recently updated Appendix G of the CEQA Guidelines.

The Administrative Draft Initial Study will be provided to the City for review. De Novo will revise the Initial Study, providing the City with a Second Administrative Draft Initial Study with revisions in tracked changes for ease of review. De Novo will also prepare the Notice of Preparation (NOP) for review by City staff. Upon acceptance by the City, De Novo will finalize the Initial Study/Notice of Preparation for public distribution.

1.3 SCOPING MEETING

A public scoping meeting is anticipated to occur during the NOP public review period. De Novo will prepare presentation materials and facilitate the meeting. The scoping meeting will include an overview of the project and the environmental review process, as well as identification of environmental issues that will be addressed in the EIR by De Novo. Although the format of the meeting may vary, typically it is a presentation, open house, or hybrid approach. After completion of the scoping meeting, De Novo will provide a summary of environmental issues raised.

2.0 ADMINISTRATIVE DRAFT EIR

2.1 EXECUTIVE SUMMARY

This section will provide a concise description of the project, the potential areas of controversy, issues to be resolved, project alternatives, and a summary of impacts and mitigation measures.

2.2 INTRODUCTION AND PURPOSE

The Introduction will serve as an overview of the EIR, describing its purpose and relevant environmental review procedures, the document organization, and the methodology used.

2.3 PROJECT DESCRIPTION

The Project Description is a critical element of the environmental review and establishes the foundation for the technical analysis. The Project Description will detail the project location and environmental setting, project characteristics (construction and operation), project objectives, phasing, discretionary actions, and required permits and approvals based on available information. Exhibits will identify the regional and local site vicinity. Project plans and details, provided by the Applicant, will also be graphically depicted and referenced. De Novo will submit the Project Description to the City for review and approval prior to initiating technical analysis.

2.4 THRESHOLDS OF SIGNIFICANCE

Within each environmental topic subsection, a comprehensive description of the thresholds of significance for the environmental analysis will be described. The significance threshold criteria will provide the basis for conclusions of significance.

2.5 CUMULATIVE PROJECTS/ANALYSIS

De Novo will analyze the environmental impacts of the project when viewed in combination with other known, approved, or reasonably foreseeable projects in the region, determined in coordination with the City. The cumulative analysis will address each topic covered in the environmental analysis and will identify appropriate mitigation measures, if applicable.

2.6 ENVIRONMENTAL ANALYSIS

The Draft EIR will be prepared consistent with the requirements of CEQA, the CEQA Guidelines, and relevant case law. The Environmental Analysis section will address each environmental topical area determined to have the potential to result in a significant impact. Environmental issues raised during the scoping process (NOP responses, Public Scoping Meeting, and any other relevant and valid informative sources) will also be considered. The Environmental Analysis section will thoroughly discuss the existing conditions for each environmental issue area, identify short-term construction and long-term operational environmental impacts associated with the project, and their associated levels of significance. For each environmental topical area, the impact analysis subsection will begin with a list of all thresholds contained in CEQA Guidelines Appendix G and the thresholds for significance shall be identified for every environmental issue. For each environmental issue requiring analysis, the EIR will state the level of significance, and then provide the analysis discussion, mitigation measures specific to this environmental issue, and level of significance after mitigation.

The environmental factors and typical scope of analysis is provided below. De Novo will tailor the scope of the analysis based upon project-specific characteristics and environmental conditions.

A. Aesthetics

The existing aesthetic environment, including any scenic vistas or scenic resources will be identified. Photographs will be used to illustrate the visual character of a site and surrounding area. The analysis of construction activities will focus on the potential for sensitive uses to be impacted as a result of visible construction activities, including staging areas and construction vehicles. Potential visual impacts to scenic vistas and the potential for a project to result in substantial damage to scenic resources within a state scenic highway will be identified. If a project site is in a non-urbanized area, the potential for the project to substantially degrade the existing visual character or quality of public views of a site and its surroundings will be analyzed. The analysis will consider the proposed land use(s), overall design, including building form, mass, and height, and potential building materials as compared to the surrounding area. If

a site is located within an urbanized area, the potential for a project to conflict with applicable zoning and other regulations, including the City's design guidelines, governing scenic quality will be reviewed and analyzed.

In the event the project warrants preparation of visual simulations, De Novo's in-house urban designers will prepare visual simulations using specific building designs provided to us by the project architect/engineer. The visual simulations would be created using state-of-the-art equipment including GPS georeferencing, ACAD, 3D modeling software, and the Adobe Suite. We will provide visual simulations from public vantage points to be determined in coordination with City staff. The intent of the visual simulations is to provide a photo-realistic representation of what the site would look like under a before and after scenario from each vantage point.

The potential for a project to create a new source of substantial light or glare to the area will also be addressed. The existing environment as it pertains to light and glare will be identified. The analysis will discuss the potential for a project to impact sensitive uses from new light sources such as interior and exterior lighting, security lighting, parking lot lighting, and vehicle headlights associated with the development. Potential building materials and their ability to create glare which could adversely affect daytime views will also be considered.

Depending upon the location and nature of the project, a shade and shadow analysis may be conducted. De Novo can create shadow diagrams overlaid on a base map that show the building footprints of the project and the surrounding buildings. The intent of this work is to illustrate any change in shadow patterns that would be directly attributable to the project, and to visually demonstrate the effect of these shadows on surrounding land uses, particularly any adjacent residential or other sensitive uses.

B. Agriculture and Forestry Resources

Per the California Department of Conservation's Important Farmland Finder, there is no Prime, Unique, or Important Farmland located within the City. Additionally, there are no sites within the City that are zoned for forest land, timberland, or timberland zoned Timberland Production. The analysis in this section would document that agricultural and timber resources do not occur within the City.

C. Air Quality

De Novo will utilize our in-house environmental scientists to prepare an Air Quality analysis for the project. The analysis will be prepared consistent with South Coast Air Quality Management District (SCAQMD) and State and Federal guidelines using the latest version of CalEEMod software. The analysis will include a comparison of the proposed project's construction and operational emissions with SCAQMD's air quality thresholds of significance for criteria pollutants, consistent with SCAQMD's Guidance for Assessing and Mitigating Air Quality Impacts. De Novo will also analyze the potential for health risk and odor impacts on nearby receptors. The section will include the methodology for calculating emissions, an analysis of the proposed project's air quality impacts, a cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on air quality.

An assessment of toxic air contaminates (TAC) impacts (i.e., a Health Risk Assessment [HRA]) may be warranted depending on the potency, toxicity, quantity of emissions, and proximity of TACs to sensitive receptors such as hospitals, daycare centers, schools, work sites, and residences. De Novo's in-house air quality specialists will prepare an HRA, including an exposure assessment and risk calculations. The exposure assessment includes estimating the emission rates of TACs and running an air dispersion model

to calculate the concentration of TACs at each location in the modeling domain. We will calculate the residential (70 year) cancer, workplace cancer, and non-cancer (i.e. acute and chronic) health risks using the HARP Air Dispersion Modeling & Risk Tool (ADMRT). The resulting cancer and non-cancer risks will be plotted on the base map. Both the quantitative and visual results of the analysis will be incorporated into the HRA and summarized.

D. Biological Resources

Depending upon the location and nature of the project site, De Novo's in-house biologists will prepare a biological resources assessment for the project. The California Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California will be used to conduct record searches of sensitive biological resources known to occur on and within the general vicinity of the project site. Additional information sources will be consulted including the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), and historic/current aerial photographs, as appropriate, to define the habitat requirements for sensitive species potentially occurring on-site. Topographic maps, soil surveys, flood maps, hydrology/climate information, and watershed data will also be reviewed.

A site visit will be conducted by qualified biologists in order to document the presence/absence of special-status biological resources, or to determine the potential for occurrence of such resources that may not be detectable when the literature review is conducted. The location of any special-status biological resources (i.e., plants, plant communities, drainage features, wildlife), if present on-site, will be documented. Additionally, the suitability of the vegetation on and surrounding the proposed project site will be surveyed for their ability to provide suitable avian nesting opportunities. Notes will be taken on all plant and wildlife species observed on-site during the survey. This survey will provide an understanding of the overall project setting and biological resources occurring in the area. This data will be used to devise an appropriate clearance/conservation strategy for implementation of the proposed project.

Following completion of background research and field surveys, De Novo would summarize the results of these studies in a Biological Resources Assessment report. The report would identify the existing biological resources, potential project impacts on those resources, and proposed avoidance, minimization, and mitigation measures to minimize impacts. The report would also outline any future biological surveys, protected species consultations, and/or other anticipated regulatory agency requirements to obtain project approvals and/or environmental permits.

E. Cultural Resources

The analysis will address the potential for a project to cause a substantial adverse change in the significance of a historical, archaeological, or paleontological resource (although addressed here, paleontological resources will be discussed in Geology/Soils). Additionally, the potential for a project to disturb human remains will be discussed.

De Novo teams with experts specializing in cultural resources to prepare the technical analysis to support the environmental document. The specific nature of the report and work program will vary depending upon a site's location and conditions. Typical work efforts for assessing archaeological and paleontological resources include the following:

Cultural and Paleontological Resources Records Search. A records search for cultural resources within a 0.5-mile radius of the project area will be conducted A review of all relevant archival records (e.g., historic

maps and aerials) will be conducted, and all site records will be obtained. Local historical societies will be contacted. A Sacred Lands File search from the NAHC will also be requested. Project information letters will be sent to those individuals or entities provided by the NAHC that have not already been contacted through AB 52 consultation. A records search for paleontological resources will be requested and research to develop brief contexts for cultural and paleontological resources will be conducted.

Cultural Resources Survey. A cultural resources specialist will conduct a pedestrian survey of the proposed project site. The cultural resources specialist will inspect the project site for evidence of cultural resources that may be impacted by the proposed project. The survey will be conducted using transects spaced no greater than 10 meters apart with accuracy maintained by a hand-held GPS unit. Photographs will be taken of the project site and adjacent properties.

Cultural and Paleontological Resources Assessment Report. A cultural and paleontological resources assessment report will be prepared. The report will characterize the results of the records searches, consultation efforts to determine baseline conditions, assess potential impacts to cultural and paleontological resources resulting from the project, and make appropriate recommendations to avoid or minimize any potentially significant impacts.

If necessary, a determination of if any properties on a project site qualify as historical resources as defined by CEQA will be prepared. Historical resources in the vicinity of a project site will be identified and described, and the potential direct and indirect impacts the project may have on the identified historical resources will be assessed.

Records Search. A records search will be conducted to determine if the subject properties are currently listed under national, state, or local landmark or historic district programs or previously evaluated as eligible for listing in a historic resources survey of an area. The National Register of Historic Places, California Register of Historic Places, and local register (if applicable) will also be consulted to identify designated and previously surveyed historical resources in the vicinity.

Field Survey. A field survey will be conducted of the vicinity to photograph designated and previously surveyed historical resources. The physical integrity of buildings within the project site will be documented.

Research. General research will be conducted to determine the context(s) in which the subject properties should be evaluated. Property specific research will be conducted to determine the potential significance of the associated individuals such as owners, residents, builders, and architects.

Draft Report. The Historical Resources Technical Report will identify the criteria for determining historic significance and integrity under national, state, and local landmark and historic district programs; provide a brief history and description of each property and buildings; and evaluate each property for listing under national, state, and local landmark and historic district programs according to National Park Service, California Office of Historic Preservation, and local (if applicable) criteria. A summary of the designated and previously surveyed historical resources in the vicinity will be provided and the impact the project may have on the identified historical resources will be analyzed. If the project will have an impact on historical resources, the De Novo team will work with the City/Applicant to modify the project to avoid such an impact. Mitigation measures will be recommended, if necessary.

F. Energy

This section will identify the energy demand associated with the project and identify whether there is a potential environmental impact due to wasteful, inefficient or unnecessary use of energy during project construction or operation. The analysis will also assess the project's consistency with state or local plans for renewable energy or energy efficiency.

G. Geology and Soils

Utilizing existing resources and any previously prepared studies for a project site or surrounding area, the analysis will identify existing regional and local geology and soils constraints (such as compressible soils, landslide hazards, disruptions, displacements, compaction, or over-covering of the soil, and areas subject to subsidence) and seismic hazards. A project will be evaluated for its potential to expose people or structures to potential substantial adverse effects involving fault rupture, strong seismic ground shaking, seismic-related ground failure, and landslides. The potential for a project to destroy a unique paleontological resource will also be discussed.

H. Greenhouse Gas Emissions

De Novo's in-house environmental scientists will prepare a Greenhouse Gas Emissions analysis pursuant to the requirements of Executive Order S-3-05 and The Global Warming Solutions Act of 2006 (AB 32). The analysis will meet all of the requirements of CEQA Guidelines Section 15064.4. The discussion and analysis will include quantification of GHGs generated by the project using the latest version of the CalEEMod computer model as well as a quantitative analysis of the project's consistency with any applicable state and local plans, including all applicable City of Aliso Viejo General Plan policies and the Aliso Viejo Municipal Code. The discussion will provide a quantitative and qualitative analysis of the project's sustainability features. The De Novo team will work with City staff to implement a methodology and mitigation strategy that meets all legal requirements and is consistent with current City policies and preferences.

I. Hazards and Hazardous Materials

The hazardous materials analysis will include a summary of the existing regulatory conditions per the State Cortese Database Listing. Potentially hazardous materials conditions within a project site will be considered based on available resources, including any previous studies. The above referenced research will be used to analyze potential project-related impacts, as they pertain to hazards and hazardous materials per the CEQA thresholds of significance. Potential accidental conditions involving hazardous materials during construction and operations will be identified. If a project site is located within an airport land use plan or within two miles of an airport, the potential for excessive noise conditions will be discussed. Project emergency access and potential exposure to wildland fires will also be considered.

J. Hydrology and Water Quality

Existing and proposed hydrology and water quality data will be reviewed for a project area based upon available reference documents, including available information from the City and Applicant. This section will evaluate water quality conditions and identify water quality (National Pollutant Discharge Elimination System [NPDES]) techniques/structures in accordance with local, State, and Federal requirements. The potential for a project to degrade water quality, interfere with groundwater recharge or expose people to water-related hazards will be identified. The section will also address alteration of drainage conditions, potential for substantial erosion or siltation, potential for flooding, and the ability of a project to result in runoff that exceed the capacity of the storm drain system. The analysis will consider the potential for a

project to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, as applicable.

K. Land Use and Planning

A proposed project will be reviewed for consistency with City standards and policies, as well as careful consideration of adjacent uses. Existing and proposed General Plan land use and zoning designations will be identified; any proposed amendments to the land use and zoning for a site will be assessed. A proposed project will be reviewed in the context of land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental impact. The potential for the project to conflict with these plans, policies or regulations will be assessed.

L. Mineral Resources

According to the State of California, Department of Conservation, the majority of the City is located in Mineral Resource Zone 1 (MRZ-1), which indicates areas where no significant mineral deposits are present or where little likelihood exists for their presence. Portions of the City are also located in Mineral Resource Zone 3 (MRZ-3), which indicates areas containing mineral deposits the significance of which cannot be evaluated from available data. The analysis will document whether the specific site is located within a MRZ and the potential for impacts.

M. Noise

A technical noise analysis is prepared to determine project compliance with City noise standards and associated potential noise impacts based on the following approach:

The site plan, preliminary grading plans, and trip information for the project will be reviewed from an acoustical standpoint. The De Novo team will discuss with the City the potential noise impacts and determine noise measurement locations. Short-term and/or 24-hour noise measurements will be performed to determine the existing noise environment. Utilizing the FHWA Construction noise model and SoundPlan 3D Modeling software, the short-term construction noise and vibration impacts from the project during construction will be determined. The exterior noise impact to the surrounding adjacent properties will be assessed and mitigation measures to alleviate any potential significant noise impact will be identified, if necessary. Utilizing a version of the FHWA Noise Prediction Model the roadway noise impacts for existing and build-out scenarios will be determined and compared to the City's noise standards. This will help determine any change in the roadway noise level as a result of the project. The roadway noise impacts to the project site will be calculated. Potential stationary noise impacts from the project site will also be calculated. If necessary, mitigation measures will be identified to comply with City's limits. The results of the analysis will be summarized in a noise impact study that will address the noise impacts from the project for both short-term and long-term noise impacts.

N. Population and Housing

The analysis will consider the potential for a project to directly or indirectly induce substantial unplanned population growth in the area and the potential to displace a substantial number of people or housing, resulting in the need for replacement housing elsewhere. The section will identify population and housing projections for an area, including the anticipated and planned growth as identified in the City of Aliso Viejo General Plan and regional growth projections.

O. Public Services

Public service departments/agencies will be contacted to confirm existing service conditions and potential project impacts associated with a proposed development. The discussion will focus on the increased demand on services based on the proposed land uses and the potential alteration of existing facilities, extension or expansion of new facilities. The ability of a project to receive adequate service based on applicable standards will be evaluated. If necessary, mitigation measures to reduce impacts associated with providing new or altered facilities will be identified.

P. Recreation

Existing recreation facilities will be identified and the ability for these facilities to serve a proposed project will be assessed. The discussion will focus on the potential for the physical deterioration of existing facilities or potential adverse physical effects associated with the provision of new facilities proposed by the project.

Q. Transportation

With the implementation of Senate Bill (SB) 743, vehicle miles traveled (VMT) will be the required analysis metric to assess the potential for significant transportation impacts associated with proposed projects. The De Novo team will work with the City of Aliso Viejo to determine the scope of the transportation analyses in accordance with the City's adopted VMT Guidelines and other policies and procedures.

The analysis will also address any potential conflicts with the City's programs, plans, ordinances or policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, potential of a project to increase hazards due to a geometric design feature or incompatible use, or result in inadequate emergency access.

R. Tribal Cultural Resources

The De Novo team will provide AB 52 Native American consultation assistance. It is assumed that the City maintains a list of contacts for consultation under AB 52, but the De Novo team may request an AB 52 consultation list from the NAHC on behalf of the City should the City choose to request such a list from the NAHC. The De Novo team will prepare AB 52 letter templates and provide checklists, detailed instructions to ensure meaningful consultation with interested Native American groups in accordance with AB 52. If an assessment of tribal cultural resources is needed, De Novo will involve our cultural resources teaming partner to provide these services; refer to the Cultural Resources discussion above.

S. Utilities and Service Systems

Utility/service system providers will be contacted to confirm existing service conditions and potential project impacts associated with a proposed development. The discussion will focus on the increased demand and/or generation of utilities/service systems based on the proposed land uses and if capacity and supplies are available to support the increased demand and/or generation. The analysis will also consider the potential physical effects associated with the relocation or construction of new or expanded facilities, if applicable.

T. Wildfire

According to Cal Fire, the City is located within and immediately adjacent to a very high fire hazard severity zone within a Local Responsibility Area (LRA) and State Responsibility Area (SRA). The discussion will identify whether a project site is in or near state responsibility areas or lands classified as very high fire hazard severity zones. If located within a wildfire area, the analysis will address factors that could expose

people or structures to fire or post-fire flooding or landslides, risk or impair emergency response, or require infrastructure that could exacerbate fire risk.

2.7 GROWTH INDUCEMENT

This section will discuss ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The analysis addresses growth-inducing impacts in terms of whether a project influences the rate, location, or amount of growth.

2.8 ALTERNATIVES TO THE PROPOSED ACTION

The EIR will identify a reasonable range of alternatives which could attain most of a project's objectives but would avoid or substantially lessen any of the significant events of a project. The range of alternatives is anticipated to include a No Project Alternative, as required under CEQA, and additional alternatives focused on reducing the potential environmental impacts. The alternatives analysis will compare the environmental impacts for each alternative for the environmental topical areas analyzed in the EIR. The advantages and disadvantages of each alternative and the reasons for rejecting or recommending the respective alternative will be discussed; an environmentally superior alternative will be identified. A summary matrix will compare the impacts for each alternative environmental topical area and whether the alternative involves greater, reduced, or equivalent impacts when compared to a project.

2.9 ADDITIONAL SECTIONS

Additional EIR sections to meet CEQA and City requirements will be prepared and include the following: Significant Irreversible Environmental Changes That Would Be Involved In the Proposed Action Should It Be Implemented; Effects Found Not To Be Significant; Inventory of Unavoidable Adverse Impacts; and Organizations and Persons Consulted/Bibliography will be provided.

2.10 GRAPHIC EXHIBITS

The EIR will include exhibits to enhance the written text and clarify a proposed project's environmental impacts.

2.11 MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) will be prepared to identify appropriate monitoring steps/procedures and provide a basis for monitoring such measures during and upon project implementation. The Checklist will identify the mitigation measure outlined in the EIR, the Mitigation Measure/Condition of Approval, the Monitoring Milestone (what agency/department is responsible for verifying implementation of the measure), Method of Verification (documentation, field checks, etc.), and a verification section.

2.12 ADMINISTRATIVE DRAFT EIR SUBMITTAL

The previous tasks will result in the Administrative Draft EIR, which will be provided to City staff for review and comment.

3.0 DRAFT ENVIRONMENTAL IMPACT REPORT

3.1 SECOND ADMINISTRATIVE DRAFT EIR

De Novo will respond to one complete set of comments from City staff on the Administrative Draft EIR. The Second Administrative Draft EIR will be provided to City staff with all revisions made in track changes to assist in review of the document.

3.2 COMPLETION OF THE DRAFT EIR

De Novo will respond to a second review of the Administrative Draft EIR. Upon approval, De Novo will prepare the Draft EIR for the required 45-day public review period. In addition, the Notice of Completion (NOC) and Notice of Availability (NOA) will be prepared for submittal to the State Clearinghouse and the County Clerk, and for distribution to the City-approved distribution list. De Novo will file the notices with the State Clearinghouse and County Clerk.

4.0 FINAL ENVIRONMENTAL IMPACT REPORT

4.1 RESPONSE TO COMMENTS

At the conclusion of the Draft EIR public review period, the De Novo team will respond to written comments received by the City, as well as oral comments received during community meetings and public hearings. The Draft Responses to Comments will be prepared for review by City staff. De Novo will address one complete set of comments from City staff on the Draft Responses to Comments and will provide the revisions in track changes for ease of review. De Novo will respond to a second set of comments and finalize this section for inclusion in the Final EIR.

4.2 FINAL EIR COMPLETION

The Final EIR will consist of the Draft EIR and Response to Comments. Any revisions to the Draft EIR will be shown as an excerpt demarcated with underline for new text and strikethrough for deleted text.

4.3 FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA Findings of Fact/Statement of Overriding Considerations (Findings) will be prepared that identify each potentially significant and significant impact, describe mitigation for the impact, and the resultant level of significance after mitigation. The Findings will identify each alternative and, if the alternative was not selected as the proposed project, identify why the alternative was not feasible and considerations for not selecting the alternative. For each significant and unavoidable impact, the Findings will identify economic, legal, social, technical, or other defensible reasons why the project should be approved in light of the significant effects of the project. De Novo will submit the Draft Findings for City review and will respond to one complete set of City comments.

4.4 NOTICE OF DETERMINATION

De Novo will prepare and file a Notice of Determination (NOD) with the County Clerk and State Clearinghouse within five days of EIR certification.

5.0 PROJECT MANAGEMENT AND MEETINGS

5.1 PROJECT MANAGEMENT

Ms. Barker will direct preparation of and review the environmental document for compliance with CEQA requirements and guidelines and City CEQA procedures. Ms. Barker will coordinate with City staff and/or other stakeholder representatives as well as internal technical staff, support staff and word processing toward the timely completion of the environmental document, serving as an extension of City throughout the duration of the project. In addition to weekly status updates, monthly progress reports will be included with invoices identifying the tasks accomplished, deliverables submitted, anticipated tasks/progress for the next month, and any pending issues. Any modifications/ updates to the project schedule based on progress meetings and activities will also be provided. Monthly invoices will include total contract amount;

all costs (by task) incurred for the period (actual and percentage); all costs (by task) incurred to date (actual and percentage); estimated completion percentage for each task; and accounting by individual working on each task for that billing period.

5.2 MEETINGS AND HEARINGS

Close coordination with City staff is essential. The De Novo Project Manager will participate in progress/project conference calls and/or meetings with City staff, the Applicant, and stakeholder representatives, as necessary to identify issues, assess impacts, and define mitigation. The De Novo team will participate in public hearings and make presentations, as necessary. De Novo Principals, Project Manager, and technical staff, as well as subconsultant team members will be available, as necessary, to provide expert testimony before decision-making bodies, including describing the environmental review process, analysis and findings, and responding to questions.

Conceptual Work Program – Initial Study/Mitigated Negative Declaration

The following is a typical scope of work for preparation of an Initial Study/Mitigated Negative Declaration. As with preparation of an EIR, the work program, including necessary technical studies and level of analysis, will vary depending upon a project's location and characteristics. Typical scopes of work for technical studies have been provided under Conceptual Work Program – Environmental Impact Report, above. Upon receipt of future RFPs from the City, the De Novo team will provide a project-specific scope of work tailored for the project being proposed at that time.

1.0 PROJECT INITIATION

The work program will be initiated with a kickoff meeting with City representatives and the Applicant team (if appropriate) to discuss the project features in greater detail. This initial meeting will be a key milestone to confirm the parameters of the analysis, project construction program, buildout conditions, scheduling, and overall communications. Prior to the kickoff meeting, De Novo will distribute an agenda and detailed memorandum, which will identify information needs. Upon completion of the kickoff meeting, De Novo will prepare meeting minutes that detail action items for the team.

2.0 CEQA INITIAL STUDY/ASSESSMENT

De Novo will prepare the Initial Study in accordance with the CEQA Guidelines. The Initial Study will include detailed explanations of all checklist determinations and discussions of potential environmental impacts. The analysis will be in accordance with Public Resources Code Section 21080(c) and CEQA Guidelines Section 15063. The impact analysis will be in a consistent order of environmental factors, as presented in the recently updated Appendix G of the CEQA Guidelines and as described in the conceptual EIR work program, above. The determination page will conclude the appropriate CEQA action based upon the environmental analysis.

3.0 ADMINISTRATIVE DRAFT INITIAL STUDY

The Administrative Draft Initial Study will be provided to the City for review and will include a Mitigation Monitoring and Reporting Program (MMRP) to identify appropriate monitoring steps/procedures and provide a basis for monitoring such measures during and upon project implementation. De Novo will revise the Initial Study, providing the City with a Second Administrative Draft Initial Study with revisions in tracked changes for ease of review.

4.0 PUBLIC REVIEW DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

With a conclusion in the Initial Study that no significant environmental effects will occur as a result of implementation of the project, a Mitigated Negative Declaration will be prepared for the 30-day public review period. De Novo will prepare the Notice of Intent to Adopt a Negative Declaration (ND)/Mitigated Negative Declaration (MND) for public review. De Novo will file all necessary notices with the County Clerk and State Clearinghouse.

5.0 FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

5.1 RESPONSES TO COMMENTS

Upon completion of the public review period, De Novo will prepare a written response to the public comments for review by the City.

5.2 FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Where necessary, the appropriate revisions will be made to the IS/MND text. Any additional text will be marked in underline format and any deleted text will be marked in strikeout format. The Draft Final IS/MND will be provided to the City for review and approval. We will make any additional revisions as directed by the City and prepare a Final Initial Study MND for consideration. The Final Initial Study will include a Mitigation Monitoring and Reporting Program, and any other information necessary for the City's staff report to the Planning Commission and/or City Council.

5.3 NOTICE OF DETERMINATION

De Novo will prepare and file a Notice of Determination (NOD) with the County Clerk and State Clearinghouse within five days of IS/MND adoption.

6.0 PROJECT MANAGEMENT AND MEETINGS

As provided in 5.0, Project Management and Meetings, under Conceptual Work Program – Environmental Impact Report, above, Ms. Barker will be responsible for management and supervision of the Project Team. The De Novo Project Manager will participate in progress/project conference calls and/or meetings with City staff, the Applicant, and stakeholder representatives, as necessary to identify issues, assess impacts, and define mitigation. The De Novo team will participate in public hearings and make presentations, as necessary. De Novo Principals, Project Manager, and technical staff, as well as subconsultant team members will be available, as necessary, to provide expert testimony before decision-making bodies, including describing the environmental review process, analysis and findings, and responding to questions.

Conceptual Work Program – Environmental Assessment

The following is a typical scope of work for preparation of a NEPA Environmental Assessment. It should be noted that the format and requirements of an Environmental Assessment will vary depending upon the NEPA Lead Agency. Additionally, the work program, including necessary technical studies and level of analysis, will vary depending upon a project's location and characteristics. Upon receipt of future RFPs from the City, the De Novo team will provide a project-specific scope of work tailored for the project being proposed at that time.

1.0 PROJECT INITIATION

The work program will be initiated with a kickoff meeting with City representatives and the Applicant team (if appropriate) to discuss the project features in greater detail. This initial meeting is vital to the success of the CEQA process and will be a key milestone to confirm the parameters of the analysis, project construction program, buildout conditions, scheduling, and overall communications. Prior to the kickoff meeting, De Novo will distribute an agenda and detailed memorandum, which will identify information needs. Upon completion of the kickoff meeting, De Novo will prepare meeting minutes that detail action items for the team. Based upon the detailed project information obtained at the project kickoff meeting, De Novo will draft a preliminary Project Description and project schedule for review and approval by City staff.

2.0 NEPA ENVIRONMENTAL ASSESSMENT PREPARATION

The evaluation and associated Environmental Assessment will be prepared in accordance with the U.S. Department of Housing and Urban Development (HUD) recommended format and in accordance with HUD Title 24, Code of Federal Regulations Part 58. The NEPA document will be no longer than necessary to concisely address required contents, will describe why some resources are not significant and focus on the significant resources and impacts, and will be written so that the lay person can understand the document. Where applicable, the EA will utilize any environmental documents or technical studies prepared for the project.

This EA is required to incorporate the assessment into an official Environmental Review Record (ERR) at the completion of the process. The ERR is the documentation of the process followed and the actions taken during the environmental review. It contains the various documents which result from the process. The following are the contents for the EA to file for an ERR. The process will be fully documented and procedures for notifications, compliances and the determinations or decisions will be carefully followed. The contents shown below apply to any EA where a FONSI is made. The following are the primary sections of the EA:

2.1 PURPOSE AND NEED

This section will summarize the City's purpose and need for the project.

2.2 PROJECT DESCRIPTION

The Project Description section will detail the project location and setting, characteristics, and construction and phasing program based on available information. Exhibits depicting the regional and site vicinity will be included in this section. As required, this section will include details regarding estimated cost of the project and total Federal funding to be utilized.

2.3 EXISTING CONDITIONS AND TRENDS

This section will provide a detailed description of existing conditions at the project site. Details such as topography, improvements, infrastructure, and existing access will also be provided. An inventory of surrounding uses will be incorporated to provide a description of conditions in the project area. Development trends likely to continue in the absence of the project will also be discussed.

2.4 STATUTORY CHECKLIST

The Statutory Checklist provides an analysis of project impacts under the NEPA Statutes. This section includes determinations for project impacts under each statute, executive order, or regulation. A listing

of project conditions and/or mitigation measures are provided, which is considered as part of the consistency/compliance determination. Analysis will be provided to adequately respond to and support the determination, as appropriate.

2.5 ENVIRONMENTAL ASSESSMENT CHECKLIST

This section analyzes the significance of project impacts on the character, features, and resources of the project area. A listing of project conditions and/or mitigation measures are provided, which is considered as part of the consistency/compliance determination. Analysis will be provided to adequately respond to and support the determination, as appropriate. Included here will be any documentation of coordination, consultation, permit procedures, or reviews carried out in accordance with any of the relevant statutes.

2.6 ALTERNATIVES TO THE PROPOSED ACTION

This section will consist of a brief discussion and comparison of alternatives considered. Typical alternatives that are considered consist of an alternative use, alternative location, and alternative development components. A No Action Alternative, where the project is not implemented, is also discussed.

The EA will also include several HUD-required summary sections, including a summary of mitigation measures, additional studies performed, and list of sources, agencies, and persons consulted.

3.0 ADMINISTRATIVE DRAFT ENVIRONMENTAL ASSESSMENT

De Novo will submit the Administrative Draft Environmental Assessment for review and comment by the City. De Novo will respond to a consolidated set of comments from City staff on the Administrative Draft Environmental Assessment. De Novo will provide the Second Administrative Draft Environmental Assessment with all revisions made in track changes to assist City staff's review of the document.

4.0 PUBLIC REVIEW DRAFT ENVIRONMENTAL ASSESSMENT

With a conclusion in the Environmental Assessment that no significant environmental effects will occur as a result of implementation of the project, a Notice of Intent to Request Release of Funds (NOIRROF)/FONSI will be prepared. The NOIRROF/FONSI will be subject to a 15-day objection period.

At a minimum, the City must send the NOIRROF/FONSI to the local newspaper of general circulation, to individuals and groups known to be interested in its activities; to appropriate local State and Federal agencies; to the Headquarters and appropriate Regional Office of the Environmental Protection Agency.

5.0 FINAL ENVIRONMENTAL ASSESSMENT

5.1 RESPONSES TO COMMENTS

If necessary, De Novo will respond to comments received on the Draft Environmental Assessment during the public review period.

5.2 COMPLETION OF THE FINAL ENVIRONMENTAL ASSESSMENT

If required, De Novo will prepare an Errata to the Public Review Draft Environmental Assessment for City review and approval. The Errata will be a stand-alone document identifying any revised text in strikethrough and underline, as necessary to address comments received on the Draft document.

6.0 PROJECT MANAGEMENT AND MEETINGS

6.1 PROJECT MANAGEMENT

Ms. Barker will be responsible for management and supervision of the Project Team. As Project Manager, Ms. Barker will direct preparation of and review the Environmental Assessment for compliance with NEPA requirements and guidelines. Ms. Barker will coordinate with City staff and/or other stakeholder representatives as well as internal technical staff, support staff and word processing toward the timely completion of the environmental document, serving as an extension of City throughout the duration of the project.

In addition to weekly status updates, monthly progress reports will be included with invoices identifying the tasks accomplished, deliverables submitted, anticipated tasks/progress for the next month, and any pending issues. Any modifications/ updates to the project schedule based on progress meetings and activities will also be provided. Monthly invoices will include total contract amount; all costs (by task) incurred for the period (actual and percentage); all costs (by task) incurred to date (actual and percentage); estimated completion percentage for each task; and accounting by individual working on each task for that billing period.

6.2 MEETINGS AND HEARINGS

Close coordination with City staff is essential. The De Novo Project Manager and/or Co-Project Manager will participate in progress/project conference calls and/or meetings with City staff, the Applicant, and stakeholder representatives, as necessary to identify issues, assess impacts, and define mitigation. The De Novo team will participate in public hearings and make presentations, as necessary.

Conceptual Work Program – Third Party Peer Review

In addition to preparing technical analysis and environmental compliance documentation, the De Novo team is often called upon to provide third party peer review services for our clients. Our approach to conducting peer reviews involve the following considerations: 1) compliance with the CEQA/NEPA Guidelines; 2) technical accuracy of analysis in support of conclusions and findings of significance; and 3) internal consistency of the document. CEQA/NEPA and technical specialists will conduct the review, with a Principal and/or Project Manager serving as the primary CEQA/NEPA reviewer. Our reviews will result in a memorandum providing a determination of compliance, along with any suggested edits or noted deficiencies in the document. Following revisions to the draft technical studies and/or environmental compliance documents, De Novo will review the revised documents to ensure the comments provided in the third-party peer review have been adequately addressed and resolved. The De Novo team will also be available to participate in conference calls or in-person meetings, as necessary, to discuss any issues of concern, approach to analysis, and third-party peer review comments. De Novo Principals, Project Manager, and technical staff, as well as subconsultant team members will be available, as necessary, to provide expert testimony before decision-making bodies, including describing our review and findings, and responding to questions.

EXHIBIT "B"

SCHEDULE OF SERVICES

TIMELINE

Following is a typical schedule for preparation of an EIR, IS/ND or IS/MND, and peer review of applicant-prepared technical studies and third-party peer review of environmental documents. The schedule for preparation of an EIS is similar to the timing of an EIR and preparation of an EA is similar to the timing of an IS/MND. The timing for peer review of applicant-prepared technical studies and third-party peer review of environmental documents can vary depending on the number and complexity of the technical studies and the environmental topical areas addressed in the environmental document.

Typical EIR Schedule	
Project Kick-off	Month 1
Notice of Preparation/Initial Study	Month 1
NOP 30-Day Public Review	Month 2
Prepare Technical Studies	Months 1 – 3
EIR Scoping Meeting	Month 2
De Novo Prepares Administrative Draft EIR	Months 2 – 5
City Review of Administrative Draft EIR	Month 6
De Novo Prepares Second Administrative Draft EIR	Month 7
City Review of Second Administrative Draft EIR	Month 7
De Novo Completes, Publishes, and Circulates Draft EIR	Month 8
EIR 45-Day Public Review Period	Months 8 – 9
Hearing during the Draft EIR Review to Receive Comments	Month 9
De Novo prepares Responses to Comments	Month 10
City Reviews Responses to Comments	Months 10 – 11
De Novo Prepares Administrative Final EIR	Months 11
City Reviews Administrative Final EIR	Month 11
De Novo Completes, Publishes, and Circulates Final EIR	Month 12
Certification Hearings	TBD

Typical IS/ND or IS/MND Schedule	
Project Kick-off	Week 1
De Novo drafts Project Description	Week 1
City Reviews/Approves Project Description	Week 2
Preparation of Technical Studies	Weeks 1 – 8
De Novo Prepares Administrative Draft IS/ND or IS/MND	Weeks 2 – 10
City Reviews Administrative Draft IS/ND or IS/MND	Week 11
De Novo Completes Draft IS/ND or IS/MND	Week 12
City Reviews Check Copy Draft IS/ND or IS/MND	Week 13
De Novo Distributes Public Review IS/ND or IS/MND	Week 14
IS/ND or IS/MND 30-Day Public Review	Weeks 14 – 18
De Novo Prepares Final IS/ND or IS/MND	Week 19
De Novo Prints and Distributes Final IS/ND or IS/MND	Week 20
Hearing	TBD

Typical Technical Study Peer Review Schedule	
De Novo Conducts Peer Review	Completed within 2 – 3 weeks of receipt
De Novo Conducts Review of Revised Technical Studies	Completed within 1 – 2 weeks of receipt

EXHIBIT "C"

COMPENSATION

In the event that this Agreement is renewed pursuant to Section 3.1.2, the rates set forth above may be adjusted each year at the time of renewal described in Exhibit "B" in accordance with the annual average Consumer Price Index of the prior calendar year, All Urban Consumers, Los Angeles-Long Beach-Anaheim up to a maximum percentage of five percent (5%).

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

2021-2022 Schedule of Hourly Rates – Standard

Effective January 1, 2021

Below are the billing rates for all De Novo staff levels. Direct costs are limited to charges for document printing and shipping, and we do not mark these charges up.

Staff Level	Hourly Rate
Principal	$175
Principal Planner	$150
Senior Planner	$115
Associate Planner	$105
Assistant Planner	$90
GIS Analyst	$95

ENGINEERING, INC.

MAT Engineering, Inc. Billing Rates

MAT Engineering, Inc.
17192 Murphy Avenue #14902
Irvine, CA 92623
at@matengineering.com
(949) 344-1828

Position	Hourly Rate
President	$180.00
Principal	$170.00
Associate Principal	$160.00
Senior Associate	$160.00
Associate	$150.00
Senior Engineer / Senior Planner / Senior Designer	$150.00
Engineer / Planner / Designer III	$120.00
Engineer / Planner / Designer II	$115.00
Engineer / Planner / Designer I	$110.00
Assistant Engineer / Assistance Planner / Assistant Designer	$80.00
Technician III	$75.00
Technician II	$65.00
Technician I	$55.00
Engineering Aide	$50.00
Administrative Assistant	$55.00

Notes:

PDF report copies of report are included in the fees. Printed reports charged at a minimum of $100.

For overtime work the above rates may be increased by 50 percent.

Client payment is not contingent upon client receiving payment from other parties.

Billing statements for work will be submitted monthly. Statements are payable within thirty (30) days of statement date. Any statement unpaid after thirty (30) days shall be subject to interest at the maximum permitted by law

Rates can be subject to change.

Rev. January 2022

Appendix A

Billing Rates for MD Acoustics, LLC

Compensation for Services

The Consultants Billing rates for services are as follows:

Position	Hourly Rate
Principal Consultant	$ 195.00
Sr. Acoustical Consultant	$ 160.00
Sr. Vibration Consultant	$ 160.00
Air Quality Specialist	$ 160.00
Environmental Specialist	$ 160.00
Acoustical Consultant	$ 140.00
Mechanical Engineer	$ 160.00
COMSOL Expert & Modeling	$ 360.00
ANSYS Expert & Modeling	$ 350.00
Engineering Technician I	$ 110.00
Engineering Aide	$ 80.00
Administrative Assistant	$ 75.00
Administrative Aide	$ 65.00
Clerical Aide	$ 60.00
Principal Controls & Vibration Engineer	$ 215.00
Senior Scientist Noise & Vibration	$ 190.00
Design Consultant	$ 145.00
Expert Witness	$ 525.00
Automobile Mileage	$ IRS rate/mile

General

(1) Billing statements for work will be submitted monthly. Statements are payable Net 15 upon receipt by client of statement. Any statement unpaid after ninety (90) days shall be subject to interest at the maximum permitted by law.

(2) These rates are valid for 3 year.

Rev. March 1, 2022



cogstone

PALEONTOLOGY - ARCHAEOLOGY - HISTORY

COGSTONE 2022 FULL FEE SCHEDULE

Labor Classification	Hourly Rate	OT*	DT*
Technician/Monitor I/II	$70.00	$105.00	$140.00
Technician/Monitor III/IV	$75.00	$112.50	$150.00
Night Monitor	$85.00	$127.50	$170.00
SOI Monitor**	$85.00	$127.50	$170.00
SOI Night Monitor**	$105.00	$157.50	$210.00
Architectural Historian	$90.00	$135.00	$180.00
Supervisor/GIS Specialist	$95.00	$142.50	$190.00
Field Director	$95.00	$142.50	$190.00
Administrative Assistant	$80.00	Exempt	Exempt
Senior Administrator	$100.00	Exempt	Exempt
Technical Editor	$105.00	Exempt	Exempt
Principal Investigator I/ Task Manager	$105.00	Exempt	Exempt
Principal Investigator II/ Task Manager	$120.00	Exempt	Exempt
Principal Investigator III/ Task Manager	$140.00	Exempt	Exempt
Program Director	$155.00	Exempt	Exempt

Other Direct Costs	Unit
Mileage	Current IRS Rate
Expendable Supplies	Actual Cost
Outside Services	Actual Cost

Disciplines Available:

Archaeology
Paleontology
Architectural History
GIS
Geoarchaeology
Faunal Identification and Analysis
Human Skeletal Identification and Analysis
Fossil Identification and Analysis
Paleobotanical Identification and Analysis
Ceramic Identification and Analysis
Lithic Identification and Analysis

* Hours 9-12 per day are Overtime (x1.5), Hours over 12 per day are Double Time (x2)
** SOI monitor meets the guidelines set forth by the Secretary of the Interior's (SOI) *Standards and Guidelines for Archaeology and Historic Preservation* (36 CFR Part 61).

1518 West Taft Avenue
Orange, CA 92865
Office (714) 974-8300

Field Offices
San Diego • Riverside • Morro Bay • Sacramento • Arizona

Federal Certifications WOSB, EDWOSB, SDB
State Certifications DBE, WBE, UDBE

cogstone.com
Toll free 888-333-3212

GLENN LUKOS ASSOCIATES

Regulatory Services

SCHEDULE OF FEES AND CHARGES

Valid through December 31, 2022

Title	Hourly Labor Rates
Technical Director	$210-235
Principal-in-Charge	$175-205
Project Manager	$95-170
Habitat Restoration Specialist	$95-170
Biologist	$95-170
GIS Technician	$85-140
Assistant Project Manager	$75-120
Field Assistant	$75-115
Clerical	$60-$75

p:2021-22 FEE-general_T&M

1940 E Deere Avenue, Suite 250 • Santa Ana, California 92705 • 949.837.0404

Agreement - De Novo Planning Group

Final Audit Report 2022-10-27

Created:	2022-10-26
By:	Mitzi Ortiz (mortiz@avcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsSKXPNM9asPoYyL96KSmCF5VET5qBgLQ

"Agreement - De Novo Planning Group" History

Document created by Mitzi Ortiz (mortiz@avcity.org)
2022-10-26 - 11:39:33 PM GMT- IP address: 70.183.28.2

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Agreement completed.
2022-10-27 - 3:46:38 PM GMT

City of Aliso Viejo
AGENDA ITEM

DATE: October 7, 2026

TO: Mayor and City Council

FROM: So Kim, Community Development Department

SUBJECT: AMENDMENT TO OBJECTIVE DESIGN STANDARDS MANUAL

Recommended Actions:

1. Find that the amendment to the ODS is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines; and

2. (Option 1) Adopt a Resolution amending the Objective Design Standards manual to remove Modern Ranch and Modern architectural styles; or

   (Option 2) Adopt a Resolution amending the Objective Design Standards manual to remove Modern Ranch and Modern architectural styles and add the Craftsman architectural style.

Fiscal Impact:

None.

Background:

On June 17, 2026, the City Council adopted Ordinance 2026-254, amending Sections 15.62.010 and 15.62.040 of the Aliso Viejo Municipal Code to establish the Objective Design Standards Manual ("ODS"). During the August 19, 2026 Study Session, the City Council directed staff to prepare an amendment to the ODS to remove the Modern Ranch and Modern architectural styles, and to evaluate the inclusion of the Craftsman architectural style.

Discussion:

Staff prepared draft revisions to Chapter 3 (Architecture) of the ODS in response to the City Council's direction to remove the Modern Ranch and Modern architectural styles and evaluate the inclusion of a Craftsman architectural style. The proposed Craftsman style standards are intended to provide an additional objective architectural option while

maintaining clear, measurable, and objective design requirements suitable for ministerial review.

The proposed Craftsman architectural style is characterized by simple, low-profile building forms, low- to moderate-pitched roofs, wide overhanging eaves with exposed rafter tails, prominent porches, natural building materials, and articulated façades. The standards emphasize the use of wood or wood-like materials, stone and brick accents, earth-toned color palettes, recessed entries, and other architectural details commonly associated with traditional Craftsman design. In addition to the base architectural requirements, the draft standards include a menu of objective design features, such as entry porches, extended window lintels, decorative lighting, gabled dormers, balconies, chimneys, and paired or ribbon windows. Depending on project size, developments would be required to incorporate a specified number of these additional features to ensure architectural consistency while maintaining objective compliance standards.

The proposed amendments would not modify the applicability of the ODS program. Rather, they would update the architectural style options available to qualifying residential projects subject to the ODS. Qualifying residential projects include single-family, duplex, multi-family, and mixed-use developments that include one or more of the following:

- 20% affordable units dedicated to low-income housing on Housing Element sites;
- 10% affordable units dedicated to low-income housing on non-Housing Element sites that qualify for SB 35;
- Renovations affecting 50% or more of the exterior walls or roof.

As a point of reference, none of the development projects currently under review with the City qualify for the ODS program. Regardless of the SB35 eligibility, none of the pending projects meet the 10% or 20% affordability threshold to qualify for the ODS program.

Consistent with City Council direction, the amendments present two options for consideration: (1) remove the Modern Ranch and Modern architectural styles only, or (2) remove the Modern Ranch and Modern architectural styles and add the Craftsman architectural style to the ODS Manual.

Environmental:

The proposed ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines, commonly known as the common-sense exemption, because it can be seen with certainty that the amendment will not have a significant effect on the environment. The amendment modifies a design manual, and it does not authorize, approve, or entitle any specific development project, increase development intensity, or permit physical construction activity.

Attachments:

1. Resolution (Option 1)
2. Resolution (Option 2)
3. Original ODS
4. Presentation

RESOLUTION NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING THE OBJECTIVE DESIGN STANDARDS MANUAL TO REMOVE THE MODERN RANCH AND MODERN ARCHITECTURAL STYLES AND DETERMINING THE ACTION TO BE EXEMPT FROM CEQA.

WHEREAS, on June 3, 2026, the City Council held a duly noticed public hearing as prescribed by law and introduced an Ordinance 2026-254, amending Sections 15.62.010 and 15.62.040 of the Aliso Viejo Municipal Code to establish the Objective Design Standards Manual ("ODS");

WHEREAS, on June 17, 2026, the City Council held a duly noticed public hearing as prescribed by law, conducted second reading, and adopted Ordinance 2026-254;

WHEREAS, on August 19, 2026, the City Council held a duly noticed study session and directed Staff to prepare an amendment to the ODS to remove the Modern Ranch and Modern architectural styles and to evaluate the inclusion of the Craftsman architectural style;

WHEREAS, Section 15.62.040 of the Aliso Viejo Municipal Code provides that future amendments to the Objective Design Standards Manual may be adopted by City Council resolution;

WHEREAS, on October 7, 2026, the City Council conducted a duly noticed public hearing to consider amendments to the Objective Design Standards Manual removing the Modern Ranch and Modern architectural styles;

WHEREAS, the City Council finds that removing these architectural styles will better implement the community's design objectives and maintain consistency with the established character of residential development in the City; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the City Council of the City of Aliso Viejo does resolves as follows:

SECTION 1. Incorporation of Recitals. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. CEQA. The City Council finds that amendment to the ODS is not subject to CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, commonly known as the common-sense exemption, because it can be seen with certainty that the amendment will not have a significant effect on the environment. The amendment simply removes the Modern Ranch and Modern architectural styles from the ODS; it does not authorize, approve, or entitle any specific development project, increase development intensity, or permit physical construction activity. Therefore, the City Council finds that the

amendment has no potential to result in a direct or reasonably indirect physical change to the environment and, therefore, is not subject to CEQA pursuant to State CEQA Guidelines Section 15061(b)(3).

SECTION 3. Approval of Amendment. The City Council hereby approves amendments to the ODS, attached as Exhibit A, to remove Modern Ranch and Modern architectural styles and make any corresponding administrative edits necessary to maintain consistency within the manual.

SECTION 4. Custodian of Records. The custodian of records for this Resolution is the City Clerk and the records comprising the administrative record are located at 12 Journey, Suite 100, Aliso Viejo, CA 92656.

PASSED, APPROVED AND ADOPTED this 7th day of October, 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Maria Kendig, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, MARIA KENDIG, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that foregoing is the original Resolution No. 2026-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 7th day of October, 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MARIA KENDIG
CITY CLERK

(SEAL)

EXHIBIT A

OBJECTIVE DESIGN STANDARDS MANUAL

RESOLUTION NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING THE OBJECTIVE DESIGN STANDARDS MANUAL TO REMOVE THE MODERN RANCH AND MODERN ARCHITECTURAL STYLES, ADD CRAFTSMAN ARCHITECTURAL STYLE, AND DETERMINING THE ACTION TO BE EXEMPT FROM CEQA.

WHEREAS, on June 3, 2026, the City Council held a duly noticed public hearing as prescribed by law and introduced an Ordinance 2026-254, amending Sections 15.62.010 and 15.62.040 of the Aliso Viejo Municipal Code to establish the Objective Design Standards Manual ("ODS");

WHEREAS, on June 17, 2026, the City Council held a duly noticed public hearing as prescribed by law, conducted second reading, and adopted Ordinance 2026-254;

WHEREAS, on August 19, 2026, the City Council held a duly noticed study session and directed Staff to prepare an amendment to the ODS to remove the Modern Ranch and Modern architectural styles and to evaluate the inclusion of the Craftsman architectural style;

WHEREAS, Section 15.62.040 of the Aliso Viejo Municipal Code provides that future amendments to the Objective Design Standards Manual may be adopted by City Council resolution;

WHEREAS, on October 7, 2026, the City Council conducted a duly noticed public hearing to consider amendments to the Objective Design Standards Manual removing the Modern Ranch and Modern architectural styles and adding the Craftsman architectural style;

WHEREAS, the City Council finds that removing these architectural styles will better implement the community's design objectives and maintain consistency with the established character of residential development in the City; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the City Council of the City of Aliso Viejo does resolves as follows:

SECTION 1. Incorporation of Recitals. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. CEQA. The City Council finds that amendment to the ODS is not subject to CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, commonly known as the common-sense exemption, because it can be seen with certainty that the amendment will not have a significant effect on the environment. The amendment simply removes the Modern Ranch and Modern architectural styles and adds the Craftsman architectural style to the ODS; it does not authorize, approve, or entitle any specific

development project, increase development intensity, or permit physical construction activity. Therefore, the City Council finds that the amendment has no potential to result in a direct or reasonably indirect physical change to the environment and, therefore, is not subject to CEQA pursuant to State CEQA Guidelines Section 15061(b)(3).

SECTION 3. Approval of Amendment. The City Council hereby approves amendments to the ODS, attached as Exhibit A, to remove Modern Ranch and Modern architectural styles, add the Craftsman architectural style, and make any corresponding administrative edits necessary to maintain consistency within the manual.

SECTION 4. Custodian of Records. The custodian of records for this Resolution is the City Clerk and the records comprising the administrative record are located at 12 Journey, Suite 100, Aliso Viejo, CA 92656.

PASSED, APPROVED AND ADOPTED this 7th day of October, 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Maria Kendig, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, MARIA KENDIG, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that foregoing is the original Resolution No. 2026-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 7th day of October, 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MARIA KENDIG
CITY CLERK

(SEAL)

EXHIBIT A

OBJECTIVE DESIGN STANDARDS MANUAL

RESIDENTIAL
Objective Design Standards

City of Aliso Viejo
Adopted June 17, 2026
Ordinance No. 2026-254

ALISO VIEJO

ACKNOWLEDGMENT

Prepared for: Aliso Viejo

Funded by: OCCOG
Orange County Council of Governments

Prepared by: PLACEWORKS

Adopted by City Council: June 17, 2026
Ordinance No. 2026-254

TABLE OF CONTENTS

Page 06	1.1 Introduction
06	1.2 Applicability
09	2.1 Access and Circulation
10	2.2 Streets
16	2.3 Off Street Parking Bays
16	2.4 Screening of Equipment and Facilities
16	2.5 Outdoor Lighting
16	2.6 Pedestrian Circulation
17	2.7 Bikeways and Equestrian Trails
17	2.8 Parks and Open Space
17	2.9 Trash Enclosures
19	3.1 Color and Style

TABLE OF CONTENTS Cont.

Page 19	3.2 Architectural Styles
36	3.3 Building Elevations
39	3.4 Roofs
40	3.5 Materials
41	3.6 Doors, Windows, and Trim
42	3.7 Garages and Carports
43	3.8 Accessory Elements
45	4.1 Threshold and Applicability
46	4.2 Site Planing
47	4.3 Architecture and Materials
48	4.4 Landscape and Open Space
48	4.5 Mixed Use

Chapter 1
INTRODUCTION

1.1 Introduction

1.2 Applicability

1.1 Introduction

Development and design standards regulate development intensity, style, size, and orientation. Objective design standards (ODS) are measurable, verifiable, and quantifiable, supporting consistent housing design in the community. Ultimately, the standards contained in this document will provide for a predictable and equitable path for new housing in the City of Aliso Viejo.

This document provides clear and useful standards for the design of residential development in Aliso Viejo. These standards are written as minimum design standards for site and structure design but also offer various recommendations and guidelines for quality and character. Proposed projects must comply with all applicable building permit requirements, zoning code requirements, and other development standards found in the City of Aliso Viejo's Development Code (AVMC).

1.2 State Requirements

Senate Bill 330 (SB 330) established the Housing Crisis Act of 2019 (HCA) to increase residential unit development; protect existing housing inventory; and expedite permit processing. In addition, SB 35 requires local entities to streamline the approval by providing a ministerial process through which a project is only reviewed against objective standards.

For the purposes of SB 330 and SB 35, an eligible "housing development project" must be a multifamily or mixed-use project (with at least 2/3rd of the square footage being for residential uses).

Under these laws, cities and counties are prohibited from denying a housing development project or reducing its density based on a subjective design standard. A project can only be reviewed against "objective, quantifiable, written development standards, conditions and policies," and can only be denied if certain findings described in Gov. Code §65589.5(j) are met.

1.3 Applicability

Refer to Section 15.62.040 of the AVMC for applicability provisions and the list of project types that are required to be reviewed through these Objective Design Standards.

These standards do not apply to minor renovations (i.e. when less than 50 percent of the exterior walls or roof are demolished as part of the renovation) and routine maintenance of residential (single-family, multi-family, and mixed use) developments, even if such projects are qualifying SB 35 projects.

For SB 35 developments including, spanning or creating multiple lots, these standards apply to all lots proposed for multi-family housing, mixed-use developments, and any associated amenities, open space, or utilities that would serve multi-family or mixed-use units.

These standards are in addition to the standards of the underlying base zone. In the event of conflicting standards between these standards and the base zone, the more restrictive standard shall apply. For projects located in a Specific Plan, and if there is a conflict between the City's ODS and the Specific Plan's objective standards, the Specific Plan's objective standards shall prevail. Proposed projects must also comply with all other applicable local and state ordinances and codes.

1.4 Document Organization

These objective design standards serve as a stand-alone illustrated document, empowered by appropriate reference within the City's Development Code.

The standards contained in this document are split into three chapters. Chapter 2 consists of site planning standards, including those pertaining to access and circulation, streets, off-street parking, screening of equipment and facilities, outdoor lighting, pedestrian circulation, parks and open space, and trash enclosures.

Chapter 3 includes architectural standards, and includes a menu of architectural styles new residential development in Aliso Viejo shall adhere to. Standards pertaining to building elevations, roofs, materials, doors, windows, and garages are also included in this chapter.

Finally, Chapter 4 includes additional standards for large-scale residential, which is defined as residential developments at 25 or more units per acre.

Chapter 2
SITE PLANNING

2.1 Access and Circulation
2.2 Streets
2.3 Off Street Parking Bays
2.4 Screening of Equipment and Facilities
2.5 Outdoor Lighting
2.6 Pedestrian Circulation
2.7 Bikeways and Equestrian Trails
2.8 Parks and Open Space
2.9 Trash Enclosures

2.1 Access and Circulation

1. **Connections to Existing Network.** Where an existing public or private street terminates at the project boundary, the project shall align any connecting internal street or pedestrian pathway within 15 degrees of the existing alignment unless prevented by topography, easements, or existing utilities
2. **Entries.**
   a. **Project Identification.** Identification signs shall be provided for all residential projects. Such signs shall conform to the limitations on size, height, and placement set out in Chapter 15.34 AVMC.
   b. **Entry Location.** Project entries shall not be located closer than 100 feet from an intersection/ curb return. If the parcel frontage is less than 100 feet from curb return the curb cut shall be located as far from the curb return as possible. A curb return is the point where the radius of a curve or intersection ends.
   c. **Entry Design.** Entry landscape treatment shall be in accordance with the landscape standards of AVMC 15.62.060.
   d. **Gated Entries.** Gate-guarded entries shall be regulated in accordance with city regulations governing gate-guarded neighborhoods as set out in AVMC 15.14.200.
3. **Transit.** Projects with a bus or transit stop along its frontage shall incorporate turnouts according to the standards of the applicable transit agency or school district.







2.2 Streets

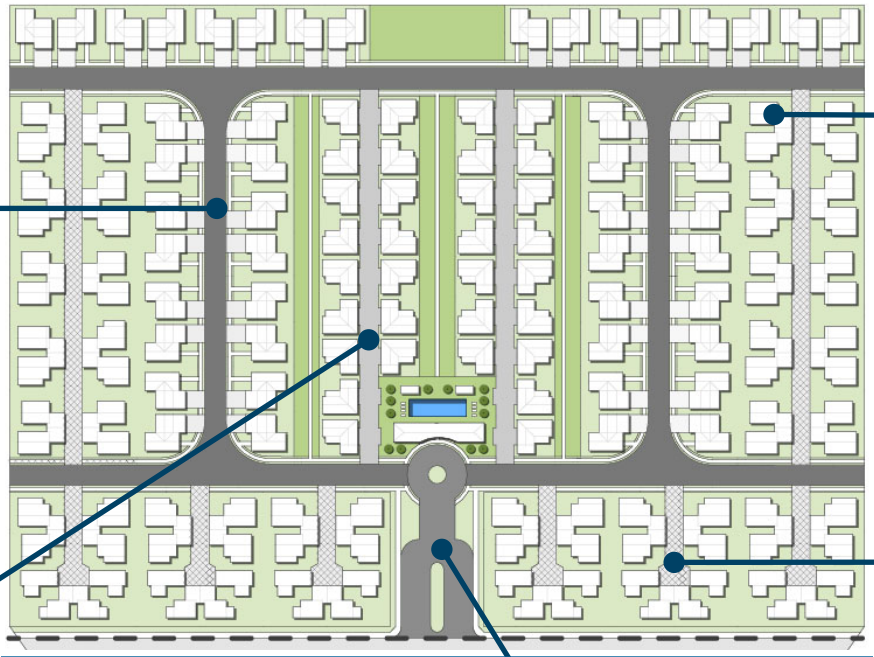
Residential developments shall feature a circulation system with a clear hierarchy of streets, either public or private, that allows for efficient ingress and egress of vehicles, safe and convenient pedestrian connections throughout the development, and other associated infrastructure. An exhibit demonstrating that all portions of a project's roadway system adheres to one of the following street types shall be included. Street types shall not be combined with another street type. Public streets contained in a residential development shall adhere to AVMC 14.10.060. Private streets shall adhere to AVMC 14.10.040 and the design standards contained in this document.



Residential drives are the primary street typology for residential neighborhoods, connecting various dwelling units with other portions of the community through features such as front doors, pedestrian walkways, and landscaping.



Residential alleys provide dedicated vehicle access to the garages of individual residential units. Residential alleys are the least pedestrian-oriented street type.





Neighborhood entries serve as the primary access point(s) to a residential neighborhood, and may feature gates, special landscape treatments, and monumentation.



Residential lanes provide vehicular and pedestrian access to multiple residences in the form of a shared street. This street type features distinct entry paving and landscaping to demarcate the lane's dual functions.



Lane courts provide both vehicular and pedestrian access to multiple residences. Front doors open onto the lane court, which features distinct paving to demarcate the court's dual functions.

A system of pedestrian walkways shall also connect all residential dwellings to the public sidewalk, parking facilties, common open areas, waste and recycling enclosures, and mailboxes, as described in Section 2.6.

Neighborhood Entries

Neighborhood entries serve as the primary access point(s) to a residential neighborhood, and may feature gates, special landscape treatments, and monumentation. Guest and/or new resident parking is also permitted within a Neighborhood Entry.

1. **Neighborhood Entries.** All neighborhood entries shall adhere to the following standards:
   a. Garages for individual units are not permitted to be accessed from neighborhood entries.
   b. A pedestrian walkway at least 4 feet wide is required on at least one side of a neighborhood entry.
   c. A 5-foot wide landscaped area is required along the full length of a neighborhood entry. This landscaped area may be adjacent to the required pedestrian walkway.







Residential Drives

Residential drives are the primary street typology for residential neighborhoods, connecting various dwelling units with other portions of the community through features such as front doors, pedestrian walkways, and landscaping. Parallel parking is permitted on residential drives.

2. **Residential Drives.** All residential drives shall adhere to the following standards:
   a. A pedestrian walkway at least 4 feet wide is required on at least one side of a residential drive.
   b. In addition to the pedestrian walkway, a 5-foot wide landscaped area is required on both sides of a Rresidential drive. Street trees shall be installed within this landscaped area.
   c. Only residential units that feature both their primary unit entries and garages on same elevation/façade may provide direct vehicular access onto a residential drive.







Residential Alleys

Residential alleys provide dedicated vehicle access to the garages of individual residential units. They are the least pedestrian-oriented street type.

3. **Residential Alleys.** All residential alleys shall adhere to the following standards:
   a. Pedestrian walkways are not required along residential alleys.
   b. Primary dwelling entries (aka front doors) are prohibited along residential alleys, but may be provided along another elevation, such as an adjacent residential drive.
   c. The garage of a unit adjacent to a residential alley shall be accessed from the residential alley.







Residential Lanes

Residential lanes provide both vehicular and pedestrian access to multiple residences in the form of a shared street. This street type features distinct entry paving and landscaping to demarcate the lane's dual use as a pedestrian and vehicular space.

4. **Residential Lanes.** All residential lanes shall adhere to the following standards:
   a. Residential lanes shall be at least 30 feet wide, as measured from garage-to-garage.
   b. Patterned/colored pavers, brick, colored concrete, or stamped concrete that differ from adjacent paving shall be provided at the first 10 feet of each entrance to the residential lane.
   c. At least 5% of the area of a residential lanes shall be landscaped.
   d. At least 2 trees shall be planted at each entry to a residential lane.
   e. A maximum of 32 dwelling units may feature vehicular access from a single residential lane.







Lane Courts

Lane courts provide both vehicular and pedestrian access to multiple residences, and feature a single vehicular access point. Front doors open onto the lane court, which features distinct paving to demarcate the court's dual use as a pedestrian and vehicular space.

5. **Lane Courts.** All lane courts shall adhere to the following standards:
   a. Lane courts shall be at least 30 feet wide, as measured garage-to-garage.
   b. The entire length of a lane court colored/ patterned with pavers, concrete, stamped asphalt, or brick.
   c. At least 5% of the area of a lane court shall be landscaped.
   d. At least 2 trees shall be planted at the vehicular entry to a lane court.
   e. A maximum of 10 dwelling units may feature vehicular access from a single lane court.







2.3 Off Street Parking Bays

Off-street parking shall be provided in accordance with the ratios set out in AVMC 15.38.030.

2.4 Screening of Equipment and Facilities

Screening of equipment and facilities shall conform to the provisions of AVMC 15.62.080.

2.5 Outdoor Lighting

Outdoor lighting shall conform to the provisions of AVMC 15.62.070.

2.6 Pedestrian Circulation

In addition to the street types described in Section B, Streets, a system of pedestrian walkways shall connect all residential dwelling units to the public sidewalk, parking facilities, common open areas, waste and recycling enclosures, mailboxes, and other such features provided in the development. This system shall adhere to the following standards:

1. **Connectivity.** Pedestrian walkways shall not terminate at streets, but shall either:
   a. Merge with a sidewalk running parallel with the street.
   b. Traverse the street via crosswalks demarcated with paint or decorative paving, provided that this crosswalk connects to:
      i. A sidewalk on the other side of the street
      ii. Another pedestrian walkway
      iii. Common open area
      iv. Recreational amenities
2. **Paving.** Pedestrian walkways shall be paved.
3. **Width.** Pedestrian walkways shall be at least 4 feet wide.





2.7 Bikeways and Equestrian Trails

Bikeways and equestrian/hiking trails shall be provided in conjunction with each residential development in accordance with the City's General Plan, Development Code, and other applicable plans and ordinances.

2.8 Parks and Open Space

1. **Landscaping.** Landscape treatments shall be in accordance with the landscape standards of AVMC 15.62.060.
2. **Common open area.** In addition to public parkland contributions, residential projects shall provide usable common open area pursuant to AVMC 15.10.030.
   a. Location. All residential units shall be within 300 feet of a common open area.
   b. Setbacks. Common open areas shall be separated from arterial streets, service areas, and nonresidential uses by at least 10 feet. This 10-foot separation shall not be utilized in calculating open space.

2.9 Trash Enclosures

Residential trash enclosures shall conform to the same provisions as nonresidential enclosures set forth in AVMC 15.62.080 and shall accommodate the storage of trash, recycling, and organic waste containers.

Residential trash storage for single-family and duplexes shall not encroach into the unobstructed vehicular space required in Section AVMC 15.38.030. If stored in a garage, space for trash, recycling, and organic waste containers shall be at least 3 feet deep. This space may be located beside or behind the required unobstructed vehicular space.







Chapter 3
ARCHITECTURE

3.1 Color and Style
3.2 Architectural Styles
3.3 Building Elevations
3.4 Roofs
3.5 Materials
3.6 Doors, Windows, and Trim
3.7 Garages and Carports
3.8 Accessory Elements

3.1 Color and Style

Residential developments shall provide multiple colors schemes as they increase in scale.

If multiple color schemes are provided, a single color scheme shall be dedicated to no less than 30 percent of all residential buildings.

1. Residential developments with 25 to 50 single-family/duplex units, or 6 to 10 multifamily buildings shall provide a minimum of two distinct color schemes.
2. Residential developments with 51 to 100 single-family/duplex units, or 11 to 20 multifamily buildings shall provide at least two of the architectural styles in this section, each with at least one distinct color scheme.
3. Residential developments with 101 or more single-family/duplex units, or 21 or more multifamily buildings shall provide at least three of the architectural styles in this section, each with at least one distinct color scheme.

If multiple housing typologies (e.g. single-family units and townhomes) are proposed within a single development, the required number of styles for each typology may differ depending on the overall number of units or buildings provided in each typology.

3.2 Architectural Styles

All new residential developments shall adhere to one of the architectural styles contained in this section. All proposed design elements that define the chosen architectural style shall also meet the other standards contained in this document.

Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is three dimensional and must feature architectural detailing on all sides. To provide guidance on architectural styles, the standards offer a menu of architectural traditions:

- Spanish Revival
- Tuscan
- Modern Ranch
- Modern

Each style contains a list of required architectural characteristics pertaining to roofs, walls, doors, and windows. In addition, all styles contain a menu of options that shall be included to provide architectural detailing to the building.

Styles may not be mixed within a single building.



A. Spanish Revival

Spanish Revival style, also known as Spanish Colonial, Mission, or Monterey, is characterized by picturesque combinations of simple rectilinear forms of varying heights. The buildings are capped with gabled or hipped roofs of red clay barrel tiles with little or no eave overhang. Courtyards and well-detailed structural elements, such as pergolas, trellises or loggias and arcades often provide another layer to the massing. Elements such as balconies, towers, chimneys and other tile, wood, or wrought iron details add accents. Asymmetrical facades are common with arches over windows and doorways.

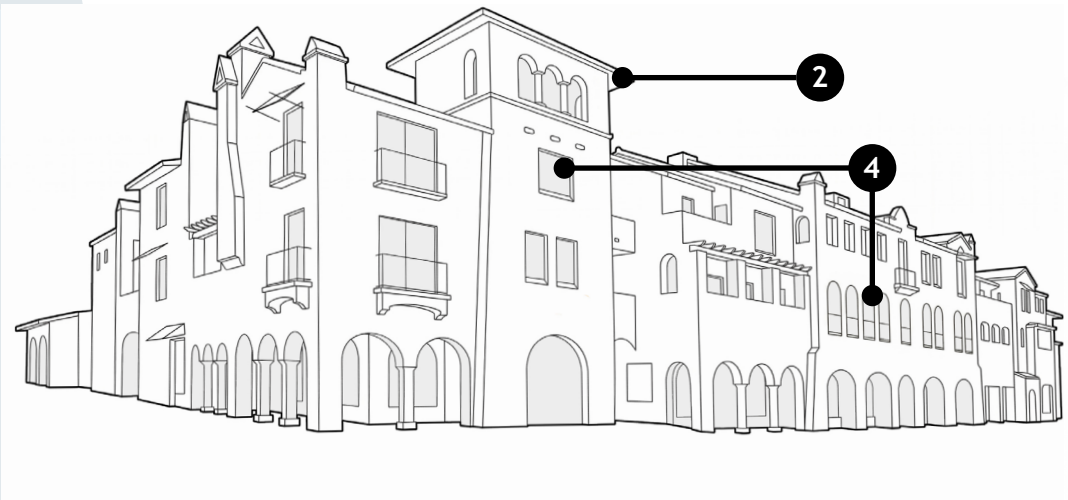


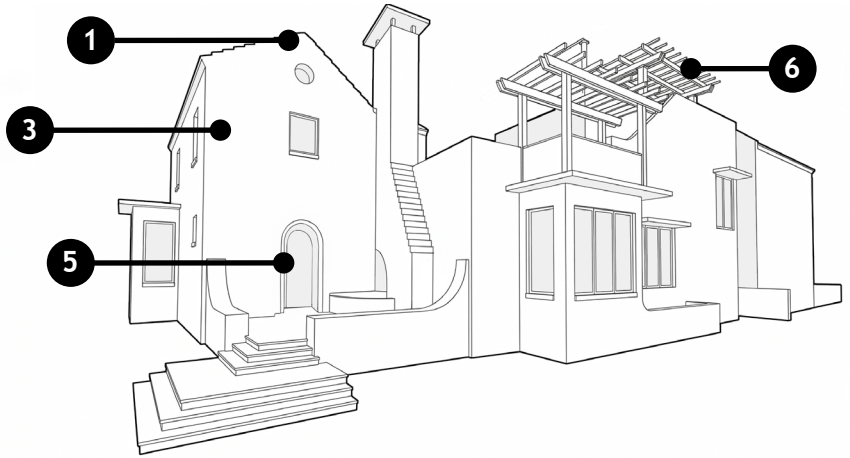




All Spanish Revival style residential buildings shall adhere to the following standards:

1. Low pitched (4:12 maximum) gable roofs. The pitch shall remain constant. Roofs shall be clay tile or concrete/cement tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types. Additional forms are permitted as follows:
   a. Hipped roofs may be used in combination with gables or on a tower element,
   b. Shed roofs may used in conjunction with verandas and minor "lean-to" structures,
   c. Flat roofs with parapets shall not exceed 40% of the total roof area;
2. At least 25% of the eaves shall have a minimum overhang of 9 inches with exposed rafter tails;
3. Primary facades shall be off-white, cream, or tan stucco with a smooth or lightly textured finish (i.e. minimum 16/20 finish, hand troweled or smaller particles). Window and doors shall be in a dark, contrasting color (such as black, navy blue, or forest green);
4. At least two types/shapes of windows shall be used. At least 50% of the windows shall have a vertical proportion. Windows over 5 feet in width shall be multi-paned;
5. All entrance doors shall be recessed at least 6 inches and banded with ceramic tile, molded plaster or painted accents; and
6. Wood or manufactured wood products shall be for at least one architectural element (such as posts and exposed beams; spindles and grill work; window frames, shutters, etc.).

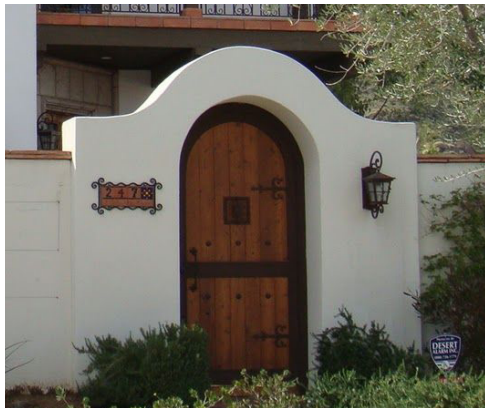






In addition, duplexes and detached single-family Spanish Revival buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

1. Use a minimum 3-inch wide by 1.5-inch thick flat casing on all non-recessed windows;
2. Provide verandas for at least 50 percent the total units in the building, each with a minimum depth of 6 feet and a minimum width of 10 feet;
3. Install awnings with metal spear supports at least 1 inch in diameter and spaced no more than 4 feet apart for at least 20% the total window count;
4. Provide shutters for at least 20% of the total window count;
5. Construct chimneys extending at least 2 feet above the roof ridge, featuring either a decorative cap, tile surrounding, or overhanging roof element;
6. Include a minimum of two decorative masonry, clay tile, or simulated vents per elevation, each at least 144 square inches in size;
7. Apply decorative tile accents covering at least 5% of the surface area around door and window openings, built-in seating, paving, or stairs;
8. Feature exposed, dark-stained timber structural elements such as beams, columns, and corbels with a minimum width of 4 inches.



9. Integrate one or more arched elements measuring at least 5 feet wide and 8 feet tall;
10. Utilize paired wood (or wood simulated) garage doors with at least two pieces of 18-inch iron or simulated iron strap hardware per door leaf;
11. Use shutters that match the door or trim accent color and are sized to cover 100% of the window opening width;
12. Design stepped-down ends that are at least 5 feet wide and 10 feet lower than the primary building mass;
13. Maintain three or more roof planes and/or ridge lines with a minimum slope of 3:12;
14. Build upper floor cantilevered balconies that project a minimum of 3 feet from the building face;
15. Define courtyards and walkways using verandas or pergolas with a minimum clear depth of 8 feet that cover at least 25% of the courtyard perimeter;
16. Utilize arcades with a minimum walkway width of 6 feet and arch spans of at least 4 feet to define primary circulation paths or courtyard edges;
17. Construct wingwalls with a minimum thickness of 1 foot or ground-level columns with a minimum diameter of 10 inches; and/or
18. Employ wrought iron for at least one architectural element, such as balcony railings at least 3 feet high, hardware, light fixtures, or gates.







B. Tuscan

Tuscan style is an interpretation of traditional Mediterranean architectural style joined by rural Italian elements. Key elements include the use of stone and stucco, light earth tones, and red tile roofs. Classical elements such as columns and arches and decorative iron work add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically oriented, recessed windows.

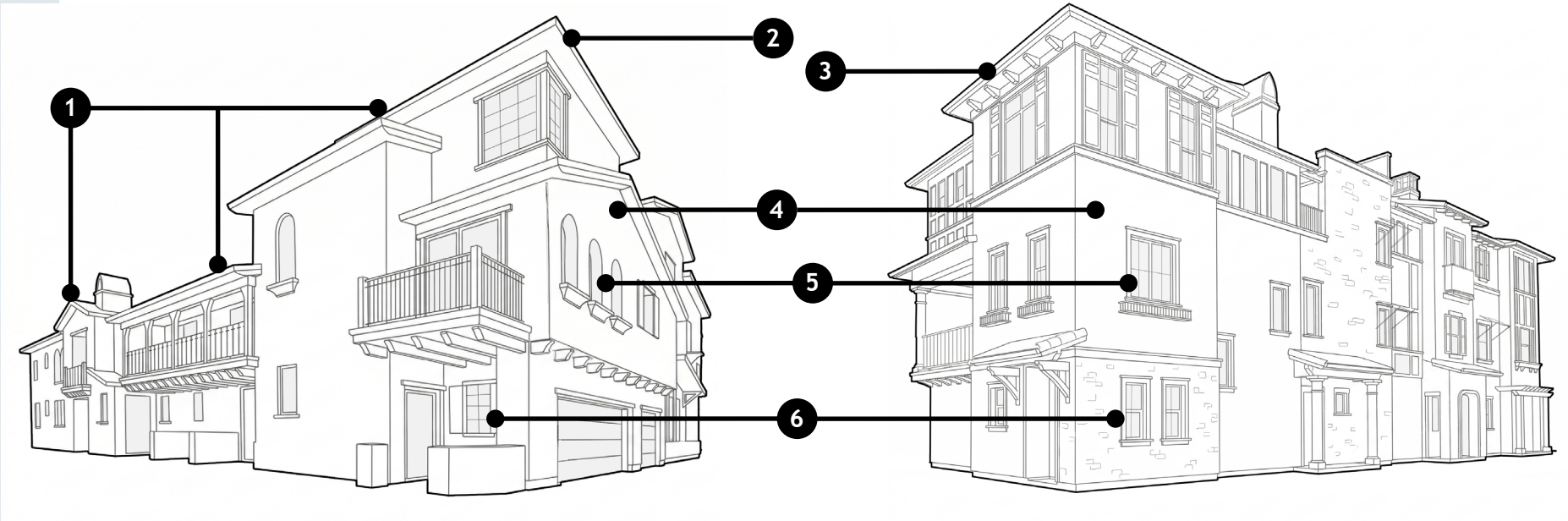






All Tuscan style residential buildings shall adhere to the following standards:

1. Low-pitched hip or gable roof (maximum 6:12 slope) and at least 3 roof levels;
2. Roof material shall be composed of tiles;
3. Large overhanging eaves (minimum 12 inches) along primary elevation;
4. Flat stucco walls in earth tones shall be utilized, with earth toned being defined as a color with a lightness (light reflective) value of 25 to 60 that is composed of a mixture of any shade of brown and any shade of any other color or colors;
5. At least 50% of windows shall be recessed 3 to 9 inches from outer wall on primary façade and shall feature brown or beige trim; and
6. At least one casement window per unit shall be provided on single-family/duplex buildings, and shall be paired with four-pane patterns for narrow windows and eight-pane patterns for wider windows.





In addition, duplexes and detached single-family Tuscan buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

1. Arched wall niches with a minimum depth of 8 inches and a height-to-width ratio of at least 1.5:1 to ensure a vertical proportion;
2. Carved medallions with a minimum diameter of 12 inches and a depth of projection between 1.5 and 3 inches from the wall surface;
3. Ceramic inset tiles of 4x4 or 6x6 inches and recessed so the tile face sits flush with the surrounding stucco or stone finish;
4. Corner quoins: each block must have a minimum vertical height of 12 inches, with lengths alternating between 18 and 24 inches, and forming an interlocking pattern;
5. Decorative clavos, spaced no more than 6 to 8 inches apart on center along the perimeter or panels of wooden doors and shutters;
6. Decorative corbels with a minimum vertical height of 10 inches and a projection (run) that supports at least 60% of the overhanging element's depth;
7. Decorative plaster friezes between 8 and 18 inches in height, located within the top 10% of the wall's total vertical height;
8. Timber lintels with a minimum cross-section of 6x8 inches and extend at least 4 inches beyond the width of the window opening on both sides;



9. Juliet balconies, not more than 1 foot deep;
10. Sconces with a minimum height of 18 inches (excluding the mounting arm).
11. Scrolled window grilles projecting at least 4 to 6 inches from the window pane at their furthest point;
12. Stone window sills at least 3 inches thick and projecting a minimum of 2.5 inches beyond the finished wall surface to create a distinct shadow line;
13. Terracotta chimney pots standing between 18 and 36 inches tall, with a minimum wall thickness of 0.75 inches;
14. Tiered water features with a least two levels of basins, with the primary basin having a minimum diameter of 36 inches;
15. Trellis rafter tails extending at least 12 inches beyond the outermost supporting beam; or
16. Wrought iron finials extending a minimum of 8 to 12 inches above the ridge line or railing cap, with a base diameter of at least 2 inches.







C. Modern Ranch

Modern Ranch style is the synthesis of the California Ranch and the Modern Farmhouse styles. It merges the horizontal emphasis of the 19th-century Western vernacular with the clean lines and verticality of current residential form. This style prioritizes seamless indoor-outdoor connections, utilizing a sophisticated palette and a mixture of rustic and industrial materials.

Modern Ranch shall not be applied to buildings over 3 stories in height, or to any Large-Scale Residential project.

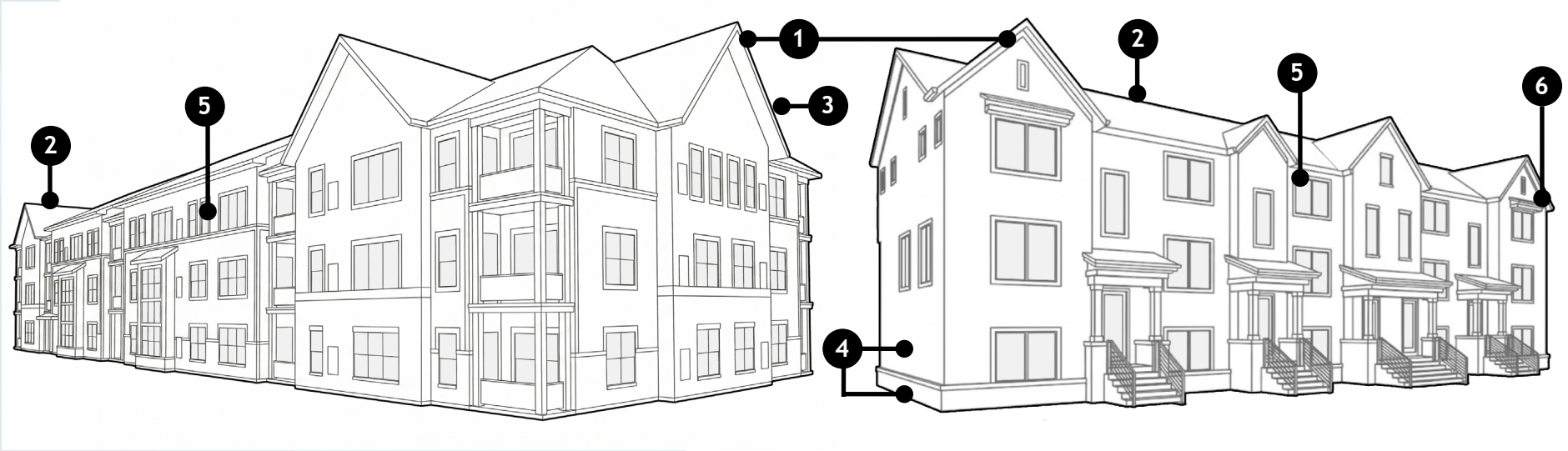






All modern ranch buildings shall adhere to the following standards:

1. Roofs shall be a combination of low-pitched hipped or gable-on-hip forms (3:12 to 5:12 slope) and prominent gabled or shed roof accents (minimum 6:12 slope).
2. Primary roof surfaces shall consist of dark architectural-grade asphalt shingles or synthetic slate. Accent roof planes, such as those over porches or bay windows, must utilize standing-seam metal or copper.
3. Eaves shall be a minimum of 2 feet along the primary elevation. Rafters may be boxed or open with exposed timber tails, emphasizing the horizontal plane.
4. Facades must utilize at least two materials: horizontal clapboard or smooth stucco (sand/dash finish) for the primary body, and board-and-batten siding or corrugated metal covering at least 15% of the exterior surface.
5. Windows shall feature slim-profile frames (steel, aluminum, or wood). At least 50% of the windows must feature a vertical proportion of at least 1.5:1.
6. Facade colors shall be restricted to pastels, grays, or earth tones, being defined as a color with a lightness (light reflective) value of 25 to 60 that is composed of a mixture of any shade of brown and any shade of any other color or colors. Contrasting dark accents (black or charcoal) or white accents are required for window sashes, doors, and architectural metalwork.









In addition, single-family and duplex modern ranch buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:

1. 3 to 6-inch unadorned board trim around all window and door openings;
2. A wide front porch recessed under the primary roofline, supported by square columns or wrought iron supports;
3. A wide brick or natural stone chimney located on the primary or street-facing façade;
4. Integration of clerestory windows within the upper triangular portion of gable ends;
5. Cantilevered eaves or patio covers extending at least 5 feet from the facade, supported by industrial metal or heavy timber columns;
6. Wall-mounted gooseneck light fixtures used as the primary exterior illumination for entries and garage doors;
7. Garage doors or large entries featuring carriage-style detailing or “Dutch door” split configurations.
8. At least three distinct wall planes across the primary elevation;

9. Metal-clad awnings without side supports installed over ground-level windows;
10. The inclusion of at least one hexagonal, octagonal, or circular “moon” window or gate at the primary entrance;
11. Architectural massing inspired by rural granaries or tank houses (e.g., a vertical tower element for a stairwell);
12. Built-in wood or metal window boxes or balconettes on at least 20% of the street-facing windows;
13. Use of shed or gabled dormers to break up large roof planes;
14. Dark-color wood trellises or heavy timber lintels (minimum 6x8 inches) positioned above ground-floor openings;
15. Application of plank-style, louvered, or framed wood shutters on at least 20% of windows on a publicly visible elevation, finished in a darker accent color;
16. Use of unadorned corrugated metal panels for focal wall sections or as “eyebrow” awnings over secondary entries; or
17. Inclusion of at least one projecting bay window on the front facade, which may utilize a standing-seam metal or copper roof regardless of the primary roof material.







D. Modern

Modern architecture is the post-World War II iteration of the International Style, which was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Modern architecture represents the adaptation of these elements to the local climate and topography, as well as the postwar need for efficiently-built homes. In Southern California, this often meant the use of wood post-and-beam construction. Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

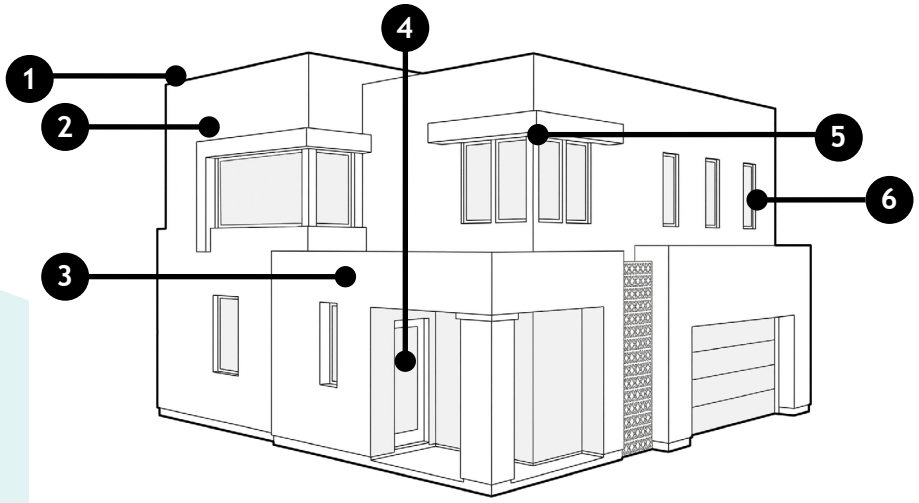






All modern buildings shall adhere to the following standards:

1. Flat, low pitched, folded plate, or butterfly roofs shall be utilized (4:12 slope max). Tile roofs are prohibited.
   a. Flat-roofed buildings shall incorporate a decorative molding (minimum 6-inch height for single-story, 12-inch for multi-story) that projects from the wall plane.
   b. Minimum 12-inch overhangs are required for at least 50 percent of the roofline.
2. The primary wall materials shall be either glass, concrete block veneer, natural stone, metal panels or wood. At least 20 percent of the street-facing façade shall be composed of glass/windows.
3. Primary facade colors shall be restricted to off-whites, greys, metallic shades, or earth-tones. Brighter colors with a light reflectance value (LRV) greater than 70 may only be used on recesses and detailing shall be reserved for recesses and architectural detailing. Contrasting accent colors (black or charcoal) are required for window sashes, doors, and architectural metalwork.
4. Primary entrances must be recessed by a minimum of 12 inches to create shadow lines.
5. Windows shall feature metal (steel/aluminum) frames. Frames shall not be white.
6. Windows shall be square or rectangular.



In addition, single-family and duplex modern buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:

1. Aluminum louvers consisting of fixed or operable horizontal slats with an anodized or powder-coated finish;
2. Board and batten siding consisting of vertical boards 8 to 12 inches wide, with 1 to 2-inch wide battens;
3. Breeze block consisting of hollow-core masonry units with geometric apertures, stacked in a continuous plane;
4. Cantilevered upper stories projecting at least 3 feet beyond the ground-floor wall plane, supported without visible vertical columns;
5. Clerestory windows consisting of a horizontal band of glazing positioned located immediately beneath the roofline;
6. Colonnades consisting of at least three columns spaced at regular intervals of 6 to 10 feet, forming a continuous covered exterior walkway;
7. Corner windows consisting of glazing units joined at a 90-degree angle using mitered glass or a minimal-profile mullion less than 3 inches wide;
8. Decorative water feature consisting of a geometric pool or fountain with a minimum surface area of 100 square feet;







9. Exposed post-and-beam construction consisting of a visible structural framework of wood or steel members, articulated as the primary load-bearing system;
10. Floor-to-ceiling glass walls consisting of glazing units extending from the finished floor to the ceiling, utilizing slender frames;
11. Horizontal beveled windows consisting of bands of windows featuring beveled glass or frames, oriented horizontally;
12. Horizontal trellis consisting of a wood or metal framework of horizontal members, providing shade over at least 50 square feet of exterior space;
13. Metal shadowbox frames consisting of recessed window assemblies within a metal frame that projects at least 4 inches from the exterior wall surface;
14. Metal sunshades consisting of fixed horizontal or vertical metal fins mounted over glazing, with a projection depth-to-height ratio of at least 1:2;
15. Natural stone cladding consisting of travertine, marble, or granite applied in large-format slabs or ashlar patterns with a matte or honed finish;
16. Pivot-style front door, utilizing a concealed vertical pivot hinge system instead of side-mounted hinges;
17. Raised podium foundation consisting of a visible slab or masonry plinth that elevates the primary floor plate at least 3 feet above the finished grade;
18. Vertical metal slat awnings consisting of vertical metal slats spaced no more than 4 inches apart, projecting at least 1 foot from the facade.







3.3 Building Elevations

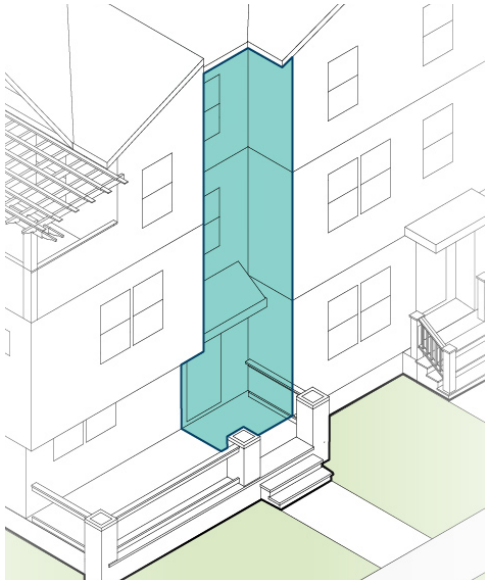
Massing

Primary elevations shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet along neighborhood entries and residential drives:

1. Recesses (e.g. patio, forecourt, garage, balcony, etc.) with a minimum depth of 4 feet and a width of 10 feet.
2. Projections (e.g. floor area, bay window, covered entry, etc.) with a minimum depth of 2 feet and a width of 4 feet.
3. Offsets in the facade of 2 feet or greater.

Entrances

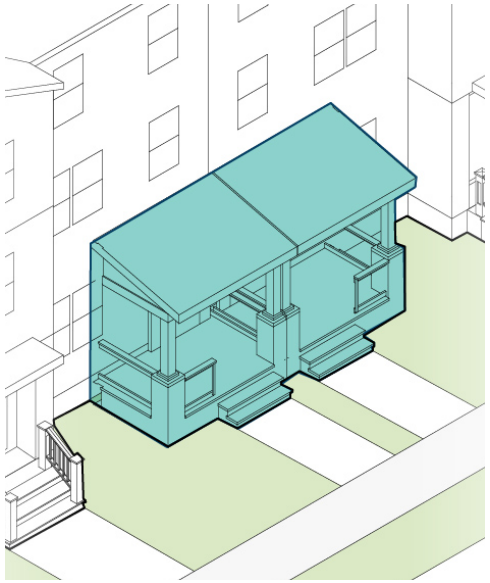
Residential entrances shall take the form of recesses, porches, stoops, overhangs, or forecourts for each primary dwelling unit.

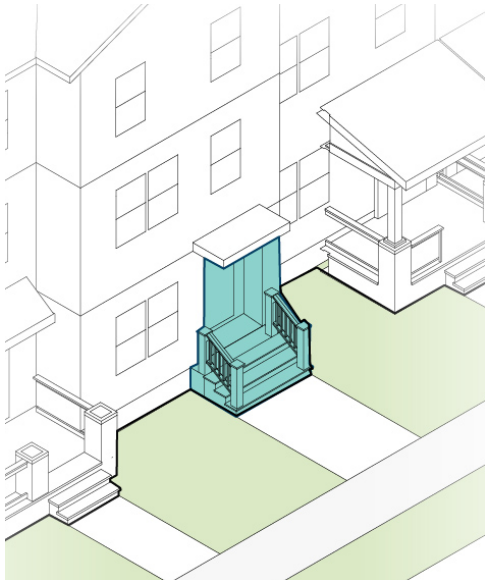


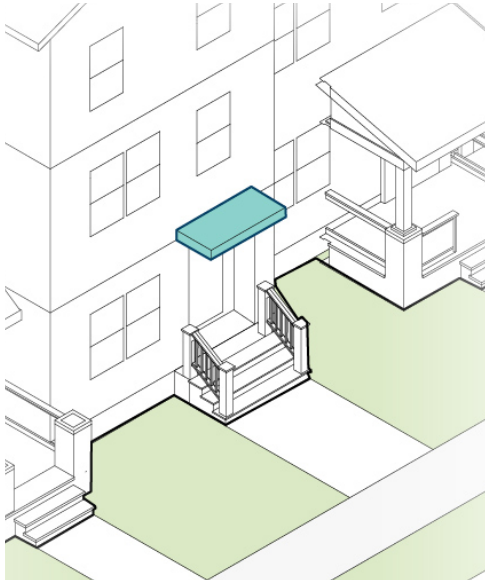
1. **Recesses.** A recess is a portion of a building that is set back from other portions of the elevation. If used to demarcate an entrance, recesses shall adhere to the following standards:
   a. Units. A single entry recess may serve up to two residential units.
   b. Width/Length. An entry recess shall be at least 5 feet wide, or 8 feet wide if used by two units.
   c. Depth. An entry recess shall be at least 3 feet deep.
   d. Height. The recess shall extend from grade to roof.
   e. Finish Level Above Sidewalk. An entryway solely utilizing the recess frontage may be flush with the sidewalk.

2. **Porches.** A porch is a roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. If provided, porches shall adhere to the following standards:
   a. Units. A single porch may serve no more than two residential units
   b. Width/Length. If provided, porches shall be at least 10 feet wide if serving one unit, or 12 feet wide if serving two units.
   c. Depth. Porches shall be at least 6 feet deep.
   d. Height. The clearance between the floor of the porch and the underside of the roof eave shall be at least 8 feet.

3. **Stoops.** A stoop is a stair and landing leading directly from the sidewalk to a building entrance. The ground floor of the building is typically raised to provide increased privacy for the rooms facing the public street. If provided, stoops shall adhere to the following standards:
   a. Units. An individual stoop may serve up to two residential units.
   b. Width/Length. If provided, stoops shall be at least 3 feet wide.
   c. Depth. Stoops shall be at least 3 feet deep. All stoop entries shall be recessed into the building façade by 1 foot.
   d. Height. An overhang above a stoop shall feature an 8 foot height clearance.

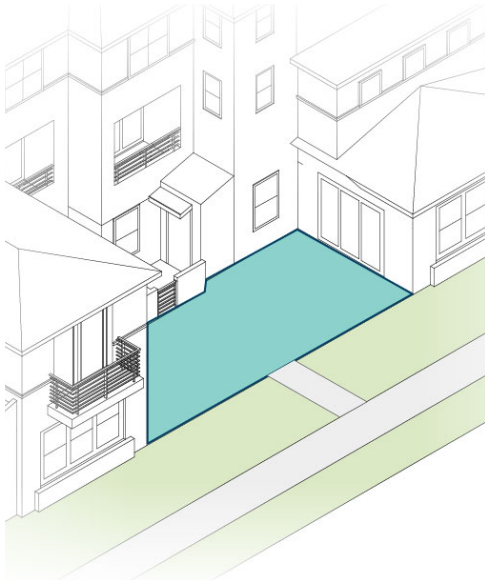






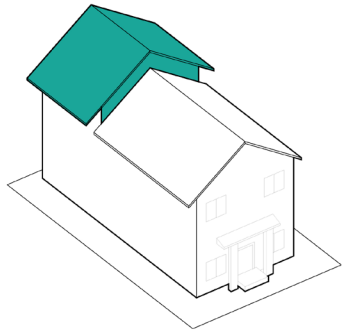
4. **Overhangs.** An overhang is a frontage wherein the building façade features a projection that covers the entrance of a dwelling unit. If provided, overhangs shall adhere to the following standards:
   a. Width/Length. If provided, overhangs shall be at least 5 feet wide.
   b. Depth. Overhangs shall be at least 2 feet deep. If used in conjunction with a stoop, the overhang shall be at least as deep as the stoop.
   c. Height. The clearance between the floor of the entryway and the underside of the overhang shall be at least 8 feet.

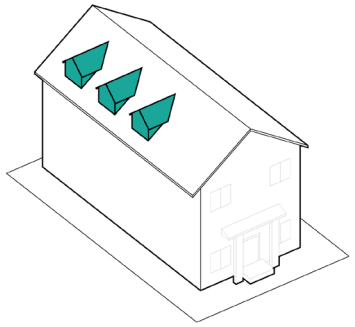
5. **Forecourts.** A forecourt is formed when a building is designed around an open space defined by the surrounding building walls. Forecourts may provide additional open space for units, and offer additional spaces for landscaping. If provided, forecourts shall adhere to the following standards:
   a. Width/Length. If provided, forecourts shall be at least 10 feet wide if serving one unit, 12 feet wide if serving two or three units, or 15 feet wide if serving four units.
   b. Depth. Forecourts shall be at least as deep as they are wide.
   c. Stairs. Stairs within a forecourt access units on an upper story.

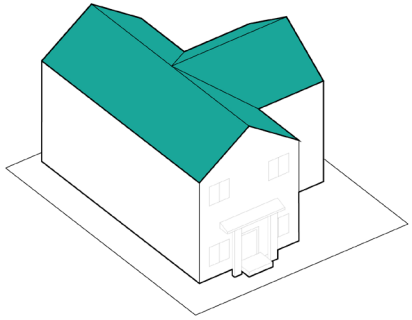


3.4 Roofs

1. **Roofline Modulation.** Residential buildings two or more stories shall incorporate at least one of the following:
   a. Roofline Variation. Variation in roof height and/or ridgeline as follows:
      i. One story: Not required
      ii. Two stories: 2 feet for every 30 linear feet
      iii. Three stories: 2 feet for every 50 linear feet
      iv. Four+ stories: 3 feet for every 75 linear feet
   b. Pitched Roof Variation. Use of dormers, cross-gable and/or hipped roof lines.
2. **Flat Roofs.** Flat roofs shall not cover more than 50 percent of the building's footprint, and shall feature a screening parapet topped with a coping, cornice at least 3 feet in height.
   a. Modern-style buildings may feature flat roofs that cover 100 percent of its footprint.
3. **Roof-Mounted Equipment.** Roof-mounted equipment (e.g., air conditioning, heating, ventilation, and associated vents and exhausts) on multifamily buildings shall be screened from a horizontal line of sight pursuant to AVMC 15.62.080.
4. **Antennas.** Wireless communications, television, dish, amateur radio, and other antennas shall comply with the provisions of Chapters 15.42 and 15.44 AVMC.







3.5 Materials

1. **Material List.** Residential developments shall adhere to Table 3-1.
2. **Four-Sided Architecture.** All elevations shall contain the same primary materials and trim treatment.
3. **Material Changes.** Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.

Table 3-1. Material List

LOCATION	PERMITTED MATERIALS
ROOFS	Clay, slate, or concrete roof tiles Composite shingles Standing seam metal
BUILDING WALLS	Stucco Fiber-Cement Siding Brick Stone Metal Ignition-Resistant Wood Ceramic Tile Glass (glazing less than 15%)
FREE STANDING WALLS	Wood Stucco over CMU block Wrought iron Brick









3.6 Doors, Windows, and Trim

1. **Trim.** All windows and exterior doors shall either be recessed from the plane of the surrounding exterior wall or shall have a trim or windowsill.
   a. When trim is used, a minimum of 0.5 inch by 3 inch trim is required, which is of a different color to the primary color of the building.
   b. On stucco walls, when no trim is used, a minimum of 1 inch deep, raised relief around the window is required.
   c. On brick or stone walls, when no trim is used, a minimum 2 inch wide brickmold is required around windows.
2. **Door Elements.** Additional elements required for front doors include:
   a. Doorbells shall be provided within 2 feet of the front door.
   b. Entry doors for individual units shall include a viewport.
3. **Window Elements.** Additional requirements for windows include:
   a. Glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing less than 15% is acceptable.
   b. Openable windows shall include screens.



3.7 Garages and Carports

1. **Recess.** Garage doors shall be set back at least 6 to 18 inches from the rest of the façade.
2. **Treatments.** Garage fixtures and wall treatments shall utilize materials and colors otherwise permitted for the selected architectural style category. Garages shall feature at least two of the following design elements:
   a. Driveway, residential lane, or lane court composed of patterned and/or colored pavers, brick, decorative colored concrete, stamped concrete, or permeable materials.
   b. Roof overhang at least 1 foot in depth.
   c. Windows on the garage door.
   d. Sectional rollup doors.
   e. Trellis at least 2 feet in depth.
   f. Side-loading.
   g. Decorative light fixture, consistent with the chosen architectural style.
3. **Carports.** Carport structures shall utilize the same colors, architectural finishes, and roofing materials as the residential building(s) it serves.





3.8 Accessory Elements

1. **Patios.** If provided as individual dwelling unit open space, private patios shall adhere to the following standards:
   a. Patios shall have a minimum area of 60 square feet with a minimum dimension of 6 feet in each direction.
   b. Patios shall be separated from common or public areas by a fence or wall.
2. **Balconies.** If provided as individual dwelling unit open space, balconies shall adhere to the following standards:
   a. Balconies shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.
   b. Balconies shall be recessed a minimum of 1 foot partially recessed into the building façade. The maximum projection shall be 50 percent of the balcony's full depth or 5 feet, whichever is less.
   c. The underside of projecting balconies shall be finished with building material as the rest of the structure.
   d. No balconies shall overhang into the public right-of-way or sidewalk, not including the portion of the building setback behind the existing lot line.
3. **Roof Decks.** If provided as individual dwelling unit open space, roof decks shall adhere to the following standards:
   a. Roof decks shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.
   b. The sides of the roof deck shall be finished with building material that matches the rest of the building.
   c. Roof decks shall not overhang from the building façade.
4. **Mailboxes.**
   a. Mailboxes shall be located within one block of the residential units.

Chapter 4
LARGE SCALE RESIDENTIAL

4.1 Threshold and Applicability

4.2 Site Planing

4.3 Architecture and Materials

4.4 Landscape and Open Space

4.5 Mixed Use

4.1 Threshold and Applicability

The supplemental standards in this section apply to residential developments with a density of 25 units per acre or more. Typical typologies at this level of density include apartments, built either as a wrap around a parking structure or built atop a parking podium. These types of buildings are much larger than typical residential structures found in Aliso Viejo, which are generally single-family homes, townhomes, duplexes, and smaller-scale apartments up to three stories in height.

The design standards in this section for higher density residential projects are intended to supplement, and are in addition to, the overall design standards of the rest of this document. These standards have been calibrated to address design issues that arise with larger residential or mixed-use buildings.







4.2 Site Planning

1. **Scale.** Larger structures shall utilize major modulations, and may utilize elevated pedestrian walkways to connect different wings of a building that are formed by major modulations to provide ADA-compliant pedestrian access between all residential units and shared amenities of a development. For the purposes of this section, large buildings are defined as structures containing 60 or more residential units.
2. **Corner Elements.** Large multifamily buildings and mixed-use buildings sited on a corner shall provide at least two of the following features:
   a. Tower or dome element at least 5 feet in height
   b. Recess or projection, at least 5 feet in depth, 20 feet in width, and at least as tall as wide
   c. Diagonal/curved walls at corner, at least 25 feet in length
   d. Entrance at corner
   e. Color and material variation from the primary façade with an area of at least 25 feet by 25 feet.
   f. Plaza or gathering area, with at least 1,000 square feet of paving.
3. **Elevated Pedestrian Walkways.** If provided, an elevated pedestrian walkway (or skybridge) connects two different buildings or different wings of the same building, and shall adhere to the followings standards:
   a. Width. The walkway shall have a minimum width of 5 feet and a maximum width of 8 feet.
   b. Height. The minimum height clearance from the ground to an elevated pedestrian walkway shall be 12 feet. The interior vertical clearance for each level of a pedestrian walkway shall be 8 feet.





4.3 Architecture and Materials

1. **Major Modulations.** A major modulation in facade depth, extending from grade to roof, shall be provided along facades greater than 150 feet in length. For such facades, a major modulation shall be provided for each 150 feet of building frontage. Major modulations shall be at least 10 feet deep and 25 feet in length.
2. **Minor Modulations.** A 5-foot change in facade depth no shorter than 15 feet in length and 10 feet in height shall be provided for every 50 feet of building frontage. Required minor modulations may be situated adjacent to, but not within, a major modulation, and shall feature a different depth than the major modulation.
3. **Stepbacks.** As required in Table 15.18.030 of the AVMC, all minimum perimeter setbacks shall be increased one foot for every foot in height above 35 feet (except for setbacks from interior property lines).
4. **Roofline Modulation.** Large buildings shall also utilize at least one of the following techniques to modulate their rooflines, in addition to the standard roofline modulation listed in Section 3.4.
   a. Reduced Floor Area. The uppermost floor features a footprint up to 75 percent the size of the floor below.
   b. Unit Type. Use of loft-style units on the uppermost floor with ceilings at least 5 feet taller than the floor below.
   c. Unit Count. Provide up to 75 percent the number of units on the uppermost floor as compared to the floor below.
5. **Blank Façades.** A blank façade is a portion of a façade without a window, balcony, and/or doorways more than 30 feet in any direction. Features such as trellises, screens, modulations, material changes, and landscaping shall cover at least 50 percent of all blank façades.





4.4 Landscape and Open Space

Landscaping shall be provided in accordance with the provisions of AVMC 15.62.060.

4.5 Mixed Use

1. **Distribution of Uses.**
   a. A minimum of 50 percent of a mixed-use building's commercial or office components shall be located on the ground floor.
   b. Common residential open space shall not be publicly-accessible.
2. **Entrances.**
   a. Entrances to upper floor uses shall be provided through a common entrance fronting a street.
   b. There shall be a ground-floor entrance to either a commercial, residential, open space, or parking use every 50 feet along the building's street-facing frontages.
3. **Building Design.**
   a. Service entries, loading areas, and trash areas associated with commercial uses shall not be immediately adjacent to residential uses.
   b. The windows, doors, and other access points of commercial uses shall be oriented to not face residential uses within 50 feet.
4. **Horizontal Mixed Use.**
   a. Commercial buildings shall face public streets and be sited either adjacent to or in front of the residential component of a horizontal mixed-use development.
   b. Residential uses shall be located at the rear or sides of the site.
   c. Parking for commercial uses shall be located at the center of the site, allowing the parking to provide a buffer from on-site residential uses and maximize shared parking opportunities between residential and commercial uses.
   d. If provided, dedicated private residential parking areas shall be separated from public commercial parking with a dedicated entrance.
   e. The commercial, residential, and open space areas of a horizontal mixed use project shall be connected via internal pathways.

Aliso Viejo

OBJECTIVE DESIGN STANDARD CHECKLIST

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
2.1 Access and Circulation				
Connections to Existing Network. Where an existing public or private street terminates at the project boundary, the project shall align any connecting internal street or pedestrian pathway within 15 degrees of the existing alignment unless prevented by topography, easements, or existing utilities	☐	☐	☐	☐
Project Identification. Identification signs shall be provided for all residential projects. Such signs shall conform to the limitations on size, height, and placement set out in Chapter 15.34 AVMC.	☐	☐	☐	☐
Entry Location. Project entries shall not be located closer than 100 feet from an intersection/curb return. If the parcel frontage is less than 100 feet from curb return the curb cut shall be located as far from the curb return as possible. A curb return is the point where the radius of a curve or intersection ends.	☐	☐	☐	☐
Entry Design. Entry landscape treatment shall be in accordance with the landscape standards of AVMC 15.62.060.	☐	☐	☐	☐
Gated Entries. Gate-guarded entries shall be regulated in accordance with city regulations governing gate-guarded neighborhoods as set out in AVMC 15.14.200.	☐	☐	☐	☐
Transit. Projects with a bus or transit stop along its frontage shall incorporate turnouts according to the standards of the applicable transit agency or school district.	☐	☐	☐	☐
Residential complex developments 81 or more single-family/duplex units, or 21 or more multifamily buildings shall shall provide three architectural styles from Chapter 4, each with at least three distinct color schemes.	☐	☐	☐	☐
2.2 Streets				
An exhibit showcasing the street types provided in a residential development shall be provided as part of the project's Planning Application. Samples are included at the end of this checklist.	☐	☐	☐	☐
Public streets contained in a residential development shall adhere to AVMC 14.10.060.	☐	☐	☐	☐
Private streets shall adhere to AVMC 14.10.040 and the design standards contained in this document.	☐	☐	☐	☐
Neighborhood Entries. All neighborhood entries shall adhere to the following standards:				
Garages for individual units are not permitted to be accessed from neighborhood entries.	☐	☐	☐	☐
A pedestrian walkway at least 4 feet wide is required on at least one side of a neighborhood entry.	☐	☐	☐	☐
A 5-foot wide landscaped area is required along the full length of a neighborhood entry. This landscaped area may be adjacent to the required pedestrian walkway.	☐	☐	☐	☐
Residential Drives. All residential drives shall adhere to the following standards:				
A pedestrian walkway at least 4 feet wide is required on at least one side of a residential drive.	☐	☐	☐	☐
In addition to the pedestrian walkway, a 5-foot wide landscaped area is required on both sides of a Rresidential drive. Street trees shall be installed within this landscaped area.	☐	☐	☐	☐
Only residential units that feature both their primary unit entries and garages on same elevation/façade may provide direct vehicular access onto a residential drive.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Residential Alleys. All residential alleys shall adhere to the following standards:				
Pedestrian walkways are not required along residential alleys.	☐	☐	☐	☐
Primary dwelling entries (aka front doors) are prohibited along residential alleys, but may be provided along another elevation, such as an adjacent residential drive.	☐	☐	☐	☐
The garage of a unit adjacent to a residential alley shall be accessed from the residential alley.	☐	☐	☐	☐
Residential Lanes. All residential lanes shall adhere to the following standards:				
Residential lanes shall be at least 30 feet wide, as measured from garage-to-garage.	☐	☐	☐	☐
Patterned/colored pavers, brick, colored concrete, or stamped concrete that differ from adjacent paving shall be provided at the first 10 feet of each entrance to the residential lane.	☐	☐	☐	☐
At least 5% of the area of a residential lanes shall be landscaped.	☐	☐	☐	☐
At least 2 trees shall be planted at each entry to a residential lane.	☐	☐	☐	☐
A maximum of 32 dwelling units may feature vehicular access from a single residential lane.	☐	☐	☐	☐
Lane Courts. All lane courts shall adhere to the following standards:				
Lane courts shall be at least 30 feet wide, as measured garage-to-garage.	☐	☐	☐	☐
The entire length of a lane court colored/patterned with pavers, concrete, stamped asphalt, or brick.	☐	☐	☐	☐
At least 5% of the area of a lane court shall be landscaped.	☐	☐	☐	☐
At least 2 trees shall be planted at the vehicular entry to a lane court.	☐	☐	☐	☐
A maximum of 10 dwelling units may feature vehicular access from a single lane court.	☐	☐	☐	☐
2.3 Off-Street Parking Bays - Off-street parking shall be provided in accordance with the ratios set out in AVMC 15.38.030.				
2.4 Screening of Equipment and Facilities - Screening of equipment and facilities shall conform to the provisions of AVMC 15.62.080.				
2.5 Outdoor Lighting - Outdoor lighting shall conform to the provisions of AVMC 15.62.070.				

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
2.6 Pedestrian Circulation				
In addition to the street types described in Section B, Streets, a system of pedestrian walkways shall connect all residential dwelling units to the public sidewalk, parking facilities, common open areas, waste and recycling enclosures, mailboxes, and other such features provided in the development.	☐	☐	☐	☐
Connectivity. Pedestrian walkways shall not terminate at streets, but shall either: **Merge** with a sidewalk running parallel with the street or **Traverse** the street via crosswalks demarcated with paint or decorative paving	☐	☐	☐	☐
Paving. Pedestrian walkways shall be paved.	☐	☐	☐	☐
Width. Pedestrian walkways shall be at least 4 feet wide.	☐	☐	☐	☐
2.7 Bikeways and Equestrian Trails - Bikeways and equestrian/hiking trails shall be provided in conjunction with each residential development in accordance with the City's General Plan, Development Code, and other applicable plans and ordinances.				
2.8 Parks and Open Space				
Landscaping. Landscape treatments shall be in accordance with the landscape standards of AVMC 15.62.060.	☐	☐	☐	☐
Common open area. In addition to public parkland contributions, residential projects shall provide usable common open area pursuant to AVMC 15.10.030.	☐	☐	☐	☐
Location. All residential units shall be within 300 feet of a common open area.	☐	☐	☐	☐
Setbacks. Common open areas shall be separated from arterial streets, service areas, and nonresidential uses by at least 10 feet. This 10-foot separation shall not be utilized in calculating open space.	☐	☐	☐	☐
2.9 Trash Enclosures - Residential trash enclosures shall conform to the same provisions as nonresidential enclosures set forth in AVMC 15.62.080 and shall accommodate the storage of trash, recycling, and organic waste containers. Residential trash storage for single-family and duplexes shall not encroach into the unobstructed vehicular space required in Section AVMC 15.38.030.				
If stored in a garage, space for trash, recycling, and organic waste containers shall be at least 3 feet deep. This space may be located beside or behind the required unobstructed vehicular space.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.1 Color and Style				
If multiple color schemes are provided, a single color scheme shall be dedicated to no less than 30 percent of all residential buildings.	☐	☐	☐	☐
Residential developments with 25 to 50 single-family/duplex units, or 6 to 10 multifamily buildings shall provide a minimum of two distinct color schemes.	☐	☐	☐	☐
Residential developments with 51 to 100 single-family/duplex units, or 11 to 20 multifamily buildings shall provide at least two of the architectural styles in this section, each with at least one distinct color scheme.	☐	☐	☐	☐
Residential developments with 101 or more single-family/duplex units, or 21 or more multifamily buildings shall provide at least three of the architectural styles in this section, each with at least one distinct color scheme.	☐	☐	☐	☐
3.2 Architectural Styles				
All new residential developments shall adhere to one of the architectural styles contained in this section	☐	☐	☐	☐
Styles may not be mixed within a single building.	☐	☐	☐	☐
Spanish Revival - All Spanish Revival style residential buildings shall adhere to the following standards:				
Low pitched (4:12 maximum) gable roofs. The pitch shall remain constant. Roofs shall be clay tile or concrete/cement tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types.	☐	☐	☐	☐
Flat roofs with parapets shall not exceed 40% of the total roof area;	☐	☐	☐	☐
At least 25% of the eaves shall have a minimum overhang of 9 inches with exposed rafter tails;	☐	☐	☐	☐
Primary facades shall be off-white, cream, or tan stucco with a smooth or lightly textured finish (i.e. minimum 16/20 finish, hand troweled or smaller particles). Window and doors shall be in a dark, contrasting color (such as black, navy blue, or forest green);	☐	☐	☐	☐
At least two types/shapes of windows shall be used. At least 50% of the windows shall have a vertical proportion. Windows over 5 feet in width shall be multi-paned;	☐	☐	☐	☐
All entrance doors shall be recessed at least 6 inches and banded with ceramic tile, molded plaster or painted accents; and	☐	☐	☐	☐
Wood or manufactured wood products shall be for at least one architectural element (such as posts and exposed beams; spindles and grill work; window frames, shutters, etc.).	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Spanish Revival - Duplexes and detached single-family Spanish Revival buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:				
Use a minimum 3-inch wide by 1.5-inch thick flat casing on all non-recessed windows;	☐	☐	☐	☐
Provide verandas for at least 50 percent the total units in the building, each with a minimum depth of 6 feet and a minimum width of 10 feet;	☐	☐	☐	☐
Install awnings with metal spear supports at least 1 inch in diameter and spaced no more than 4 feet apart for at least 20% the total window count;	☐	☐	☐	☐
Provide shutters for at least 20% of the total window count;	☐	☐	☐	☐
Construct chimneys extending at least 2 feet above the roof ridge, featuring either a decorative cap, tile surrounding, or overhanging roof element;	☐	☐	☐	☐
Include a minimum of two decorative masonry, clay tile, or simulated vents per elevation, each at least 144 square inches in size;	☐	☐	☐	☐
Apply decorative tile accents covering at least 5% of the surface area around door and window openings, built-in seating, paving, or stairs;	☐	☐	☐	☐
Feature exposed, dark-stained timber structural elements such as beams, columns, and corbels with a minimum width of 4 inches.	☐	☐	☐	☐
Integrate one or more arched elements measuring at least 5 feet wide and 8 feet tall;	☐	☐	☐	☐
Utilize paired wood (or wood simulated) garage doors with at least two pieces of 18-inch iron or simulated iron strap hardware per door leaf;	☐	☐	☐	☐
Use shutters that match the door or trim accent color and cover 100% of the window opening width;	☐	☐	☐	☐
Design stepped-down ends that are at least 5 feet wide and 10 feet lower than the primary building mass;	☐	☐	☐	☐
Maintain three or more roof planes and/or ridge lines with a minimum slope of 3:12;	☐	☐	☐	☐
Build upper floor cantilevered balconies that project a minimum of 3 feet from the building face;	☐	☐	☐	☐
Define courtyards and walkways using verandas or pergolas with a minimum clear depth of 8 feet that cover at least 25% of the courtyard perimeter;	☐	☐	☐	☐
Utilize arcades with a minimum walkway width of 6 feet and arch spans of at least 4 feet to define primary circulation paths or courtyard edges;	☐	☐	☐	☐
Construct wingwalls with a minimum thickness of 1 foot or ground-level columns with a minimum diameter of 10 inches; and/or	☐	☐	☐	☐
Employ wrought iron for at least one architectural element, such as balcony railings at least 3 feet high, hardware, light fixtures, or gates.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Modern Ranch - All modern ranch buildings shall adhere to the following standards:				
Roofs shall be a combination of low-pitched hipped or gable-on-hip forms (3:12 to 5:12 slope) and prominent gabled or shed roof accents (minimum 6:12 slope).	☐	☐	☐	☐
Primary roof surfaces shall consist of dark architectural-grade asphalt shingles or synthetic slate. Accent roof planes, such as those over porches or bay windows, must utilize standing-seam metal or copper.	☐	☐	☐	☐
Eaves shall be a minimum of 2 feet along the primary elevation. Rafters may be boxed or open with exposed timber tails, emphasizing the horizontal plane.	☐	☐	☐	☐
Facades must utilize at least two materials: horizontal clapboard or smooth stucco (sand/dash finish) for the primary body, and board-and-batten siding or corrugated metal covering at least 15% of the exterior surface.	☐	☐	☐	☐
Windows shall feature slim-profile frames (steel, aluminum, or wood). At least 50% of the windows must feature a vertical proportion of at least 1.5:1.	☐	☐	☐	☐
Facade colors shall be restricted to pastels, grays, or earth tones. Contrasting dark accents (black or charcoal) or white accents are required for window sashes, doors, and architectural metalwork.	☐	☐	☐	☐
Modern Ranch - single-family and duplex modern ranch buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:				
3 to 6-inch unadorned board trim around all window and door openings;	☐	☐	☐	☐
A wide front porch recessed under the primary roofline, supported by square columns or wrought iron supports;	☐	☐	☐	☐
A wide brick or natural stone chimney located on the primary or street-facing façade;	☐	☐	☐	☐
Integration of clerestory windows within the upper triangular portion of gable ends;	☐	☐	☐	☐
Cantilevered eaves or patio covers extending at least 5 feet from the facade, supported by industrial metal or timber columns;	☐	☐	☐	☐
Wall-mounted gooseneck light fixtures used as the primary exterior illumination for entries and garage doors;	☐	☐	☐	☐
Garage doors or large entries featuring carriage-style detailing or "Dutch door" split configurations;	☐	☐	☐	☐
At least three distinct wall planes across the primary elevation;	☐	☐	☐	☐
Metal-clad awnings without side supports installed over ground-level windows;	☐	☐	☐	☐
The inclusion of at least one hexagonal, octagonal, or circular "moon" window or gate at the primary entrance;	☐	☐	☐	☐
Architectural massing inspired by rural granaries or tank houses (e.g., a vertical tower element for a stairwell);	☐	☐	☐	☐
Built-in wood or metal window boxes or balconettes on at least 20% of the street-facing windows;	☐	☐	☐	☐
Use of shed or gabled dormers to break up large roof planes;	☐	☐	☐	☐
Dark-color wood trellises or heavy timber lintels (minimum 6x8 inches) positioned above ground-floor openings;	☐	☐	☐	☐
Application of plank-style, louvered, or framed wood shutters on at least 20% of windows on a publicly visible elevation, finished in a darker accent color;	☐	☐	☐	☐
Use of unadorned corrugated metal panels for focal wall sections or as "eyebrow" awnings over secondary entries; or	☐	☐	☐	☐
Inclusion of at least one projecting bay window on the front facade, which may utilize a standing-seam metal or copper roof regardless of the primary roof material.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Modern - All modern buildings shall adhere to the following standards:				
Flat, low pitched, folded plate, or butterfly roofs shall be utilized (4:12 slope max). Tile roofs are prohibited.	☐	☐	☐	☐
Flat-roofed buildings shall incorporate a decorative molding (minimum 6-inch height for single-story, 12-inch for multi-story) that projects from the wall plane.	☐	☐	☐	☐
Minimum 12-inch overhangs are required for at least 50 percent of the roofline.	☐	☐	☐	☐
The primary wall materials shall be either glass, concrete block veneer, natural stone, metal panels or wood. At least 20 percent of the street-facing façade shall be composed of glass/windows.	☐	☐	☐	☐
Primary facade colors shall be restricted to off-whites, greys, metallic shades, or earth-tones.	☐	☐	☐	☐
Primary entrances must be recessed by a minimum of 12 inches to create shadow lines.	☐	☐	☐	☐
Windows shall feature metal (steel/aluminum) frames. Frames shall not be white.	☐	☐	☐	☐
Windows shall be square or rectangular.	☐	☐	☐	☐
Modern - single-family and duplex modern buildings shall include two of the following features; buildings with up to 10 residential units shall include at least three of the following features; and buildings with 11 or more residential units shall feature at least four of the following features:				
Aluminum louvers consisting of fixed or operable horizontal slats with an anodized or powder-coated finish;	☐	☐	☐	☐
Board and batten siding consisting of vertical boards 8 to 12 inches wide, with 1 to 2-inch wide battens;	☐	☐	☐	☐
Breeze block consisting of hollow-core masonry units with geometric apertures, stacked in a continuous plane;	☐	☐	☐	☐
Cantilevered upper stories projecting at least 3 feet beyond the ground-floor wall plane, supported without visible vertical columns;	☐	☐	☐	☐
Clerestory windows consisting of a horizontal band of glazing positioned located immediately beneath the roofline;	☐	☐	☐	☐
Colonnades consisting of at least three columns spaced at regular intervals of 6-10 feet;	☐	☐	☐	☐
Corner windows consisting of glazing units joined at a 90-degree angle using mitered glass or mullion less than 3 inches wide;	☐	☐	☐	☐
Decorative water feature consisting of a geometric pool or fountain with a minimum surface area of 100 square feet;	☐	☐	☐	☐
Exposed post-and-beam construction consisting of a visible structural framework of wood or steel members, articulated as the primary load-bearing system;	☐	☐	☐	☐
Floor-to-ceiling glass walls consisting of glazing units extending from the finished floor to the ceiling, utilizing slender frames;	☐	☐	☐	☐
Horizontal beveled windows consisting of bands of windows featuring beveled glass or frames, oriented horizontally;	☐	☐	☐	☐
Horizontal trellis consisting of a wood or metal framework, providing shade over at least 50 square feet of exterior space;	☐	☐	☐	☐
Metal shadowbox frames consisting of recessed window assemblies within a metal frame that projects at least 4 inches;	☐	☐	☐	☐
Metal sunshades consisting of fixed metal fins mounted over glazing, with a projection depth-to-height ratio of at least 1:2;	☐	☐	☐	☐
Pivot-style front door, utilizing a concealed vertical pivot hinge system instead of side-mounted hinges;	☐	☐	☐	☐
Raised podium foundation that elevates the primary floor plate at least 3 feet above the finished grade;	☐	☐	☐	☐
Vertical metal slat awnings consisting spaced no more than 4 inches apart, projecting at least 1 foot from the facade.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.3 Building Elevations				
Primary elevations shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet along neighborhood entries and residential drives	☐	☐	☐	☐
Residential entrances shall take the form of recesses, porches, stoops, overhangs, or forecourts for each primary dwelling unit.	☐	☐	☐	☐
Recesses				
Units. A single entry recess may serve up to two residential units.	☐	☐	☐	☐
Width/Length. An entry recess shall be at least 5 feet wide, or 8 feet wide if used by two units.	☐	☐	☐	☐
Depth. An entry recess shall be at least 3 feet deep.	☐	☐	☐	☐
Height. The recess shall extend from grade to roof.	☐	☐	☐	☐
Finish Level Above Sidewalk. An entryway solely utilizing the recess frontage may be flush with the sidewalk.	☐	☐	☐	☐
Porches				
Units. A single porch may serve no more than two residential units	☐	☐	☐	☐
Width/Length. Porches shall be at least 10 feet wide if serving one unit, or 12 feet wide if serving two units.	☐	☐	☐	☐
Depth. Porches shall be at least 6 feet deep.	☐	☐	☐	☐
Height. The clearance between the floor of the porch and the underside of the roof eave shall be at least 8 feet.	☐	☐	☐	☐
Stoops				
Units. An individual stoop may serve up to two residential units.	☐	☐	☐	☐
Width/Length. If provided, stoops shall be at least 3 feet wide.	☐	☐	☐	☐
Depth. Stoops shall be at least 3 feet deep. All stoop entries shall be recessed into the building façade by 1 foot.	☐	☐	☐	☐
Height. An overhang above a stoop shall feature an 8 foot height clearance.	☐	☐	☐	☐
Overhangs				
Width/Length. If provided, overhangs shall be at least 5 feet wide.	☐	☐	☐	☐
Depth. Overhangs shall be at least 2 feet deep. If used in conjunction with a stoop, the overhang shall be at least as deep as the stoop.	☐	☐	☐	☐
Height. The clearance between the floor of the entryway and the underside of the overhang shall be at least 8 feet.	☐	☐	☐	☐
Forecourts				
Width/Length. If provided, forecourts shall be at least 10 feet wide if serving one unit, 12 feet wide if serving two or three units, or 15 feet wide if serving four units.	☐	☐	☐	☐
Depth. Forecourts shall be at least as deep as they are wide.	☐	☐	☐	☐
Stairs. Stairs within a forecourt access units on an upper story.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.4 Roofs				
Roofline Modulation. Residential buildings two or more stories shall feature roofline modulation and/or pitched roof variation.	☐	☐	☐	☐
Flat Roofs. Flat roofs shall not cover more than 50 percent of the building's footprint, and shall feature a screening parapet topped with a coping, cornice at least 3 feet in height. (Modern style buildings exempt from requirement)	☐	☐	☐	☐
Roof-Mounted Equipment. Roof-mounted equipment (e.g., air conditioning, heating, ventilation, and associated vents and exhausts) on multifamily buildings shall be screened from a horizontal line of sight pursuant to AVMC 15.62.080.	☐	☐	☐	☐
Antennas. Wireless communications, television, dish, amateur radio, and other antennas shall comply with the provisions of Chapters 15.42 and 15.44 AVMC.	☐	☐	☐	☐
3.5 Materials				
Material List. Residential developments shall adhere to Table 3-1 of the ODS.	☐	☐	☐	☐
Four-Sided Architecture. All elevations shall contain the same primary materials and trim treatment.	☐	☐	☐	☐
Material Changes. Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.	☐	☐	☐	☐
3.6 Doors, Windows, and Trim				
Trim. All windows and exterior doors shall either be recessed from the plane of the surrounding exterior wall or shall have a trim or windowsill.	☐	☐	☐	☐
When trim is used, a minimum of 0.5 inch by 3 inch trim is required, which is of a different color to the primary color of the building.	☐	☐	☐	☐
On stucco walls, when no trim is used, a minimum of 1 inch deep, raised relief around the window is required.	☐	☐	☐	☐
On brick or stone walls, when no trim is used, a minimum 2 inch wide brickmold is required around windows.	☐	☐	☐	☐
Doorbells shall be provided within 2 feet of the front door.	☐	☐	☐	☐
Entry doors for individual units shall include a viewport.	☐	☐	☐	☐
Glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing less than 15% is acceptable.	☐	☐	☐	☐
Openable windows shall include screens.	☐	☐	☐	☐
3.7 Garages and Carports				
Recess. Garage doors shall be set back at least 6 to 18 inches from the rest of the façade.	☐	☐	☐	☐
Treatments. Garage fixtures and wall treatments shall utilize materials and colors otherwise permitted for the selected architectural style category. Garages shall feature at least two design elements listed in the ODS.	☐	☐	☐	☐
Carports. Carport structures shall utilize the same colors, architectural finishes, and roofing materials as the residential building(s) it serves.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
3.8 Accessory Elements				
Patios shall have a minimum area of 60 square feet with a minimum dimension of 6 feet in each direction.	☐	☐	☐	☐
Patios shall be separated from common or public areas by a fence or wall.	☐	☐	☐	☐
Balconies shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.	☐	☐	☐	☐
Balconies shall be recessed a minimum of 1 foot partially recessed into the building façade. The maximum projection shall be 50 percent of the balcony's full depth or 5 feet, whichever is less.	☐	☐	☐	☐
The underside of projecting balconies shall be finished with building material as the rest of the structure.	☐	☐	☐	☐
No balconies shall overhang into the public right-of-way or sidewalk, not including the portion of the building setback behind the existing lot line.	☐	☐	☐	☐
Roof decks shall have a minimum area of 50 square feet with a minimum dimension of 5 feet in one direction. This dimension excludes areas for permanent equipment and storage.	☐	☐	☐	☐
The sides of the roof deck shall be finished with building material that matches the rest of the building.	☐	☐	☐	☐
Roof decks shall not overhang from the building façade.	☐	☐	☐	☐
Mailboxes shall be located within one block of the residential units.	☐	☐	☐	☐
4.1 Large Scale Residential - The supplemental standards in this section apply to residential developments with a density of 25 units per acre or more.				
4.2 - Site Planning				
Larger (60+ unit) structures shall utilize major modulations, and may utilize elevated pedestrian walkways to connect different wings of a building that are formed by major modulations to provide ADA-compliant pedestrian access between all residential units and shared amenities of a development.	☐	☐	☐	☐
Corner Elements. Large multifamily buildings and mixed-use buildings sited on a corner shall provide at least two decorative features listed in the ODS.	☐	☐	☐	☐
Elevated Walkway Width. The walkway shall have a minimum width of 5 feet and a maximum width of 8 feet.	☐	☐	☐	☐
Elevated Walkway Height. The minimum height clearance from the ground to an elevated pedestrian walkway shall be 12 feet. The interior vertical clearance for each level of a pedestrian walkway shall be 8 feet.	☐	☐	☐	☐

General Standards

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
4.3 Architecture and Materials				
Major Modulations. A major modulation in facade depth, extending from grade to roof, shall be provided along facades greater than 150 feet in length. For such facades, a major modulation shall be provided for each 150 feet of building frontage. Major modulations shall be at least 10 feet deep and 25 feet in length.	☐	☐	☐	☐
Minor Modulations. A 5-foot change in facade depth no shorter than 15 feet in length and 10 feet in height shall be provided for every 50 feet of building frontage.	☐	☐	☐	☐
Stepbacks. As required in Table 15.18.030 of the AVMC, all minimum perimeter setbacks shall be increased one foot for every foot in height above 35 feet (except for setbacks from interior property lines).	☐	☐	☐	☐
Roofline Modulation. Large buildings shall also utilize at least one of the following techniques to modulate their rooflines, in addition to the standard roofline modulation listed in Section 3.4.	☐	☐	☐	☐
Blank Façades. Features such as trellises, screens, modulations, material changes, and landscaping shall cover at least 50 percent of all blank façades	☐	☐	☐	☐
4.4 Landscaping and Open Space - Landscaping shall be provided in accordance with the provisions of AVMC 15.62.060.				
4.5 - Mixed Use				
A minimum of 50 percent of a mixed-use building's commercial or office components shall be located on the ground floor.	☐	☐	☐	☐
Common residential open space shall not be publicly-accessible.	☐	☐	☐	☐
Entrances to upper floor uses shall be provided through a common entrance fronting a street.	☐	☐	☐	☐
There shall be a ground-floor entrance to either a commercial, residential, open space, or parking use every 50 feet along the building's street-facing frontages.	☐	☐	☐	☐
Service entries, loading areas, and trash areas associated with commercial uses shall not be immediately adjacent to residential uses.	☐	☐	☐	☐
The windows, doors, and other access points of commercial uses shall be oriented to not face residential uses within 50 feet.	☐	☐	☐	☐
Commercial buildings shall face public streets and be sited either adjacent to or in front of the residential component of a horizontal mixed-use development.	☐	☐	☐	☐
Residential uses shall be located at the rear or sides of the site.	☐	☐	☐	☐
Parking for commercial uses shall be located at the center of the site, allowing the parking to provide a buffer from on-site residential uses and maximize shared parking opportunities between residential and commercial uses.	☐	☐	☐	☐
If provided, dedicated private residential parking areas shall be separated from public commercial parking with a dedicated entrance.	☐	☐	☐	☐
The commercial, residential, and open space areas of a horizontal mixed use project shall be connected via internal pathways.	☐	☐	☐	☐

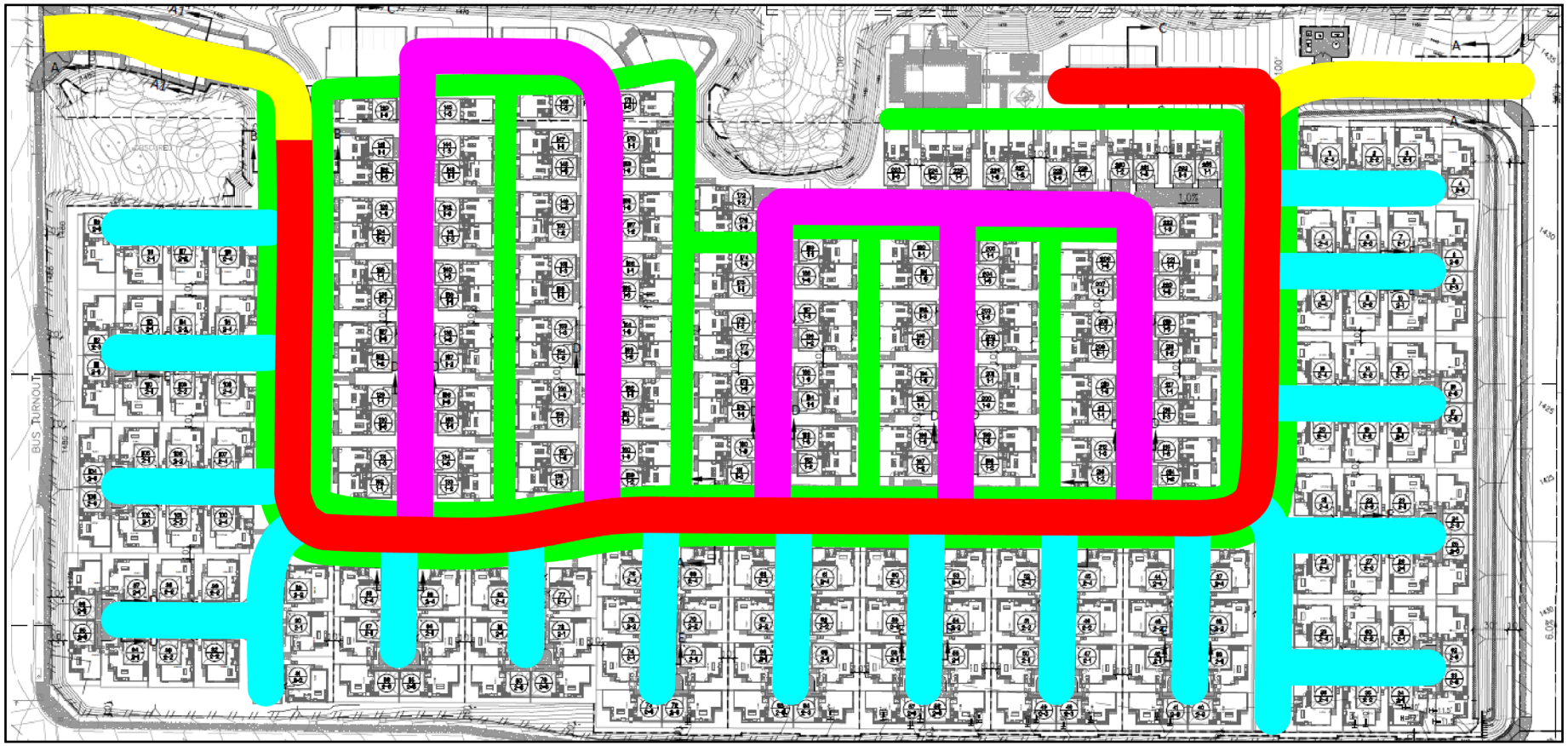
STREET TYPOLOGY EXHIBIT EXAMPLE

Residential developments shall feature a circulation system with a clear hierarchy of streets that allows for efficient ingress and egress of vehicles, and safe and convenient pedestrian connections throughout the development. An exhibit demonstrating that all portions of a project's roadway system adheres to one of the following street types shall be included, according to the requirements below:

Residential Entries - YELLOW		Residential Alleys - PURPLE		Lane Courts - CYAN	
Residential Drives - RED		Residential Lanes - BLUE		Pedestrian Walkways - GREEN	

The Street Typology Exhibit shall contain all the information contained in the Proposed Development Site Plan, as described in the City's Planning Application packet, and illustrate the relevant street types as shown in the example below:

EXAMPLE STREET TYPOLOGY EXHIBIT



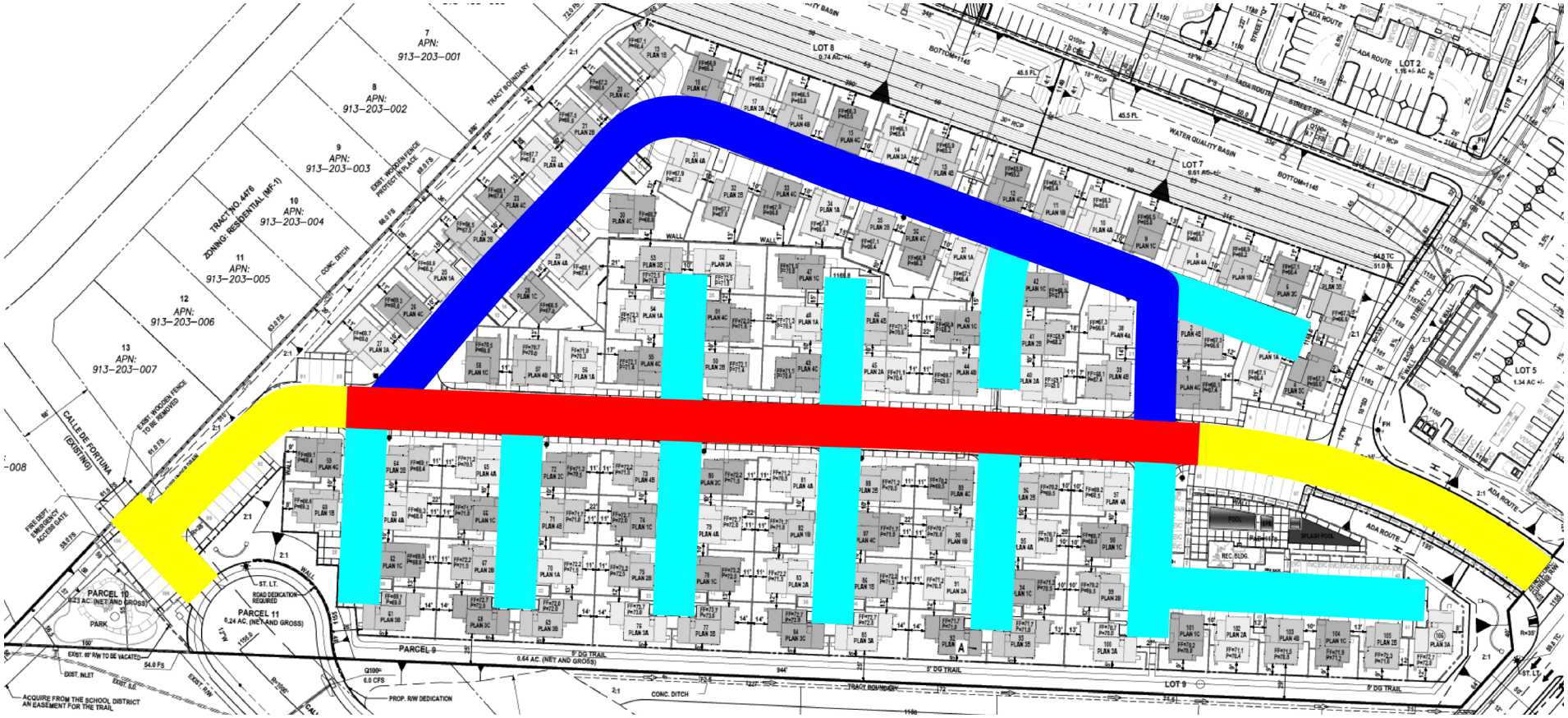
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Residential Entries - YELLOW		Residential Alleys - PURPLE		Lane Courts - CYAN	
Residential Drives - RED		Residential Lanes - BLUE		Pedestrian Walkways - GREEN	

The Street Typology Exhibit shall contain all the information contained in the Proposed Development Site Plan, as described in the City's Planning Application packet, and illustrate the relevant street types as shown in the example below:

EXAMPLE STREET TYPOLOGY EXHIBIT



STREET TYPOLOGY EXHIBIT EXAMPLE

Residential developments shall feature a circulation system with a clear hierarchy of streets that allows for efficient ingress and egress of vehicles, and safe and convenient pedestrian connections throughout the development. An exhibit demonstrating that all portions of a project's roadway system adheres to one of the following street types shall be included, according to the requirements below:

Residential Entries - YELLOW

Residential Drives - RED

Residential Alleys - PURPLE

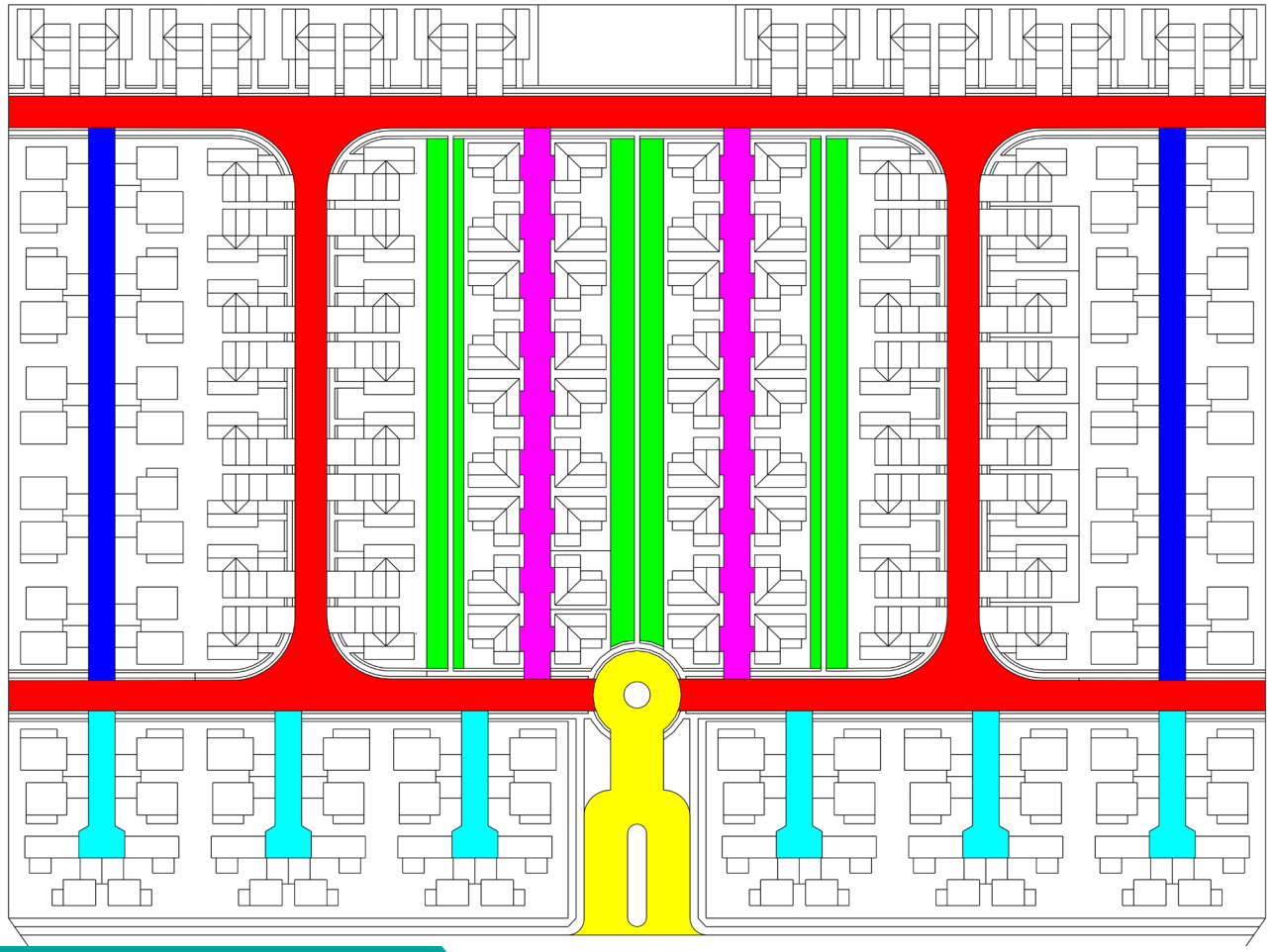
Residential Lanes - BLUE

Lane Courts - CYAN

Pedestrian Walkways - GREEN

The Street Typology Exhibit shall contain all the information contained in the Proposed Development Site Plan, as described in the City's Planning Application packet, and illustrate the relevant street types as shown in the example below:

EXAMPLE STREET TYPOLOGY EXHIBIT



ALISO VIEJO

Objective Design Standards

October 7, 2026

Background

City Council adopted ODS in June and at the August Study Session, directed staff to prepare an amendment to:

- Remove Modern Ranch and Modern architectural styles
- Explore Craftsman architectural style

Objective Design Standards apply to all types of residential development that meet one or more of the criteria below:

- 20% affordable to low-income households on Housing Element sites.
- 10% affordable to low-income households on non-Housing Element sites that qualify for SB35.
- Renovations affecting 50% or more of the exterior walls or roof.

Existing Developments









ALISO VIEJO

Existing Developments









ALISO VIEJO

Objective Design Standards



Tuscan





Spanish Revival



ALISO VIEJO



C. Craftsman

Craftsman style is characterized by simple, low-profile forms and an emphasis on natural materials and fine craftsmanship. Buildings typically feature low-pitched gabled roofs with wide overhanging eaves and exposed rafter tails. Prominent front porches supported by columns or piers add depth and visual interest to the massing. Exterior materials often include wood siding, shingles, stone, and brick, with decorative details expressed through exposed structural elements and handcrafted woodwork. Grouped windows and asymmetrical facades are common, creating a balanced yet informal appearance.

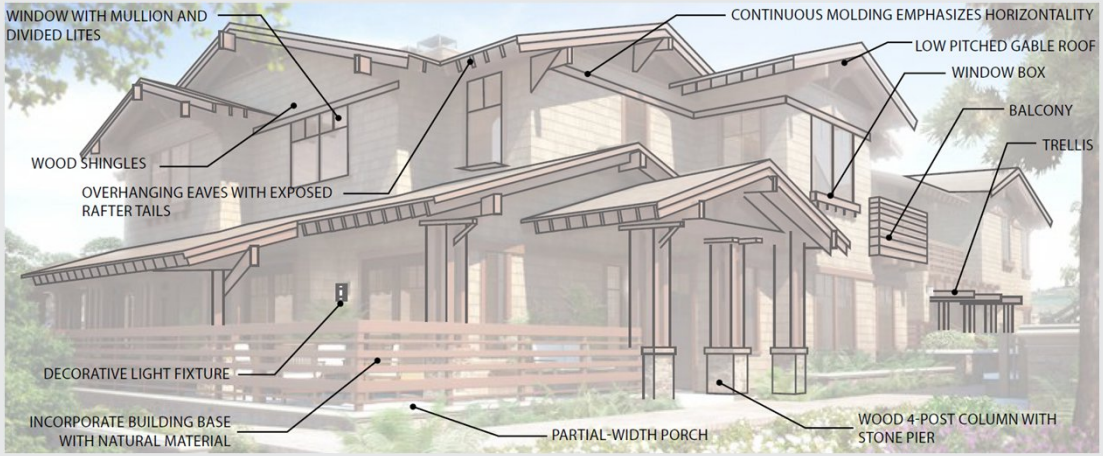






All Craftsman style residential buildings shall adhere to the following standards:

1. Low- to moderate-pitched gable and/or hipped roofs (6:12 to 8:12). Brackets or knee braces at gabled ends;
2. Cedar shakes, shingles, or standing-seam metal roofing material;
3. Overhanging eaves (minimum 24 inches) with exposed rafter tails or beams;
4. Porches and/or balconies;
5. Articulated façades with massing breaks every 25 feet minimum;
6. Use of wood shingles, clapboard or fiber cement siding material;
7. Wood or wood-like trim around windows and doors, with contrasting colors;
8. Wood or wood-like exterior material and natural stone or brick for exterior material;
9. Primary facades shall be of neutral, earth-toned color;
10. All entrance doors shall be recessed at least 6 inches and/or accentuated with a covered porch using gabled or hipped roof style.



In addition, duplexes and detached single-family Craftsman buildings shall include at least two of the following features; buildings with 10 units or less shall feature at least three of the following features, and buildings with 11 or more units shall include at least four of the following features:

1. Entry porch with a minimum depth of 5 feet, supported by wood or stone piers that extend to the ground;
2. Extended lintels above all windows;
3. Use at least two types or shapes of windows with at least 50 percent be designed as casement windows;
4. Decorative light fixtures with metal frames and geometric pattern;
5. One gabled dormer along the front façade or elevations visible from the public right-of-way with small single or paired windows;
6. Provide balconies for at least 50 percent the total units in the building, each with a minimum depth of 6 feet and a minimum width of 10 feet;
7. Construct chimneys extending at least 2 feet above the roof ridge;
8. Paired and/or ribbon windows, including narrow windows placed on both sides of a broad window.





Recommendations:

Option 1:

Adopt a Resolution amending the Objective Design Standards manual to remove Modern Ranch and Modern architectural styles.

or

Option 2:

Adopt a Resolution amending the Objective Design Standards manual to remove Modern Ranch and Modern architectural styles and add the Craftsman architectural style.

City of Aliso Viejo
AGENDA ITEM

DATE: October 7, 2026

TO: Mayor and City Council

FROM: So Kim, Community Development Director

SUBJECT: CONDITIONAL USE PERMIT TO EXPAND THE FLOOR AREA OF ALISO CROSSFIT AT 6 JOURNEY, SUITES 300 AND 325

Recommended Action:

Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW ALISO CROSSFIT TO EXPAND ITS FLOOR AREA TO 4,911 SQUARE FEET AT 6 JOURNEY, SUITES 300 AND 325 (USE-2026-01011).

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Background:

On October 10, 2011, the Community Development Director approved an Administrative Use Permit (PA11-035), allowing Aliso CrossFit to operate at 6 Journey, Suite 300. Aliso CrossFit is a fitness facility that provides personal and group training sessions.

On August 18, 2026, Kellie Wunsch ("Applicant") submitted a Conditional Use Permit, requesting approval to expand the floor area of the existing 2,490 square foot fitness facility by adding the adjoining suite, resulting in a combined tenant space of approximately 4,911 square feet.

On September 23, 2026, public notice of the City Council hearing was published in the *Orange County Register* and mailed to owners of properties located within 300 feet of the subject property.

Discussion:

The existing fitness facility is classified as a "health club" in the Aliso Viejo Municipal Code ("AVMC"), which means a commercial establishment having members who pay a fee to use its health and fitness facilities and equipment. Health clubs over 3,000 square feet of

gross floor area may be allowed in the subject Business Park 1 zoning district with an approval of a Conditional Use Permit ("CUP"). Pursuant to AVMC §17.74.040.C Required Findings, the following findings shall be made by the City Council prior to the approval of a CUP:

1. Consistency with General Plan. The land use is consistent with the general plan and any applicable specific plan.

   The subject property is located within an existing commercial business park and is designated for nonresidential commercial uses. The continued operation and proposed expansion of an existing fitness facility supports recreational opportunities available to the community, consistent with Goal LU-1, which seeks to provide a diverse mix of land uses to meet the future needs of residents and the business community, and Policy LU-1.4, which supports beneficial recreational opportunities and services for the entire community. The project also advances Policy LU-1.5, which encourages maximizing the availability and use of recreational facilities within the community, and is consistent with Goal LU-12, which promotes the construction, maintenance, and active use of publicly and privately operated recreation facilities and programs. Additionally, the proposed tenant expansion supports Goal LU-3, which encourages development that provides a solid fiscal foundation for the City and diverse employment opportunities, and Policy LU-3.2, which promotes Aliso Viejo as an employment center responsive to the needs of the business community. Because the project expands existing recreational commercial use within an existing commercial building, is compatible with the surrounding business park environment, and furthers General Plan objectives related to recreation, economic vitality, and commercial services, the proposed fitness facility expansion is consistent with the General Plan. Therefore, this finding can be made.

2. Consistency with Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of this zoning code and are consistent with this code and any applicable specific plan.

   The project site is located within the Business Park 1 (BP-1) zoning district. The proposed project involves the expansion of the existing fitness facility into the adjacent tenant space (Suite 375), which was previously occupied by Navika USA and is currently vacant. The expanded facility would occupy a combined tenant space of approximately 4,911 square feet. The expanded use will comply with the permitted use provisions of the BP-1 zoning district and the applicable AVMC development standards. No changes are proposed to the existing building footprint, site layout, access, circulation, and no physical modifications are proposed that would create a nonconforming condition. As for parking, the former tenant, Navika USA, operated a distribution and office use, which required one parking space per 1,000 square feet per the AVMC. Health clubs require one parking space per 150 square feet. Based on the proposed 2,421 square foot expansion area, the project would generate a demand for approximately 13

additional parking spaces compared to the previous use. However, a parking study prepared by Kimley-Horn in June 2026 found that the site's existing parking supply of 202 spaces substantially exceeded the observed average peak parking demand of 45 occupied spaces (see table below).

	Weekday			Weekend
	AM Peak (6am-10am)	Midday Peak (12pm-4pm)	PM Peak (5pm-9pm)	Midday Peak (9am-2pm)
Parking Inventory	202 Spaces			
Average Occupied Spaces	12	45	38	24
Average Available Spaces	164	131	138	178
Occupancy Rate	6%	22%	19%	12%

The study was prepared in support of the recently approved Jiu Jitsu studio located within the same building, which was projected to generate a parking demand of 33 spaces. Based on the study's observed peak parking demand of 45 occupied spaces, together with the Jiu Jitsu studio's projected parking demand of 33 spaces, the site would experience a total peak parking demand of 78 spaces. Compared to the site's existing supply of 202 parking spaces, a minimum of 124 parking spaces would remain available during peak demand periods. As the overall tenant mix within the business park has not changed since the study was completed, Staff believes the existing parking supply is sufficient to accommodate the additional 13 parking spaces required for the proposed fitness facility expansion. Therefore, this finding can be made.

3. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act.

   The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. The project consists of the expansion of an existing fitness facility into an adjoining tenant space within an existing commercial building, involving no expansion of the existing building footprint and no significant change in the intensity of use beyond that contemplated for the commercial center. The proposed project does not involve any exterior modifications or physical changes that would result in a potentially significant environmental impact. Therefore, this finding can be made.

4. Surrounding Uses. Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity.

   The fitness facility has operated at the project site since 2011 pursuant to Administrative Use Permit PA11-035 without evidence of adverse impacts to neighboring businesses or properties. The proposed project consists solely of expanding the existing operation into an adjacent tenant suite within the same

commercial building. The use is compatible with the surrounding commercial and business park uses, and the facility will continue to operate in accordance with all applicable City regulations. Furthermore, adequate parking, access, and circulation are available to accommodate the expanded facility. As such, the project is not expected to result in significant noise, traffic, operational, or other land use compatibility impacts on adjacent properties or the surrounding area. Therefore, this finding can be made.

Attachments:

1. Resolution
2. Presentation

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW ALISO CROSSFIT TO EXPAND ITS FLOOR AREA TO 4,911 SQUARE FEET AT 6 JOURNEY, SUITES 300 AND 325 (USE-2026-01011).

WHEREAS, on October 10, 2011, the Community Director approved an Administrative Use Permit (PA11-035), allowing Aliso CrossFit to operate at 6 Journey, Suite 300. Aliso CrossFit is a fitness facility that provides personal and group training sessions;

WHEREAS, on August 18, 2026, Kellie Wunsch ("Applicant") submitted a Conditional Use Permit, requesting approval to expand the floor area of the existing 2,490 square foot fitness facility by adding the adjoining suite, resulting in a combined tenant space of approximately 4,911 square feet;

WHEREAS, on September 23, 2026, the City Council held a public hearing as prescribed by law and considered written and verbal public testimony that was submitted prior to the hearing and during the hearing and evidence and recommendations presented by staff in the agenda report and oral presentation; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AS FOLLOWS:

Section 1. **Incorporation of Recitals.** The City Council hereby finds and determines that all of the recitals set forth above are true and correct. The above recitals are hereby incorporated as substantive findings of this Resolution.

Section 2. **Findings for Conditional Use Permit USE-2026-01011.** Pursuant to Aliso Viejo Municipal Code §17.74.040.C Required Findings, the City Council hereby makes the following findings of fact and approves the Conditional Use Permit USE-2026-01011, subject to the conditions of approval as set forth in Exhibit "A" and Project plans as set forth in Exhibit "B", which are attached hereto and incorporated herein by reference.

A. Consistency with General Plan. The project is consistent with the general plan and any applicable specific plan. The subject property is located within an existing commercial business park and is designated for nonresidential commercial uses. The continued operation and proposed expansion of an existing fitness facility supports recreational opportunities available to the community, consistent with Goal LU-1, which seeks to provide a diverse mix of land uses to meet the future needs of residents and the business community, and Policy LU-1.4, which supports beneficial recreational opportunities and services for the entire community. The project also advances Policy LU-1.5, which encourages

maximizing the availability and use of recreational facilities within the community, and is consistent with Goal LU-12, which promotes the construction, maintenance, and active use of publicly and privately operated recreation facilities and programs. Additionally, the proposed tenant expansion supports Goal LU-3, which encourages development that provides a solid fiscal foundation for the City and diverse employment opportunities, and Policy LU-3.2, which promotes Aliso Viejo as an employment center responsive to the needs of the business community. Because the project expands existing recreational commercial use within an existing commercial building, is compatible with the surrounding business park environment, and furthers General Plan objectives related to recreation, economic vitality, and commercial services, the proposed fitness facility expansion is consistent with the General Plan.

B. Consistency with Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of this zoning code and is consistent with this code and any applicable specific plan. The project site is located within the Business Park 1 (BP-1) zoning district. The proposed project involves the expansion of the existing fitness facility into the adjacent tenant space (Suite 375), which was previously occupied by Navika USA and is currently vacant. The expanded facility would occupy a combined tenant space of approximately 4,911 square feet. The expanded use will comply with the permitted use provisions of the BP-1 zoning district and the applicable AVMC development standards. No changes are proposed to the existing building footprint, site layout, access, circulation, and no physical modifications are proposed that would create a nonconforming condition. As for parking, the former tenant, Navika USA, operated a distribution and office use, which required one parking space per 1,000 square feet per the AVMC. Health clubs require one parking space per 150 square feet. Based on the proposed 2,421 square foot expansion area, the project would generate a demand for approximately 13 additional parking spaces compared to the previous use. However, a parking study prepared by Kimley-Horn in June 2026 found that the site's existing parking supply of 202 spaces substantially exceeded the observed peak parking demand of 45 occupied spaces. The study was prepared in support of the recently approved Jiu Jitsu studio located within the same building, which was projected to generate a parking demand of 33 spaces. Based on the study's observed peak parking demand of 45 occupied spaces, together with the Jiu Jitsu studio's projected parking demand of 33 spaces, the site would experience a total peak parking demand of 78 spaces. Compared to the site's existing supply of 202 parking spaces, a minimum of 124 parking spaces would remain available during peak demand periods. As the overall tenant mix within the business park has not changed since the study was completed, the existing parking supply is sufficient to accommodate the additional 13 parking spaces required for the proposed fitness facility expansion.

C. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act. The

proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. The project consists of the expansion of an existing fitness facility into an adjoining tenant space within an existing commercial building, involving no expansion of the existing building footprint and no significant change in the intensity of use beyond that contemplated for the commercial center. The proposed project does not involve any exterior modifications or physical changes that would result in a potentially significant environmental impact.

D. Surrounding Uses. Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity. The fitness facility has operated at the project site since 2011 pursuant to Administrative Use Permit PA11-035 without evidence of adverse impacts to neighboring businesses or properties. The proposed project consists solely of expanding the existing operation into an adjacent tenant suite within the same commercial building. The use is compatible with the surrounding commercial and business park uses, and the facility will continue to operate in accordance with all applicable City regulations. Furthermore, adequate parking, access, and circulation are available to accommodate the expanded facility. As such, the project is not expected to result in significant noise, traffic, operational, or other land use compatibility impacts on adjacent properties or the surrounding area.

Section 3. **Custodian of Records.** The custodian of records for this Resolution is the City Clerk and the records comprising the administrative record are located at 12 Journey, Suite 100, Aliso Viejo, CA 92656.

PASSED, APPROVED AND ADOPTED this 7th day of October 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Maria Kendig, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, MARIA KENDIG, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that foregoing is the original Resolution No. 2026-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 7th day of October, 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MARIA KENDIG
CITY CLERK

(SEAL)

Exhibit "A"
Conditions of Approval
Case No. USE-2026-01011

1. Project Description. Approval is for Aliso CrossFit to expand the floor area of the existing 2,490 square foot fitness facility (Suite 300) by adding adjoining Suite 375, resulting in a combined tenant space of approximately 4,911 square feet.

2. Payment of Fees. The Applicant and Applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expenses in ensuring compliance with these conditions. Prior to issuance of a Certificate of Occupancy, the Applicant shall be fully responsible for reimbursing the City of Aliso Viejo for all expenses incurred to assure compliance with all conditions of approval.

3. Compliance with Regulations. The Applicant shall ensure design, maintenance, and operation of the permit area and fixtures thereon shall comply with all applicable regulations of the Municipal Code and all requirements and enactments of Federal, State, County and City authorities. All such requirements and enactments shall by reference become conditions of this permit whether or not they are listed as conditions. The Applicant and Applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

4. Compliance with Conditions. The Applicant shall be fully responsible for knowing and complying with all conditions of approval, including making conditions known to City staff for future governmental permits or actions on the project site. Failure to abide by and faithfully comply with any and all conditions attached to granting these permits may constitute grounds for revocation of the permit(s) in accordance with AVMC Section 15.74.120.

5. Compliance with City Codes. The approved project shall comply with all applicable provisions of the municipal code, including but not limited to provisions of building codes and any conditions imposed as part of the approval process.

6. Compliance with Building Codes. Tenant improvement plans shall be submitted for review, approved and permits issued, and shall comply with standards, regulations and requirements of current editions of the California Building Code, California Plumbing Code, California Mechanical Code, and California Electrical Code, including any local amendments adopted by the City of Aliso Viejo.

7. Noise. The following exterior noise standards, unless otherwise specifically indicated, shall apply to all nonresidential property within the city. If a noise affects both residential and nonresidential property, then the applicable noise standard shall be the arithmetic mean of the applicable standards that apply to residential

and nonresidential property. In the event the noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the noise levels below shall be reduced by five dB(A).

Nonresidential Exterior Noise Standards		
	Noise Level	**Time Period**
Commercial	65 dB(A)	7:00 a.m. – 10:00 p.m.
	60 dB(A)	10:00 p.m. – 7:00 a.m.

8. Indemnification. The Applicant shall indemnify, protect, defend, and hold the city, and/or any of its officials (appointed or elected), officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively 'Actions'), brought against the city, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the city and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the city) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, Planning and Zoning Law, Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed the city shall have the right to approve, which approval will not be unreasonably withheld, legal counsel providing the city's defense, and that Applicant shall reimburse city for any costs and expenses directly and necessarily incurred by the city in the course of the defense. The city shall promptly notify the Applicant of any action brought, and city shall cooperate with the Applicant in defense of the action.

9. Other Agency Approvals. The Applicant shall comply with all applicable requirements of outside agencies having jurisdiction, including but not limited to the local fire authority, water district, and any other local, regional, State, or Federal agencies.

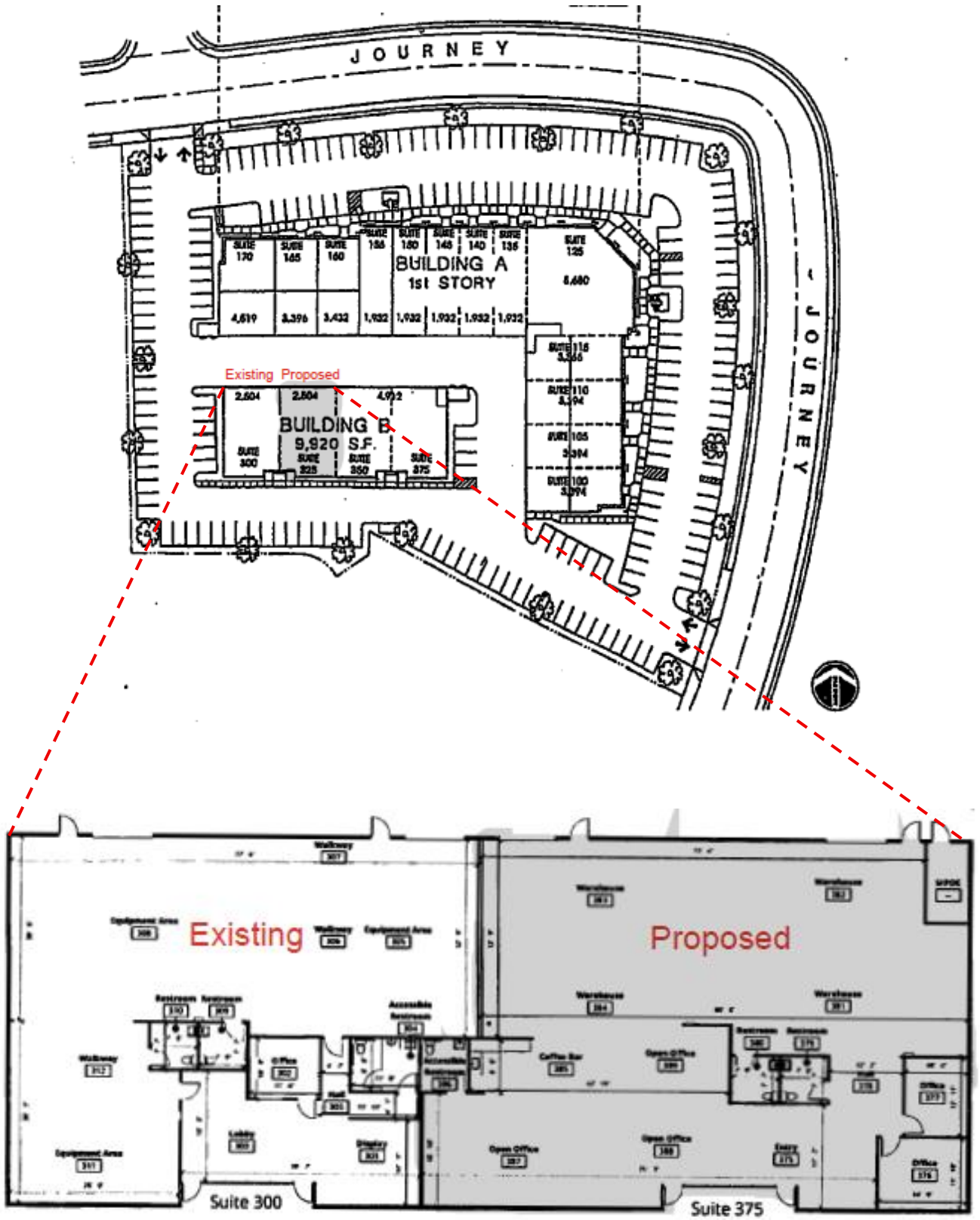
10. Expiration. This approval shall expire and be of no further force or effect if:
    a. The permit is not established within two years of the permit's effective date or such other time period designated by the permit approval, by state law, or by this code; or

b. After establishment, the use or activity for which the permit was approved is discontinued or abandoned for a period of one year.

11. Time Extensions. Upon application before expiration of the period of validity, the City Council may grant or conditionally grant an extension to the period of validity for up to one year per extension if it finds that such an extension is justified by the circumstances of the original findings for the project can still be made with, if necessary, the imposition of conditions not originally imposed on the project. The filing of an application for extension shall stay expiration of the permit until action is taken on the time extension by the decision-making authority. No more than two one-year extensions may be granted or conditionally granted.

12. Revocation of discretionary permits. Any discretionary permit may be revoked by the original decision-making authority pursuant to the provisions of AVMC 15.74.120 (Revocation of Discretionary Permits).

Exhibit "B"
Project Plans



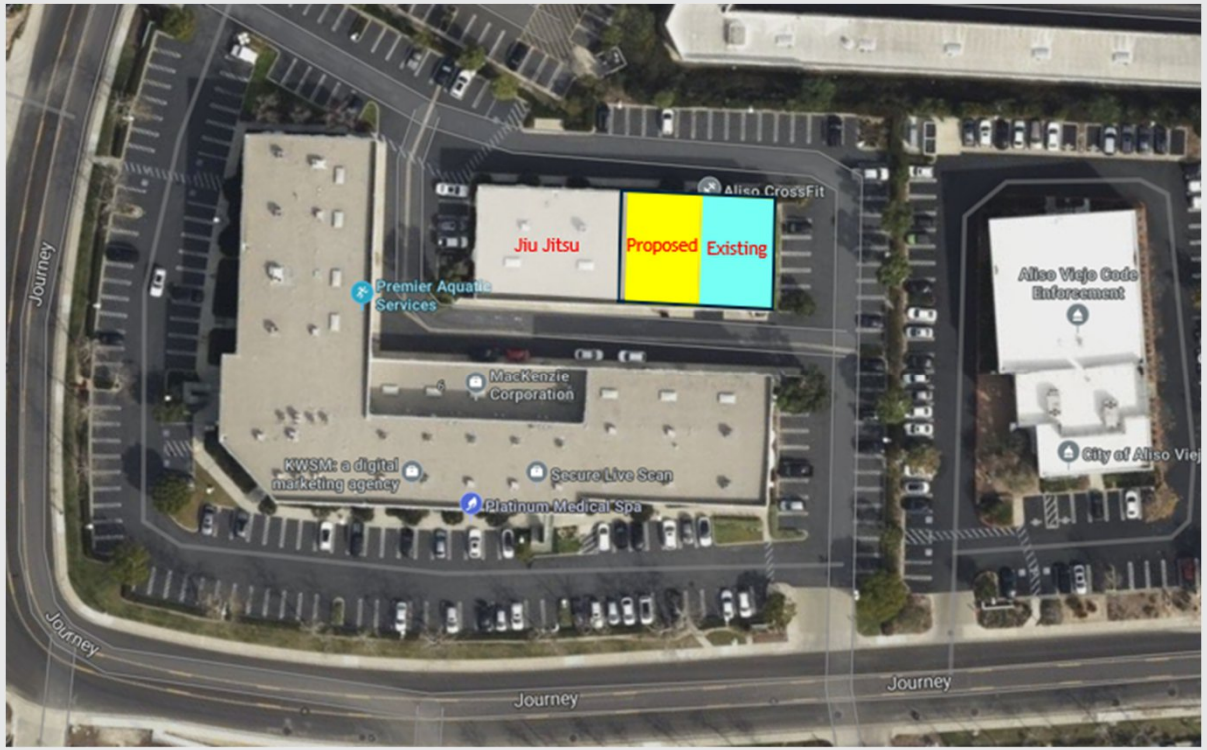
ALISO VIEJO

Aliso CrossFit Expansion

Conditional Use Permit (USE-2026-01011)

6 Journey, Suites 300 & 375

CrossFit



Proposed Expansion

- 2,490 to 4,911 SF

Parking Supply (202)

- Peak Demand (45)
- Jiu Jitsu (33)
- CrossFit (13)

Surplus (111)

City of Aliso Viejo
AGENDA ITEM

DATE: October 7, 2026

TO: Mayor and City Council

FROM: So Kim, Community Development Director
Rose Rivera, Principal Planner

SUBJECT: GENERAL PLAN AMENDMENT GPA-2026-01002, ZONE CHANGE ZC-2026-01001, VESTING TENTATIVE TRACT MAP 19489, SITE DEVELOPMENT PERMIT SDP-2026-01001, DEVELOPMENT AGREEMENT DA-2026-01002 AND ADOPTION OF MITIGATED NEGATIVE DECLARATION CEQA-2026-01004 FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY AT 15 ARGONAUT

Recommended Action:

Conduct a public hearing and:

1. Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM (CEQA-2026-01004) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR GENERAL PLAN AMENDMENT GPA-2026-01002, ZONE CHANGE ZC-2026-01001, VESTING TENTATIVE TRACT MAP 19489, AND DEVELOPMENT AGREEMENT DA-2026-01002 TO ALLOW THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11);

2. Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION AND ASSOCIATED LAND USE MAP FROM BUSINESS PARK TO MEDIUM DENSITY RESIDENTIAL FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11);

3. Introduce for first reading an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A ZONE CHANGE FROM BUSINESS PARK 2 TO MEDIUM DENSITY RESIDENTIAL

DISTRICT FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (623-093-10 & 623-093-11);

4. Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 19489 FOR SUBDIVISION INTO CONDOMINIUM PURPOSES AND SITE DEVELOPMENT PERMIT (SDP-2026-01001) TO ALLOW THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (623-093-10 & 623-093-11); and

5. Introduce for first reading an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT DA-2026-01002 BETWEEN THE CITY AND BRANDYWINE ACQUISITION GROUP, LLC. FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11).

Fiscal Impact:

As part of the Development Agreement, the Applicant will contribute a one-time $2,057,651 fee in public benefits to the City, with the funds deposited into the Development Impact Fund.

Background:

On April 15, 2026, Brandywine Acquisition Group, LLC. (“Applicant”) submitted a General Plan amendment, zone change, vesting tentative tract map, site development permit, and a Development Agreement (DA-2026-01002) application to demolish an existing office building to accommodate the construction of a multi-family residential community at 15 Argonaut (“Project”).

On March 4, 2026, the City Council held a duly noticed public review and provided initial feedback on concept plans for the Project.

Discussion:

Existing Site

The existing site measures 4.4 acres comprised of two parcels (APNs 623-093-10 and 623-093-11) (“Site”). The site is developed with a two-story, 41,000 square foot office building with exterior parking areas and landscaped slopes along the northern and western boundaries. The site is accessed by a single entry/exit located at the southeastern corner of the site and is located within a larger business park. The General Plan land use and zoning designations for the site are Business Park and Business Park 2, respectively. Surrounding land uses are detailed in Table 1 below.

Table 1	**Existing Uses**
North	Attached multi-family and single-family residential
South	Multi-tenant office buildings, light industrial
East	Laboratories, fitness facilities, approved multi-family residential
West	Gas station, fast-food restaurant, auto repair shop, and Brookline Park

Proposed Project

The Applicant is proposing to redevelop the Site by demolishing the existing office building and developing a residential community consisting of 58 townhome units, which includes three units restricted to very low-income households. The Project details are provided in Table 2 below:

Table 2	**Project Details**
Number of Units	• 58 units spread across 10 separate buildings. Each building will consist of five to six attached units. • Three- and four-bedroom units measuring 1,320 to 1,827 square feet in size.
Building	Three-story townhomes, measuring 36' max. height. The exterior of the building will have stucco finish, framed windows with faux shutters, recessed entryway, wrought iron balcony railings, hip and gable roofs with tile.
Parking	A total of 140 parking spaces (116 enclosed, 24 unenclosed) on site which exceeds the minimum required by State Density Bonus Law (SDBL). Each unit will have two enclosed private garages at ground floor level. Each garage will include additional areas for trash bins, water heater, and private storage. Driveways are not proposed. An additional 24 unenclosed guest parking spaces are provided on site.
Common Space	Open space of 9% consisting of 3,194 square feet of amenity areas (BBQ, shade structure, picnic tables, and dog park), and 14,092 square feet spread throughout the site as shared yards, paseos and landscaped areas. The Applicant requests a State Density Bonus Law (SDBL) concession to reduce the minimum common open space requirement from 25% as required by the AVMC to 9%. Additionally, the 1.93 acres of existing open space slopes would be preserved.
Miscellaneous	Community will not be gated, however, the perimeter of the site will be secured with fencing and landscaped. Entrance to the site will be enhanced with paving, signage, and accent trees. Streetlights, bollards, and shade structure lighting will be designed with recessed, downward-facing light sources.

Table 2	Project Details
Grading	Construction is anticipated to maintain existing grades and would result in approximately 473 cubic yards of soil export.
Infrastructure	New onsite water lines, sewer lines, storm drains, underground storm water facility, and fire hydrants.

Entitlements

The Project requires approval of a General Plan Amendment, Zone Change, Vesting Tentative Tract Map, Site Development Permit, and Development Agreement. Additionally, the Project qualifies for the State Density Bonus Program, and the Applicant is requesting specific waivers and concessions. Each of these components is discussed in detail below.

General Plan Amendment

The Applicant requests to change the existing office use to residential use to develop the Project. This requires an amendment to the General Plan land use designation from Business Park to Medium Density Residential. Pursuant to Aliso Viejo Municipal Code ("AVMC") Section 15.78.020 (General Plan Amendments), the City Council must make the following findings prior to approving the general plan amendment:

1. Public Welfare. Approval of the amendment will not create conditions materially detrimental to the public health, safety, and general welfare.

   While the Site is located within a larger business park area, it is situated in proximity to the recently approved 95 Argonaut residential development, which also involved the redevelopment of a business park use for residential use. Similar to 95 Argonaut, the proposed Project would introduce a three-story attached townhome development at a scale compatible with existing residential neighborhoods that are located directly north of the Site across Glenwood Drive, including both multi-family and single-family residential development. The proposed Project incorporates similar architectural features as 95 Argonaut and adjacent residential communities such as stucco exteriors, tile roofs, wrought-iron balconies, recessed entries, and shared open-space areas. As proposed, the Project incorporates architectural and site design elements that are generally consistent with the character of nearby residential development and would provide a transition between the surrounding residential neighborhoods and the remaining business park uses in the area. Both projects feature multi-story attached residential units with comparable architectural character, private garages, guest parking, landscaped common open space, and enhanced site entries.

   Additionally, the Site is situated in an area with established infrastructure, including roads, utilities, and public services, that can adequately support residential development. As part of the environmental assessment, the Project required comprehensive studies addressing air quality, energy, greenhouse gas emissions,

biological resources, cultural resources, geotechnical conditions, hydrology and water quality, noise, and transportation impacts. As discussed further in the Environmental Assessment section below, these studies concluded that the Project would result in less-than-significant impacts with the implementation of proposed mitigation measures. The Project plans also cleared preliminary review by the Orange County Fire Authority (OCFA).

Furthermore, the Project aligns with the City's housing goals by facilitating the development of new housing opportunities. Future construction on the Site will be subject to plan check review and inspection process to ensure full compliance with applicable building and safety standards. Therefore, this finding can be made.

2. Internal General Plan Consistency. The amendment is internally consistent with those goals, objectives, and policies of the general plan that are not being amended.

   The proposed amendment is consistent with the goals and policies of the General Plan listed below in that it incorporates landscaping aligned with the City Council-approved plant palette, emphasizing low-water, drought-tolerant species; features building materials, colors, and architectural design that are compatible with the surrounding residential communities; public benefit fees; proposes three affordable housing units restricted to very low-income households, thereby enhancing housing diversity and affordability; and introduces rezoning to facilitate residential development that includes affordable units in support of the City's housing objectives. Therefore, this finding can be made.

   In the General Plan, COS' refers to Conservation and Open Space policies, H' for Housing policies and goals, and 'LU' for Land Use policies.

   - Policy COS-1.2 Reduce the amount of water used for landscaping and increase use of native and low water plants. Maximize use of native, low-water plants for landscaping of areas adjacent to sidewalks or other impermeable surfaces.
   - Policy COS-4.2 Encourage and maintain high-quality architectural and landscaping designs that enhance or complement the community's visual character.
   - Policy COS-7.5 Ensure that new development provides park land and/or improvements at a fair share ratio, pursuant to the City's Parkland Ordinance.
   - Goal H-1: Encourage a diversity of housing types and provide affordability levels within Aliso Viejo to meet the needs of community residents.
   - Policy H-1.1 Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community through the disbursement of affordable units in projects.
   - Policy H-1.2 Encourage through the use of density bonuses and rezoning to allow for residential development, development of affordable housing opportunities throughout the community, as well as development of housing for

elderly and low- and moderate-income households near public transportation services.

- Policy H-1.4 Ensure that a portion of future residential development is affordable to low- and very-low-income households by designating certain sites as having the potential to be used for residential uses.
- Policy H-3.8 Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
- Policy LU-12.2 As a condition upon new development, require payment of park fees and/or dedication and provision of parkland, recreation facilities and/or multi-use trails that improve the public and private recreation system.

3. Land Use Compatibility. In the case of amendments to the General Plan land use policy map, the new designation is compatible with the designations on nearby properties.

   The Site is located at the edge of a larger business park and directly across from established multi-family and single-family residential neighborhoods. The proposed project is similar to a recently approved development at 95 Argonaut project, which is located on the same street within the same business park area. Both projects involve the conversion of an office property to a residential townhome community and introduce a land use that is compatible with nearby residential neighborhoods. The adjacent multi-family development shares several characteristics with the Project, including large attached-unit buildings, stucco exteriors, tile roofing, wrought iron balconies, recessed entryways, and shared open space without private driveways. These similarities ensure architectural and functional continuity between the Project and existing residential uses. The proposed land use designation therefore complements the surrounding residential character. Therefore, this finding can be made.

4. Property Suitability. In the case of amendments to the general plan land use policy map, the new designation is suitable for the location, access, visual character and topography of the subject property.

   The property is located along established roadways with adequate vehicular and pedestrian access and is supported by existing infrastructure, including utilities and public services, sufficient to accommodate residential development. The Site is generally flat within the developed portion, with sloped areas adjacent to Glenwood Drive and Aliso Creek Road. The proposed Project would retain the existing slope, utilize existing access from Argonaut, and incorporate site improvements consistent with applicable engineering and design standards. The proposed residential development includes architectural, landscaping, and site design elements that are similar to those found in nearby residential communities north of the Site, including attached residential development across Glenwood Drive and also the recently approved residential townhomes at 95 Argonaut. In addition, the Site is located between existing residential neighborhoods and surrounding

business park uses, making it suitable for the proposed Medium Density Residential land use designation. Therefore, this finding can be made.

Zone Change

In addition to the proposed General Plan amendment, the Project requires a zoning designation change for the Site from Business Park 2 to Medium Density Residential. Pursuant to AVMC Section 15.78.040 (Zone Change and Prezoning), the City Council must make the following findings prior to approving the zone change. All these findings can be made, as evidenced in the above General Plan Amendment Findings.

1. Public Welfare. Approval of the zone change will not create conditions materially detrimental to the public health, safety and general welfare.

2. General Plan Consistency. The zone change is consistent with the goals, objectives, and policies of the general plan and any applicable specific plan.

3. Land Use Compatibility. The zone change is compatible with the zoning and land use on nearby properties.

4. Property Suitability. The zone change is suitable for the location, access, visual character and topography of the subject property.

Vesting Tentative Tract Map

Pursuant to the requirements of the California Subdivision Map Act (Gov. Code §§ 66410 et seq.) and Title 14 of the Aliso Viejo Municipal Code, no tentative map shall be approved unless the following findings of consistency with the General Plan and compliance with CEQA have been made.

1. The proposed map is consistent with the applicable General and Specific Plans.

   The Site has a General Plan land use designation of Business Park. The Applicant proposes a General Plan Amendment to re-designate the property for Medium Density Residential, which allows for residential development of eight to 18 dwelling units per acre. The Vesting Tentative Tract Map proposes 58 multi-family homes on 4.4 acres, resulting in a density of 13.2 dwelling units per acre. As conditioned, the Vesting Tentative Tract Map will not take effect unless the General Plan Amendment, Zone Change, Site Development Permit, and Development Agreement take effect. Accordingly, the proposed map would be consistent with the applicable General Plan Land Use designation. There is no applicable Specific Plan for the Site. Therefore, this finding can be made.

2. The design or improvement of the proposed subdivision is consistent with the General and Specific Plans.

The Project is consistent with the goals and policies of the Conservation and Open Space, Housing, and Land Use element in that the Project promotes orderly growth, provides a compatible transition between non-residential and residential uses, supports housing objectives by creating new residential opportunities, and utilizes existing infrastructure in a manner consistent with the community's long-term vision and planning framework. The Project is also subject to mitigation measures and conditions of approval that address potential impacts related to traffic, noise, air quality, and emergency access. There is no applicable Specific Plan for the Project site. Therefore, this finding can be made.

3. The site is physically suitable for the type of development.

   The Site is generally level, has adequate access from existing public streets, and is served by established infrastructure systems including water, sewer, storm drainage, and utilities. The Site's size, configuration, and surrounding land use context are appropriate to accommodate the Project consistent with applicable zoning and General Plan designations. No unusual topographic, geologic, or environmental conditions have been identified that would render the site unsuitable for residential use. Therefore, this finding can be made.

4. The site is physically suitable for the proposed density of development.

   The Project includes a General Plan Amendment to re-designate the property to Medium Density Residential, which permits residential development at a range of eight to 18 dwelling units per acre. The Vesting Tentative Tract Map proposes 58 multi-family homes on 4.4 acres, resulting in a density of approximately 13.2 dwelling units per acre. This proposed density falls within the allowable range for the Medium-Density Residential designation. Therefore, this finding can be made.

5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

   The Project site is currently developed with an office building, surface parking lot, and landscaping. There is no fish, wildlife, or any habitat that would be affected by the Project.

6. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

   The Project will be served by existing off-site infrastructure, with new on-site water, sewer, and storm drain facilities designed to connect to and extend those systems. All facilities have adequate capacity to accommodate the proposed residential use. The subdivision design incorporates standard improvements, including paved streets, sidewalks, street lighting, and utility connections that will be constructed in compliance with applicable building codes and City engineering standards. The

Initial Study prepared for the Project did not identify any conditions that would result in significant public health impacts, and all potentially significant effects have been mitigated to less-than-significant levels.

7. The design of the subdivision or the type of improvements will not conflict with existing easements, acquired by the public at large, for access through or use of property within the subdivision.

   The Project as conditioned requires the Applicant to obtain easement holders' authorization for any improvements or encroachments prior to building permit issuance.

8. The advisory agency shall determine whether the discharge of waste from the proposed subdivision into an existing sanitary sewer system would result in or add to a violation of existing requirements prescribed by either the Santa Ana or San Diego Regional Water Quality Control Boards.

   The Initial Study/Mitigated Negative Declaration (IS/MND) identified the Moulton Niguel Water District (MNWD) collection system for treatment at existing regional treatment facilities and concluded that the project would not violate any water quality standards or waste discharge requirements, nor substantially degrade surface water or groundwater quality. In correspondence dated October 1, 2025, MNWD indicated that it will provide water, recycled water, and wastewater service to the proposed development and that a preliminary review suggests adequate water supply and sewer capacity are available to serve the project. The project remains subject to all applicable federal, State, regional, and local water quality regulations, including National Pollutant Discharge Elimination System requirements, implementation of the approved Water Quality Management Plan, and applicable Regional Water Quality Control Board regulations.

9. If the advisory agency approves or conditionally approves a tentative map which deviates from any standard of design as allowed by AVMC, the advisory agency shall make a finding that each such deviation has been individually considered and found to be justified based upon specific special circumstances.

   No deviations from the subdivision design standards are proposed as part of the Vesting Tentative Tract Map. Accordingly, no deviations require consideration or justification based on special circumstances.

Site Development Permit

The purpose of a site development permit ("SDP") is to ensure that new development conforms to the development and design provisions of the AVMC, including but not limited to permitted uses, development standards, and supplemental regulations. Pursuant to AVMC Section 15.74.020 (Site Development Permits), the City Council must make the following findings prior to approving the SDP:

1. Consistency with General Plan. The Project is consistent with the general plan and any applicable specific plan.

   The Project includes a General Plan Amendment ("GPA"). As detailed in the preceding GPA section, all required findings to support the amendment can be made.

2. Consistency with Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of this zoning code and is consistent with this code and any applicable specific plan.

   The proposed zone change to Medium Density Residential, together with the associated development, is compatible with surrounding land uses, providing a transition that complements the existing neighborhood character. The property is suitable for residential use based on its location, access, visual character, and topography, and existing infrastructure is adequate to support the proposed development. The Project includes requests for incentives, concessions, and waivers pursuant to California State Density Bonus Law (Government Code Section 65915). The Project provides three deed-restricted very low-income units, representing at least five percent of the total units, and therefore qualifies for consideration of the requested density bonus incentives and waivers. The requested modifications include a one-foot increase in building height, a reduction in common open space, reduced perimeter setbacks, and reduced minimum boundary landscaping standards.

   In addition, the Project qualifies for a reduced parking requirement under State Density Bonus Law. Based on the applicable density bonus parking ratio, the Project is required to provide a minimum of 130 parking spaces. The Project proposes 140 parking spaces, consisting of 116 private residential parking spaces within garages and 24 unenclosed guest parking spaces, including one ADA-accessible space. Accordingly, the Project exceeds the minimum parking requirement established under State Density Bonus Law.

   With these provisions, the Project conforms to the permitted use requirements and development standards of the zoning code and remains consistent with all applicable Specific Plan regulations. Therefore, this finding can be made.

3. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act. This finding can be made as evidenced in the Environmental Analysis below.

4. Architectural Design. The architectural design of the Project, including but not limited to the architectural style, scale, building mass, materials, colors, architectural details, and roof style, is compatible with surrounding development.

Directly north of the site are established multi-family and single-family residential communities. The adjacent multi-family development, in particular, shares several defining characteristics with the Project, including similarly scaled buildings composed of six attached units. The architectural style is complementary, featuring stucco exteriors, tile roofing, wrought iron balconies, recessed entryways, and communal open space without private driveways. The surrounding single-family tract homes also reflect a consistent architectural design, with comparable color palettes, exterior finishes, and material selections. The Project further enhances this compatibility through the inclusion of framed windows, some accented with faux shutters, as well as a mix of hip and gable roof forms, which reflects the roof styles found in nearby residences. The proposed Project consists of similar attached townhome units with comparable building massing, architectural features, private garages, guest parking, landscaped common open-space amenities as the recently approved 95 Argonaut development, further demonstrating architectural compatibility. Both projects are designed to transition former office properties to residential communities while maintaining architectural consistency with surrounding neighborhoods. Collectively, these design elements ensure compatibility with the surrounding development and this finding can be made.

5. Site Design. The site design of the Project, including but not limited to project entries, interior circulation, pedestrian and bicycle access, pedestrian amenities, screening of equipment and trash enclosures, exterior lighting, and other site design elements, is compatible with surrounding development.

   Based on the analysis provided in the Initial Study and supporting documentation, the Project will retain the existing single-entry driveway at the southern end of the site along Argonaut. The internal private roadway system designed to provide two-way access to residential garages and guest parking spaces, emergency access, hydrant placement has been reviewed and conceptually approved by both the Building Division and the OCFA. Each unit will include an enclosed private garage with dedicated space for trash bin storage. Approximately 9% of the site will be dedicated to open space, including a private park, shared yards, pedestrian walkways, and perimeter landscaping. Perimeter fencing and exterior mechanical equipment will be screened with additional landscaping, and the site entrance will be enhanced with decorative paving, signage, and accent trees. Lighting throughout the site, including streetlights, bollards, and shade structures, will be designed with recessed, downward-facing fixtures to minimize light spill. These design elements are compatible with surrounding residential communities, and the required finding can be made.

6. Landscape Design. Project landscaping, including but not limited to the location, type, size, color, texture, and coverage of plant materials, has been designed so as to provide visual relief, complement buildings, visually emphasize prominent design elements and vistas, screen undesirable views, provide a harmonious

transition between adjacent land uses and between development and open space, and provide an overall unifying influence to enhance the visual continuity of the Project.

The Project incorporates a landscape plan that enhances the overall visual continuity of the site and complements the architectural character of the development. Existing landscaped slopes and mature screening trees along the northern and western boundaries will be preserved, maintaining established landscape buffers adjacent to Glenwood Drive and Aliso Creek Road. The Project provides common open-space amenities, including a community garden, dog play area, shade structure, barbeque area, pedestrian walkways, and landscaped gathering areas. In addition, approximately 7,611 square feet of private yard area is provided for individual residential units, and preserved open-space slope areas remain throughout the Site. Landscaping is also proposed around the exterior mechanical equipment and perimeter fencing to screen undesirable views. The site entrance is designed to create a welcoming and visually prominent focal point, enhanced with decorative paving, signage, and accent trees. The proposed landscaping aligns with the City Council-approved plant palette, emphasizing low-water, drought-tolerant species. Therefore, this finding can be made.

Development Agreement

This Project requires land use and zoning changes from office to residential, which requires Development Agreement DA-2026-01002 ("DA") to ensure the Project is implemented as approved, minimize potential adverse impacts, and secure long-term community benefits. Under the DA (Attachment 5, Exhibit A), the Applicant has agreed to contribute a one-time public impact fee of $2,057,651. Full payment must be made to the City prior to the issuance of any permit, and no permit will be issued until the City has received the payment and confirmed compliance with all applicable fee requirements.

Pursuant to AVMC 15.82.010 (Development Agreements and Other Actions), the City Council must make the following findings prior to approving the DA:

1. Public Welfare. Approval of the development agreement will not create conditions materially detrimental to the public health, safety and general welfare.

   The Project is consistent with the policies and regulations of the proposed Medium-Density Residential zoning district. The DA includes provisions to ensure compliance with applicable land use regulations, defines the scope of the Project, and identifies the public benefit obligations of the Applicant. The Project is compatible with the existing and recently approved multi-family and single-family communities in terms of layout, architectural style, materials, and open space; the site is served by existing infrastructure, including roads, utilities, and public services sufficient to support residential development; that the environmental assessment determined impacts would be less than significant with mitigation; the Project advances the City's housing goals by creating new housing opportunities;

and future construction will be subject to plan check review and inspection to ensure compliance with all applicable building and safety standards. Therefore, this finding can be made.

2. General Plan Consistency. The development agreement is consistent with the goals, objectives, and policies of the general plan and any applicable specific plan.

   The Project is consistent with the goals and policies of the Conservation and Open Space, Housing, and Land Use elements in that the Project promotes orderly growth, provides a compatible transition between non-residential and residential uses, supports housing objectives by creating new residential opportunities, and utilizes existing infrastructure in a manner consistent with the community's long-term vision and planning framework. The Project is also subject to mitigation measures and conditions of approval that address potential impacts related to biological resources, geology and soils, cultural and tribal resources, and hazards and hazardous materials. The DA incorporates, among other provisions, the scope of the Project, compliance with governing regulations, and the Applicant's public benefit obligations, ensuring that this finding can be made.

Environmental:

Pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, the City prepared an Initial Study/Mitigated Negative Declaration ("IS/MND") to evaluate the potential environmental impacts of the proposed Project. The analysis concluded that the Project could result in potentially significant environmental impacts; however, all such impacts can be reduced to less-than-significant levels through the implementation of mitigation measures. As a result, the City also prepared a Mitigation Monitoring and Reporting Program ("MMRP") in compliance with CEQA.

The IS/MND was circulated for a 20-day public review period beginning on August 21, 2026. However, because the Notice of Intent was not posted at the County Recorder's Office until August 28, 2026, the public review period was extended by an additional seven days to ensure the full review period commenced upon posting. Accordingly, the IS/MND was available for public review from August 21 through September 17, 2026. Distribution included the State Clearinghouse, required public agencies, property owners within a 300-foot radius of the Project site, and interested parties. One comment was received from the State Department of Transportation (Caltrans) (Attachment 1, Exhibit C), In its letter, Caltrans expressed support for the City's efforts to provide additional housing opportunities and acknowledged the relationship between transportation and land use planning. Caltrans provided recommendations related to bicycle parking, pedestrian and bicycle connectivity, Complete Streets features, electric vehicle infrastructure, delivery and truck circulation, and construction traffic management. Caltrans did not identify any significant concerns regarding impacts on the State Highway System or request additional environmental analysis or mitigation measures. (Attachment 4, Exhibit A).

The IS/MND determined that the Project would not result in significant impacts to aesthetics, agricultural and forestry resources, air quality, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities and service systems, or wildfire. However, it identified potentially significant impacts to biological resources, cultural resources, tribal cultural resources, and geology and soils. With the implementation of mitigation measures, these impacts would be reduced to less than significant levels. The mitigation measures are detailed in the Mitigation Monitoring and Reporting Program (MMRP) (Attachment 1, Exhibit B) and have been incorporated into the Conditions of Approval (Attachment 4, Exhibit A) for the Project.

City Staff recommends that the City Council adopt the IS/MND and MMRP based on the findings set forth in the accompanying resolution. If the Project is approved, a Notice of Determination must be filed with the County Clerk and the State Clearinghouse within five working days of approval.

Attachments:

1. Resolution (Mitigated Negative Declaration)
   a. Exhibit A – Initial Study/Mitigated Negative Declaration (ISMND)
   b. Exhibit B – Mitigation Monitoring and Reporting Program
   c. Exhibit C – Response to Comments

2. Resolution (General Plan Amendment)
   a. Exhibit A – Amendment to the General Plan Land Use Map

3. Ordinance (Zone Change)
   a. Exhibit A – Zone Change Map

4. Resolution (Vesting Tentative Tract Map and Site Development Permit)
   a. Exhibit A – Conditions of Approval
   b. Exhibit B – Proposed Plans

5. Ordinance (Development Agreement)
   a. Exhibit A – Development Agreement

6. Presentation

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM (CEQA-2026-01004) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR GENERAL PLAN AMENDMENT GPA-2026-01002, ZONE CHANGE ZC-2026-01001, SITE DEVELOPMENT PERMIT SDP-2026-01001, VESTING TENTATIVE TRACT MAP 19489, AND DEVELOPMENT AGREEMENT 2026-01002 TO ALLOW THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11).

WHEREAS, On April 15, 2026, Brandywine Acquisition Group, LLC ("Applicant") submitted a general plan amendment, zone change, vesting tentative tract map, site development permit, and a development agreement application to demolish an existing office building to accommodate the construction of a multi-family residential community at 15 Argonaut ("Project");

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (Collectively, "CEQA"), the City is the lead agency for the proposed Project;

WHEREAS, in accordance with State CEQA Guidelines section 15063, the City prepared an Initial Study to analyze whether the proposed Project may cause a potentially significant effect on the environment;

WHEREAS, based on the information contained in the Initial Study, which concluded that the proposed Project could have potentially significant impacts but that those impacts could be reduced to less than significant levels with implementation of proposed mitigation measures, the City determined that a Mitigated Negative Declaration ("MND") should be prepared for the proposed Project;

WHEREAS, the Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse Number [SCH] 2026080753) was prepared pursuant to CEQA and the State CEQA Guidelines;

WHEREAS, pursuant to CEQA, the City prepared a program for reporting on or monitoring the changes which it has either required in the proposed Project or made a condition of approval to mitigate or avoid potential significant environmental effects (the "Mitigation Monitoring and Reporting Program" or "MMRP");

WHEREAS, in accordance with State CEQA Guidelines sections 15072 and 15073, the IS/MND was circulated for public review beginning August 21, 2026 through September

17, 2026. However, because the Notice of Intent was not posted at the County Recorder's Office until August 28, 2026, the public review period was extended by an additional seven days to ensure the full review period commenced upon posting. Accordingly, the IS/MND was available for public review from August 21 through September 17, 2026;

WHEREAS, the City received one comment from the California Department of Transportation (Caltrans), which the City has reviewed and responded to;

WHEREAS, during the public review and comment period, copies of the IS/MND were available for review and inspection at the City of Aliso Viejo, Community Development Department and on the City's website;

WHEREAS, the City has reviewed the final IS/MND, and relevant information contained in the record regarding the Project, and determined that all legal prerequisites to the adoption of the resolution have been met;

WHEREAS, on September 15, 2026, the City gave public notice of the City Council public hearing for consideration of Mitigated Negative Declaration CEQA-2026-01004, General Plan Amendment GPA-2026-01002, Zone Change ZC-2026-01001, Vesting Tentative Tract Map 19489, Site Development Permit SDP-2026-01001 and Development Agreement DA-2026-01002 for the Project by publishing in a newspaper of general circulation; posting notices at City Hall and the Project site; and mailing notices to owners of property within 300 feet, to the project applicant, and to local agencies that provide water, sewage, electricity and schools;

WHEREAS, on October 7, 2026, the City Council held a public hearing as prescribed by law and considered written and verbal public testimony that was submitted prior to the hearing and during the hearing, and evidence and recommendations presented by staff in the agenda report and oral presentation;

WHEREAS, no comments made in the public hearing conducted by the City, and no additional information submitted to the City, have resulted in substantial new information requiring substantial revisions that would trigger recirculation of the IS/MND or additional environmental review of the proposed Project under State CEQA Guidelines section 15073.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AS FOLLOWS:

Section 1. **Incorporation of Recitals.** The City Council hereby finds and determines that all of the recitals set forth above are true and correct. The above recitals are hereby incorporated as substantive findings of this Resolution.

Section 2: **Compliance with CEQA.** The City Council has reviewed and considered the information contained in the IS/MND, comments received, and other documents contained in the administrative record for the Project. The City Council finds that the IS/MND has been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.

Section 3. **Findings.** Based on the whole record before it, including the IS/MND, the administrative record and all other written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project are either less than significant or can be mitigated to less than significant levels with the mitigation measures outlined in the IS/MND, and the Mitigation Monitoring and Reporting Program. The City Council finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impact. The City Council finds that the IS/MND contains complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City.

Section 4. **Adoption of The Mitigated Negative Declaration**. The City hereby approves and adopts the IS/MND, which is hereby attached to this Resolution as Exhibit "A."

Section 5. **Adoption of The Mitigation Monitoring And Reporting Program.** The City hereby adopts the MMRP, which is hereby attached to this Resolution as Exhibit "B." In the event of any inconsistencies between the mitigation measures as set forth in the IS/MND and the MMRP, the MMRP shall control.

Section 6. **Notice of Determination**. The City directs Staff to prepare, execute, and file a Notice of Determination with the County Clerk and the State Clearinghouse within five (5) working days of the passage and adoption of this Resolution.

Section 7: **Location of Documents.** The administrative record for the Project is maintained at City Hall located at 12 Journey, Suite 100, Aliso Viejo, CA 92656. The custodian of records is the City Clerk.

Section 8. **Execution of Resolution**. The Mayor shall sign this Resolution, and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this 7th day of October 2026.

_____
Max Duncan, Mayor

APPROVED AS TO FORM:

ATTEST:

_____	_____
Scott C. Smith, City Attorney	Maria Kendig, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, Maria Kendig, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2026-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 7th day of October 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MARIA KENDIG, CITY CLERK

(SEAL)

Exhibit “A”
Initial Study/Mitigated Negative Declaration

Exhibit “B”
Mitigation Monitoring Program

Exhibit “C”
Response to Comments

FCS
An ADEC Innovation

15 Argonaut Project

Draft Initial Study/Mitigated Negative Declaration

City of Aliso Viejo, Orange County, California

PREPARED FOR:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
949.425.2525

Contact: So Kim, Community Development Director

PREPARED BY:

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Table of Contents

Acronyms and Abbreviations vii

1 - Introduction and Project Description 1

1.1 - Purpose 1
1.2 - Project Location 1
1.3 - Environmental Setting 1
1.4 - Project Description 7
1.4.1 - Land Use Designation and Zoning 7
1.4.2 - Surrounding Land Uses 7
1.5 - Required Approvals 21
1.6 - Intended Uses of This Document 21

2 - Environmental Checklist and Environmental Evaluation 23

2.1 Aesthetics 24
2.2 Agriculture and Forestry Resources 30
2.3 Air Quality 33
2.4 Biological Resources 49
2.5 Cultural Resources 55
2.6 Energy 61
2.7 Geology and Soils 65
2.8 Greenhouse Gas Emissions 76
2.9 Hazards and Hazardous Materials 82
2.10 Hydrology and Water Quality 91
2.11 Land Use and Planning 101
2.12 Mineral Resources 109
2.13 Noise 111
2.14 Population and Housing 120
2.15 Public Services 123
2.16 Recreation 130
2.17 Transportation 133
2.18 Tribal Cultural Resources 139
2.19 Utilities and Service Systems 145
2.20 Wildfire 154
2.21 Mandatory Findings of Significance 158

3 - List of Preparers 163

Appendix A: Air Quality, Energy, and GHG Supporting Information

Appendix B: Biological Resources Supporting Information

Appendix C: Cultural Resources Supporting Information

Appendix D: Geology and Soils Supporting Information

Appendix E: Hazards and Hazardous Materials Supporting Information

E.1 - Phase I Environmental Site Assessment

E.2 - Phase II Environmental Site Assessment

Appendix F: Hydrology and Water Quality Supporting Information

F.1 - Water Quality Management Plan

F.2 - Drainage Report

Appendix G: Noise Supporting Information

Appendix H: Public Service Letters

H.1 - Orange County Fire Authority

H.2 - Orange County Sheriff's Department

H.3 - Aliso Viejo Parks Services

H.4 - Capistrano Unified School District

H.5 - Orange County Public Libraries

Appendix I: Transportation Supporting Information

Tables

Table 1: Unmitigated Construction—Maximum Daily Regional Emissions by Year 38
Table 2: Maximum Daily Operational Regional Pollutants 40
Table 3: Construction Localized Significance Screening Analysis 43
Table 4: Operational Localized Screening Significance Analysis 44
Table 5: Screening Levels for Potential Odor Sources 47
Table 6: Proposed Project Construction Greenhouse Gas Emissions 78
Table 7: Operational Greenhouse Gas Emissions—Unmitigated 79
Table 8: Project Consistency with Applicable General Plan Policies 102
Table 9: Existing Ambient Noise Levels on the Project Site 112
Table 10: Residential Noise Standards 113
Table 11: Exterior Noise Standards 114
Table 12: Multiple Dry Year Supply and Demand Comparison (AFY) 148
Table 13: Current Projects in the Vicinity of the Proposed Project 160

Exhibits

Exhibit 1: Regional Location Map 3
Exhibit 2: Local Vicinity Map 5
Exhibit 3: General Plan Land Use Map 9
Exhibit 4: Zoning Map 11
Exhibit 5: Site Plan 15
Exhibit 6: Exterior Elevations 17

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ACM	asbestos-containing material
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AERMOD	American Meteorological Society/EPA Regulatory Model
AFY	acre-feet per year
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
AVCA	Aliso Viejo Community Association
AVTIG	Aliso Viejo Transportation Impact Guidelines
Basin Plan	Water Quality Control Plan for the San Diego Basin
BERD	Built Environment Resource Directory
bgs	below ground surface
BMP	Best Management Practice
Cal/EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
Cal/OSHA	Division of Occupational Safety and Health
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CASQA	California Stormwater Quality Association
CBC	California Building Standards Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
cfs	cubic feet per second
CGS	California Geologic Survey
CHL	California Historic Landmarks
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level

CNPS	California Native Plant Society
CNPS Inventory	CNPS Inventory of Rare plants
CO	carbon monoxide
CO_2e	carbon dioxide equivalent
COA	Condition of Approval
CPHI	California Points of Historical Interest
CPTED	Crime Prevention Through Environmental Design
CRHR	California Register of Historical Resources
CUSD	Capistrano Unified School District
CVC	California Vehicle Code
cy	cubic yard
DAMP	Drainage Area Management Plan
dB	decibels
dBA	A-weighted decibels
DOF	California Department of Finance
DPM	diesel particulate matter
DPR	California Department of Parks and Recreation
DTSC	California Department of Toxic Substance Control
du/acre	dwelling units per acre
EMFAC	Emission Factors mobile source emissions model
EOP	Emergency Operations Plan
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
EV	electric vehicle
EVSE	electric vehicle supply equipment
FCS	FirstCarbon Solutions
FEMA	Federal Emergency Management Agency
FGC	Fish and Game Code
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GAMAQI	Guidance for Assessing and Mitigating Air Quality Impacts
GHG	greenhouse gas
GIS	Geographic Information System
GPA	General Plan Amendment

GPCD	gallons per capita per day
GPD	gallons per day
HARP2	Hotspots Analysis and Reporting Program
HCP	Habitat Conservation Plan
HDR	High Density Residential
HRA	Health Risk Assessment
HQTA	High-quality Transit Area
HVAC	heating, ventilation, and air conditioning
iDigBio	Integrated Digitized Biocollections
in/sec	inch per second
IPaC	Information for Planning and Consultation
IS/MND	Initial Study/Mitigated Negative Declaration
kWh	kilowatt hours
LAFCo	Local Agency Formation Commission
LBP	lead-based paint
lbs	pounds
L_{dn}	day/night sound level
L_{eq}	equivalent continuous sound level
LID	Low Impact Development
L_{max}	maximum instantaneous noise level
LOS	Level of Service
LRA	Local Responsibility Area
LST	localized significance threshold
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MEP	Maximum Extent Practicable
MDR	Medium-Density Residential
MGD	million gallons per day
MLD	Most Likely Descendant
MM	Mitigation Measure
MNWD	Moulton Niguel Water District
mph	miles per hour
MPO	Metropolitan Planning Organization
MS4	Municipal Separate Storm Sewer System
MT	metric tons
Metropolitan	Metropolitan Water District of Southern California

MWDOC	Municipal Water District of Orange County
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
NFHL	National Flood Hazard Layer
NHM	Natural History Museum of Los Angeles County
NO_X	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
OCFA	Orange County Fire Authority
OCSD	Orange County Sheriff's Department
OCTA	Orange County Transportation Authority
OEHHA	California Office of Environmental Health Hazard Assessment
PM_{10}	particulate matter less than 10 microns in diameter
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
ppm	parts per million
PPV	peak particle velocity
PRIMP	Paleontological Resources Impact Mitigation Program
PV	photovoltaic
PWQMP	Preliminary Water Quality Management Plan
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RHNA	Regional Housing Needs Assessment
RM	Residential–Medium Density
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison Company
SEMS	Standardized Emergency Management System
SIP	State Implementation Plan
SLF	Sacred Lands File
SoCAB	South Coast Air Basin
South Coast AQMD	South Coast Air Quality Management District
SoCalGas	Southern California Gas Company

SOCWA	South Orange County Wastewater Authority
SO_2	sulfur dioxide
SO_x	sulfur oxides
SR	State Route
SRA	State Responsibility Area
SRRE	Source Reduction and Recycling Element
State Water Board	California State Water Resources Control Board
SVP	Society of Vertebrate Paleontology
SWIS	Solid Waste Information System
SWMP	Storm Water Management Plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
TAC	toxic air contaminant
TCR	Tribal Cultural Resource
The Nat	San Diego Natural History Museum
TK	Transitional Kindergarten
TPA	transit priority area
TTM	Tentative Tract Map
UCMP	University of California Museum of Paleontology
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
Valley Air District	San Joaquin Valley Air Pollution Control District
VEC	Vapor Encroachment Condition
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOC	volatile organic compound
VTTM	Vesting Tentative Tract Map
WEAP	Worker Environmental Awareness Program
WQIP	Water Quality Improvement Plan
WQMP	Water Quality Management Plan
WSS	Web Soil Survey
WUI	wildland urban interface

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1 - INTRODUCTION AND PROJECT DESCRIPTION

1.1 - Purpose

The purpose of this Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) is to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Project (proposed project) in the City of Aliso Viejo, California. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15367, the City of Aliso Viejo (City) has discretionary authority over the proposed project and is the Lead Agency in the preparation of this Draft IS/MND and any additional environmental documentation required for the project.

The remainder of this section provides a brief description of the project location and the primary project characteristics. Section 2 includes an environmental checklist that provides an overview of the potential impacts that may result from project implementation, elaborates on the information contained in the environmental checklist, and provides justification for each checklist response. Feasible mitigations are analyzed to reduce all impacts to below a level of significance. Section 3 contains the List of Preparers.

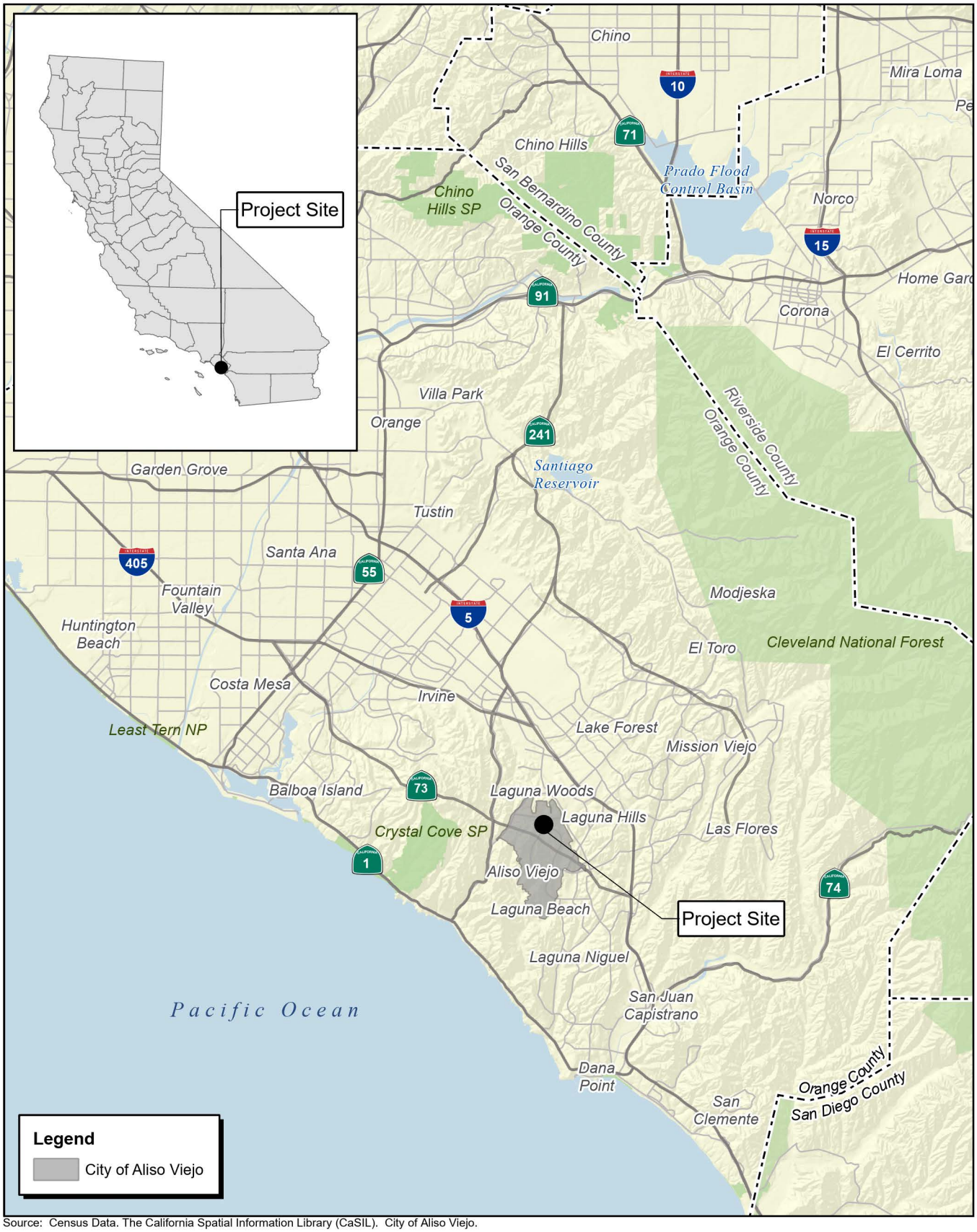
1.2 - Project Location

The project site is located at 15 Argonaut, in the City of Aliso Viejo, in Orange County, California (see Exhibit 1) at the southeast corner of Glenwood Drive and Aliso Creek Road. The approximately 4.4-acre project site consists of two parcels (Assessor's Parcel Number [APN] 623-093-10 and 623-093-11). As shown in Exhibit 1, the project site is located in the northern portion of the City. Regional access to the project site is from Interstate 5 (I-5) via the El Toro Road exit and from State Route (SR) 73 via the Glenwood Drive exit.

1.3 - Environmental Setting

The project site is currently developed with an office building and a paved surface parking lot surrounding the building (Exhibit 2). The office building is approximately 41,519 square feet and 30 feet tall and currently unoccupied. The project site is relatively flat, with the exception of the northern and western portions of the project site, which include landscaped slopes ascending toward Glenwood Drive and Aliso Creek Road. Vehicular access is currently provided via a driveway at the southeastern corner of the site on Argonaut. Access to Argonaut is provided from Glenwood Drive and Aliso Creek Road.

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Source: Census Data. The California Spatial Information Library (CaSIL). City of Aliso Viejo.

5 2.5 0 5 Miles

Exhibit 1
Regional Location Map

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Source: ESRI World Imagery. Advanced Civil Group Inc. March 20th, 2026.

1,000 500 0 1,000 Feet

Exhibit 2
Local Vicinity Map

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1.4 - Project Description

1.4.1 - Land Use Designation and Zoning

The City of Aliso Viejo General Plan (General Plan) designates the project site as Business Park (Exhibit 3).[1] As shown in Exhibit 3, adjacent to the western border of the project site is land designated as Open Space. No changes are proposed that would change or affect the area designated as Open Space. The proposed project applicant requests a General Plan Amendment (GPA) to change the General Plan land use designation from Business Park to Medium-Density Residential (MDR). The MDR land use designation is intended to provide residential development with a density between 8 and 18 dwelling units per gross acre (du/acre), with an average density of 12 du/acre.[2]

The project site is currently zoned Business Park-2 (Exhibit 4). The proposed project applicant requests a rezone to change the designation from Business Park-2 to Residential–Medium Density (RM) District. The RM zoning district is intended to provide for the development and preservation of medium density neighborhoods containing detached and attached single-family homes on smaller lots, duplexes, townhomes, apartments, and condominiums (Aliso Viejo Municipal Code [Municipal Code] Chapter 15.10). Each project is required to have ample common open space and recreational facilities. The maximum density is 18 du/acre.[3]

1.4.2 - Surrounding Land Uses

North

- Existing Land Uses: Glenwood Drive and single-family residential community
- General Plan Land Use Designation: Very Low Density Residential and High Density Residential
- Zoning: Specific Plan – Glenwood

South

- Existing Land Uses: Argonaut and multi-tenant office buildings
- General Plan Land Use Designation: Business Park
- Zoning: Business Park-2

[1] City of Aliso Viejo. 2004. City of Aliso Viejo General Plan, Land Use Element, Land Use Policy Map, Figure LU-1. Website: http://avcity.org/DocumentCenter/View/397/Land-Use-Policy-Map-PDF. Accessed April 10, 2026.

[2] City of Aliso Viejo. 2004. City of Aliso Viejo General Plan, Land Use Element. Website: https://avcity.org/DocumentCenter/View/391/Land-Use-Element-PDF. Accessed April 10, 2026.

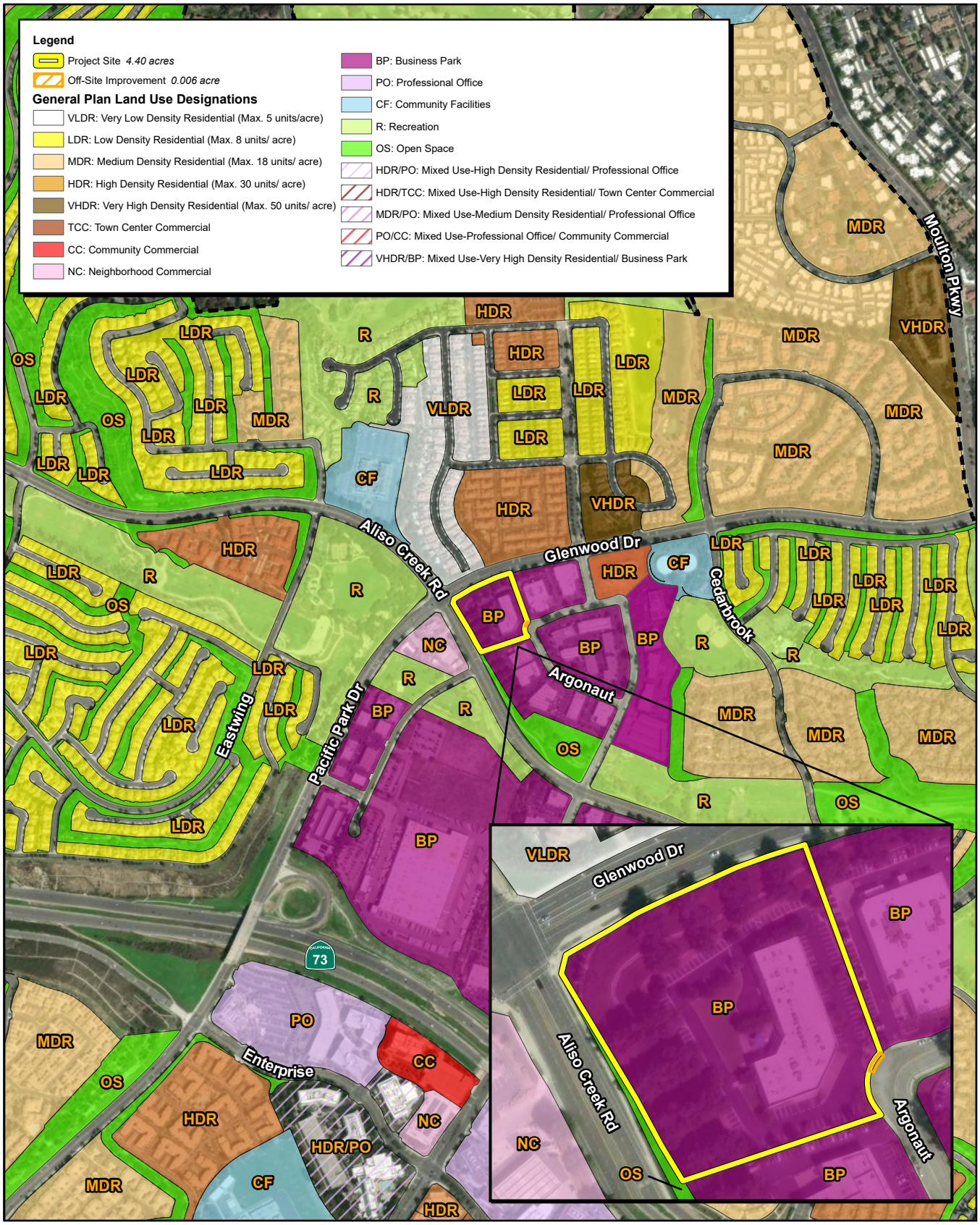
[3] Ibid.

East

- Existing Land Uses: Argonaut, two office buildings, and planned residential community
- General Plan Land Use Designation: Business Park and High Density Residential
- Zoning: Business Park-2 and Residential High Density

West

- Existing Land Uses: Aliso Creek Road, gas station, fast-food restaurant, auto repair shop, and Brookline Park
- General Plan Land Use Designation: Neighborhood Commercial and Recreation
- Zoning: Neighborhood Commercial and Open Space Recreation



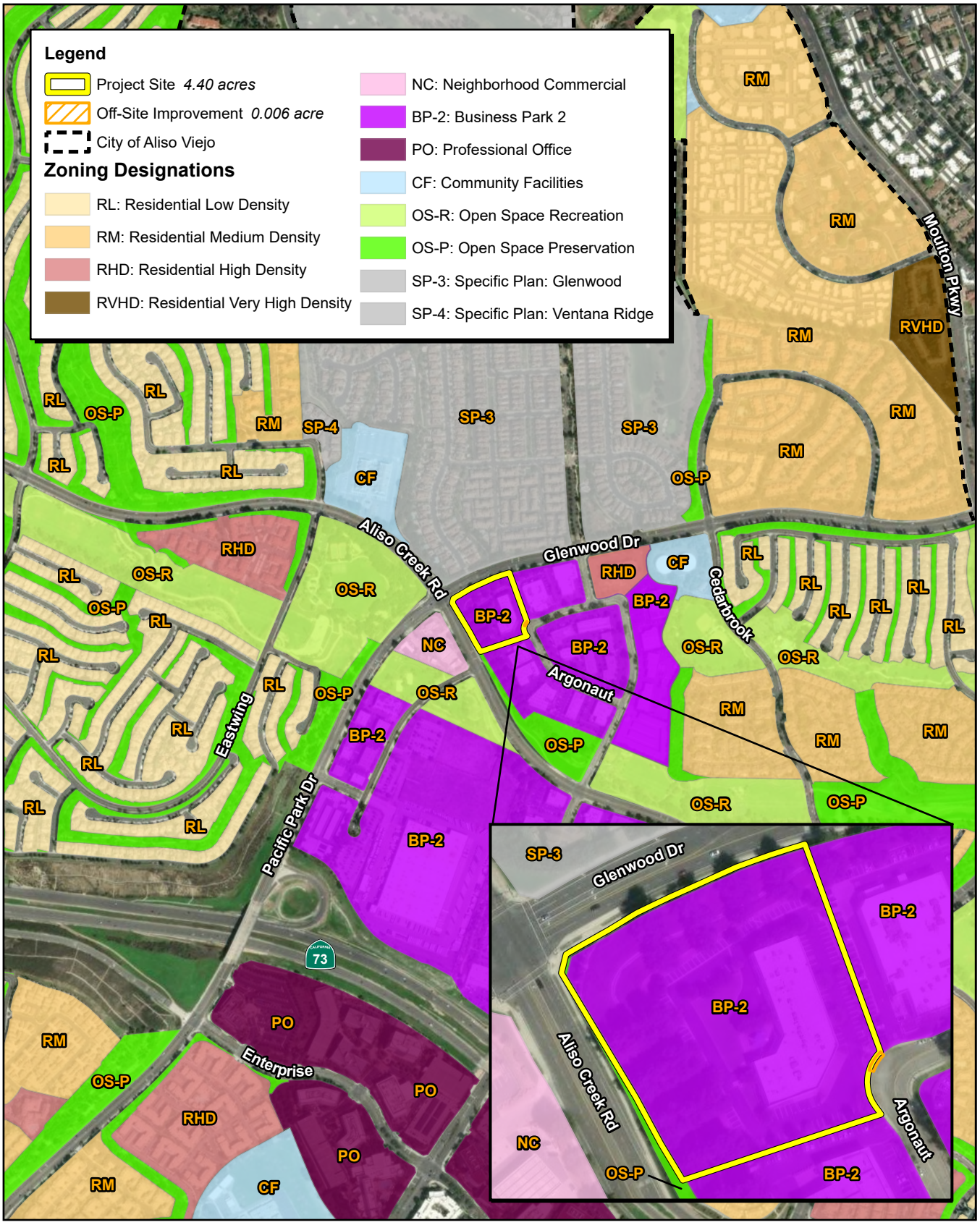
Source: ESRI World Imagery. Advanced Civil Group Inc. March 20th, 2026. County of Aliso Viejo.

1,000 500 0 1,000 Feet

Exhibit 3

General Plan Land Use Map

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Source: ESRI World Imagery. Advanced Civil Group Inc. March 20th, 2026. County of Aliso Viejo.

1,000 500 0 1,000 Feet

Exhibit 4
Zoning Map

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Brandywine Homes (applicant) proposes to demolish the existing approximately 41,519-square-foot two-story office building, the existing parking lot, and associated landscaping and develop a new residential infill community consisting of 58 3-story townhomes within 10 buildings. The proposed project's density would be 13.2 du/acre, which would comply with the maximum density allowed by the MDR land use designation (18 du/acre). The townhomes would range in size from approximately 1,320 to 1,827 square feet and would offer an array of three- and four-bedroom floorplans (Exhibit 5).

The townhomes would be a maximum height of 36 feet (Exhibit 6) and would have a total building square footage of 94,061 square feet and a total building footprint of 44,924 square feet.

Five different architectural building types, two different types of 5-plex buildings and three different types of 6-plex buildings each include their own color scheme to create variety within the community. Every home is designed to feature an individual entry front door and oversized decks to reinforce the strong indoor-outdoor lifestyle of the City. The color schemes include terracotta-colored roof tiles, with earth-tone palette trim accents such as browns and blues.

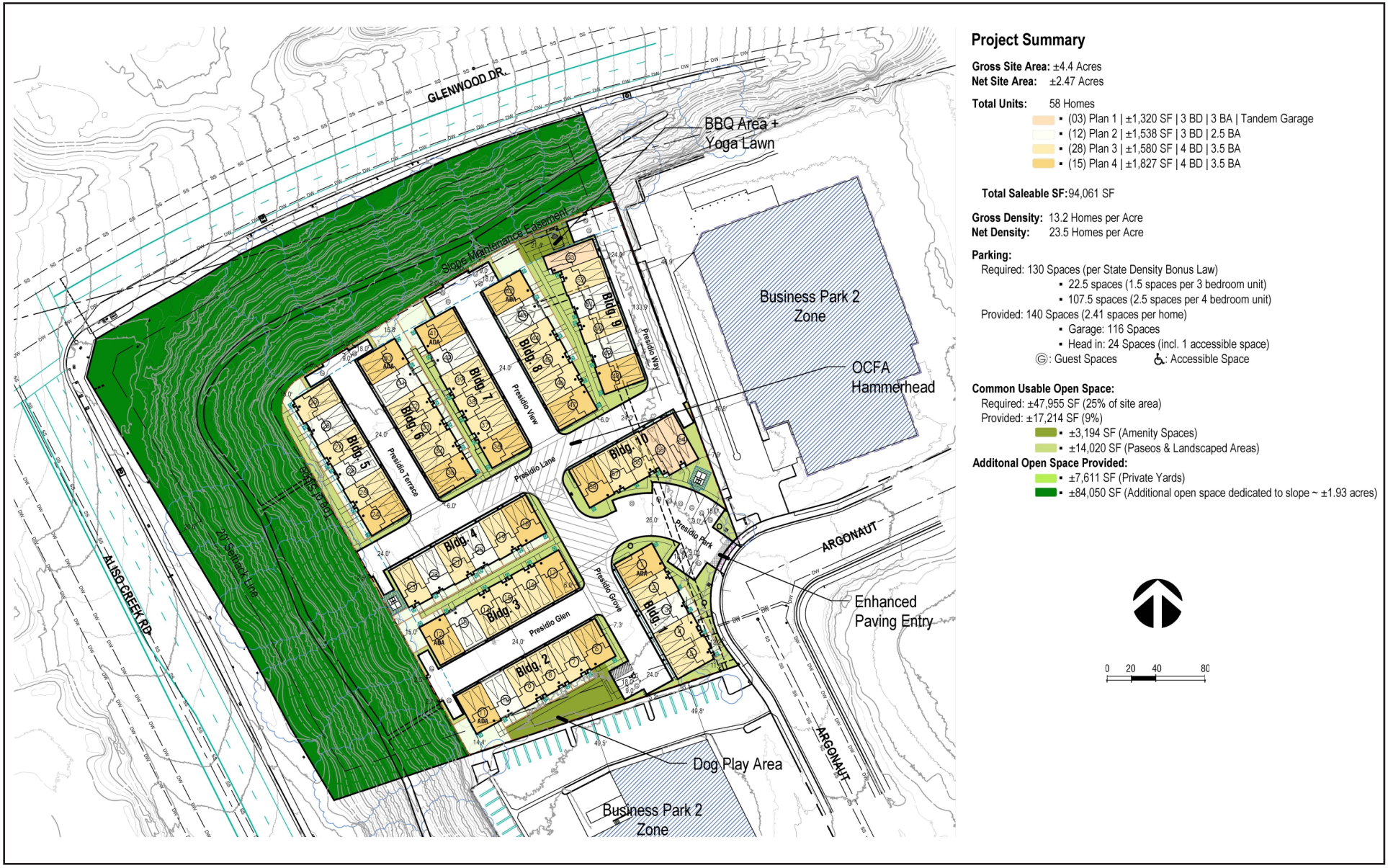
The existing screening trees along the western and northern perimeters of the project site would be preserved. During project site grading, existing ornamental landscaping and trees located within the interior developed areas would be removed. Nearly all trees removed by the proposed project would be replaced.

The proposed project would include private roadways and parking, pedestrian walkways, landscaping, and recreational amenity areas.

The proposed project would also include 5 percent deed-restricted affordable homes (three very-low-income homes), and, accordingly, the applicant seeks the following concessions and waivers pursuant to the State's Density Bonus Law:

- Open space concession
  - Reduction of required open space from 25 percent of total site area (Municipal Code Section 15.10.030 residential development standards) to 9 percent.
- Parking standard concession
  - Provide 140 parking spaces, which is below the 145 parking spaces required pursuant to the Municipal Code, but exceeds the 130 parking spaces required under the State's Density Bonus Law.
- Maximum building height waiver
  - Increase building height from 35 feet to 36 feet.
- Minimum perimeter setbacks waiver
  - Reduction of perimeter setbacks from the required 20 feet to a range of five feet and 14.9 feet in certain locations.
- Minimum boundary landscaping waiver
  - Modification of landscaping boundaries from a minimum of 15 feet (20 feet average) to:
    - greater than 20 feet along the majority of the project site boundary; and
    - five feet in areas where perimeter setbacks are reduced.

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Project Summary

Gross Site Area: ±4.4 Acres
Net Site Area: ±2.47 Acres

Total Units: 58 Homes
- (03) Plan 1 | ±1,320 SF | 3 BD | 3 BA | Tandem Garage
- (12) Plan 2 | ±1,538 SF | 3 BD | 2.5 BA
- (28) Plan 3 | ±1,580 SF | 4 BD | 3.5 BA
- (15) Plan 4 | ±1,827 SF | 4 BD | 3.5 BA

Total Saleable SF: 94,061 SF

Gross Density: 13.2 Homes per Acre
Net Density: 23.5 Homes per Acre

Parking:
Required: 130 Spaces (per State Density Bonus Law)
- 22.5 spaces (1.5 spaces per 3 bedroom unit)
- 107.5 spaces (2.5 spaces per 4 bedroom unit)

Provided: 140 Spaces (2.41 spaces per home)
- Garage: 116 Spaces
- Head in: 24 Spaces (incl. 1 accessible space)

Ⓖ: Guest Spaces ♿: Accessible Space

Common Usable Open Space:
Required: ±47,955 SF (25% of site area)
Provided: ±17,214 SF (9%)
- ±3,194 SF (Amenity Spaces)
- ±14,020 SF (Paseos & Landscaped Areas)

Additonal Open Space Provided:
- ±7,611 SF (Private Yards)
- ±84,050 SF (Additional open space dedicated to slope ~ ±1.93 acres)

Source: WHA. 07/20/2026.

Exhibit 5
Site Plan

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Right



Rear



Left



Color Scheme 2

Front

Source: WHA. 07/20/2026.

Exhibit 6
Exterior Elevations

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Parking and Circulation

Vehicles would access the project site via the existing driveway located at the southeastern corner of the project site along Argonaut. An internal private roadway system would provide access to each unit's parking garage as well as to guest parking spaces that would be distributed throughout the site. The proposed project has been designed to comply with applicable emergency service provider access standards, including fire department access, turning radii (an inner radius of 20 feet and outer radius of 49 feet), and emergency response requirements. Pedestrians would circulate within the site via proposed internal pedestrian walkways and sidewalks.

The proposed project would have 140 on-site parking spaces, consisting of 116 spaces within garages (two per unit) and 24 guest spaces (including one Americans with Disabilities Act [ADA]-accessible stall). Accordingly, the proposed parking spaces would exceed the parking ratio requirement of 130 total parking spaces pursuant to a concession in accordance with the State Density Bonus Law.

Open Space and Landscaping

The proposed project would include 17,214 square feet of common usable open space, which would include amenities such as a dog play area, a community garden, a recreation/yoga lawn, and a barbeque area with an accompanying shade structure. The proposed dog play area would be enclosed with a 4-foot-high steel fence. Additionally, the proposed project would include approximately 7,611 square feet of private yard areas associated with individual residential units.

The proposed project also includes approximately 84,050 square feet of existing open space located on the northern and western portions of the site that would be preserved as part of the proposed project. These preserved areas consist of steeply sloped terrain and are intended to remain in a natural, undeveloped condition for visual buffering and site design purposes. Because these areas do not meet the City's definition of usable open space, they do not count toward the Municipal Code's minimum open space requirement.

The Municipal Code requires usable open space to equal 25 percent (approximately 47,955 square feet) of the total site area (approximately 191,664 square feet).[4] The proposed project would include 17,214 square feet of common open space, representing approximately 9 percent of the total site area. Accordingly, the project applicant is requesting an open space concession pursuant to the State Density Bonus Law.

For informational purposes, the proposed common open space and private yards, when combined with the preserved existing open space areas, would total approximately 108,875 square feet of open space on the project site.

[4] The project site is 4.40 acres in size (approximately 191,664 square feet). Twenty-five percent of the total site is, therefore, approximately 47,955 square feet.

Along the eastern and southern perimeter of the project site, a 5-foot-9-inch wall is proposed. Two monument signage features would be installed at the entrance of the community that would be 7 feet 6 inches high.

The proposed project includes a comprehensive landscape plan featuring substantial streetscape and perimeter planting areas, internal landscaped paseos, private yard landscaping, and enhanced entry features. Landscaping will consist of a variety of canopy, ornamental, and screening trees, along with drought-tolerant shrubs, groundcovers, grasses, and vines designed to enhance the visual character of the community while supporting water-efficient design principles. Landscape screening would be provided around walls, utilities, and project site boundaries, including evergreen hedges and ornamental planting areas.

Infrastructure and Utilities

Water service is currently provided by Moulton Niguel Water District (MNWD).[5] The proposed project would connect to existing water lines within Argonaut.

Wastewater is collected via the MNWD's wastewater collection system and is sent to its Regional Treatment Plant in Laguna Niguel.[6] The proposed project would connect to existing sanitary sewer lines within Argonaut.

The project site is currently served by existing storm drain infrastructure located within the adjacent public rights-of-way along Argonaut and the surrounding street network. The proposed project would incorporate an on-site stormwater collection system consisting of catch basins, underground storm drain lines, and water quality treatment facilities such as a biotreatment system designed to convey and manage runoff generated by the project. Runoff would be collected from rooftops, drive aisles, parking areas, and landscaped areas and directed through the proposed drainage system prior to discharge to the existing public storm drain network.

Additionally, the proposed project would install a fire hydrant consistent with fire flow requirements, in accordance with California Fire Code guidelines stipulated in Municipal Code Chapter 13.04, Fire Regulations, and would connect to existing water lines.

Each of the 58 townhomes would be solar-powered and all-electric.

Construction

Construction is anticipated to begin in March 2027 and would be completed by November 2028. Construction is anticipated to occur across five phases: Model Phase (Building 1 and access driveway), Phase 1 (Buildings 2 and 3), Phase 2 (Buildings 4, 5, and 6), Phase 3 (Buildings 7 and 8),

[5] Moulton Niguel Water District (MNWD). 2026. Serving South Orange County Since 1960. Website: https://www.mnwd.com/servicearea/. Accessed April 10, 2026.

[6] Moulton Niguel Water District (MNWD). 2026. Wastewater Collection and Treatment. Website: https://www.mnwd.com/wastewater-treatment/. Accessed April 10, 2026.

and Phase 4 (Buildings 9 and 10). It is anticipated that project construction would maintain the existing grades as close as possible and result in approximately 473 cubic yards of soil export.

1.5 - Required Approvals

The City of Aliso Viejo has discretionary authority over the proposed project and is the CEQA Lead Agency for the preparation of this Draft IS/MND. In order to implement the proposed project, the applicant would need to secure the following permits/approvals:

- **General Plan Amendment** to change the land use designation from Business Park to MDR (density of up to 18 du/acre).
- **Rezone** to change the zoning from Business Park-2 to RM (density of up to 18 du/acre).
- **Vesting Tentative Tract Map (VTTM)** for construction of 58 residential townhomes.
- **Site Development Permit and Development Agreement** for building construction.
- **Concessions and Waivers** pursuant to the State's Density Bonus Law:
  - Open space concession
  - Parking standard concession
  - Maximum building height waiver
  - Minimum perimeter setbacks waiver
  - Minimum boundary landscaping waiver

Additionally, ministerial permits would be required to implement the proposed project.

1.6 - Intended Uses of This Document

This Draft IS/MND has been prepared to determine the appropriate scope and level of detail required in completing the environmental analysis for the proposed project. This document will also serve as a basis for soliciting comments and input from members of the public and public agencies regarding the proposed project.

The Draft IS/MND will be circulated for a minimum of 20 days, during which comments concerning the analysis contained in the Draft IS/MND should be sent to:

So Kim, Community Development Director
City of Aliso Viejo Planning Services
12 Journey, Suite 100
Aliso Viejo, CA 92656
Phone: 949.497.2527
Email: SKim@avcity.org

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2 - ENVIRONMENTAL CHECKLIST AND ENVIRONMENTAL EVALUATION

Environmental Factors Potentially Affected					
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.					
☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Energy
☒	Geology and Soils	☐	Greenhouse Gas Emissions	☒	Hazards and Hazardous Materials
☐	Hydrology and Water Quality	☐	Land Use and Planning	☐	Mineral Resources
☐	Noise	☐	Population and Housing	☐	Public Services
☐	Recreation	☐	Transportation	☒	Tribal Cultural Resources
☐	Utilities and Services Systems	☐	Wildfire	☒	Mandatory Findings of Significance

Environmental Determination

On the basis of this initial evaluation:

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

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

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

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

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Date: 8/18/2026 Signed: _____

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.1 Aesthetics *Except as provided in Public Resources Code Section 21099, would the project:*				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Environmental Evaluation

Setting

The General Plan Conservation/Open Space Element identifies the hillsides, ridgelines, canyons, and view corridors as the primary aesthetic resources in the City. Canyon views and scenic highways are examples of scenic qualities, as defined by the General Plan, benefiting the community. Architectural and landscaping design guidelines complement the natural setting, enhancing the City's unique visual character.[7] Public and private portions of the City bordering the Aliso and Woods Canyons are situated with highly valued viewsheds or scenic overlooks of the canyons.

[7] City of Aliso Viejo. 2004. Alisa Viejo General Plan, Conservation/Open Space Element. Website: https://avcity.org/DocumentCenter/View/394/Conservation--Open-Space-Element-PDF. Accessed April 10, 2026.

In addition, several City roadways have been designated by the County of Orange Master Plan of Scenic Highways as having scenic qualities worth preserving. These roadways are classified as Viewscape Corridors or Landscape Corridors.[8] Additional scenic amenities, such as golf courses, also provide visual relief from the built environment and are important visual amenities and landmarks.

The project site is relatively flat, with the exception of the northern and western portions of the project site which include landscaped slopes ascending toward Glenwood Drive and Aliso Creek Road. The project site is currently developed with a 2-story office building. Surrounding uses include commercial uses and Brookline Park to the west across Aliso Creek Road, and residential uses to the north across Glenwood Drive. As such, the project site's existing visual character is a combination of urban and suburban uses. Views from the project site are primarily of landscaping and existing development within the immediate area which include Argonaut and parking lots associated with the office buildings to the south and east. Views beyond the project site to the north and west are largely screened by landscaped slopes and changes in elevation. Although distant hillsides are visible from Glenwood Community Park north of the site, they are not visible from the project site due to existing topography.

Existing sources of light and glare include streetlights and lighting on the interiors and exteriors of existing and surrounding buildings as well as vehicle headlights and traffic signals. Landscaping along both sides of Glenwood Drive, Argonaut, and the project site's western boundary along Aliso Creek Road provides shielding from light and glare on-site.

Would the project:

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

No impact. The City does not designate any specific scenic vistas; however, it identifies hillsides, ridgelines, canyons, canyon views, and view corridors as the primary aesthetic resources in the City and states that the Aliso and Woods Canyons have viewsheds or scenic overlooks of the canyons. The project site is in the northern portion of the City, approximately 1.53 miles east of the hillside and canyon area. Because of the distance and intervening development and topography, the project site cannot be seen from the hillsides and canyon areas or from the Aliso Viejo Country Club, nor does the project site have views of these areas.

General Plan Policy COS-4.1 aims to protect scenic landform features such as hillsides, ridgelines, canyons, and view corridors through designation of key areas as open space and use of other land use planning tools. Existing topography, mature landscaping, and surrounding development substantially limit views of these scenic resources from the project site. While intermittent long-range views of surrounding hillsides may be available from portions of Glenwood Drive, Aliso Creek Road, and nearby public open space areas, the project site itself does not provide prominent public viewpoints of scenic hillsides, ridgelines, or canyons. The proposed project would replace an existing office development with residential buildings that would not exceed 36 feet in height and would

[8] City of Aliso Viejo. 2004. Aliso Viejo General Plan, Conservation/Open Space Element. Website: https://avcity.org/DocumentCenter/View/394/Conservation--Open-Space-Element-PDF. Accessed April 10, 2026.

remain consistent with the scale of surrounding development similar to the newly approved residential townhomes at 95 Argonaut and the existing townhomes north of Glenwood Drive. As a result, the proposed development would not substantially obstruct or degrade publicly available views of scenic hillsides, ridgelines, canyons, view corridors, or the Aliso Creek landscape corridor from adjacent public roadways or other public viewing areas. Existing topography and intervening development would continue to limit views from the project site while preserving available public views of surrounding scenic resources from Glenwood Drive, Aliso Creek Road, and nearby open space areas. Accordingly, the proposed project would not substantially alter or impede views of surrounding hillsides or the Aliso Creek landscape corridor, would not conflict with General Plan Policy COS-4.1, and would not obstruct publicly available scenic views. Therefore, no impact would occur.

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

No impact. The nearest designated State Scenic Highway is SR-91, approximately 18.34 miles north of the project site.[9] A portion of SR-1, approximately 4.8 miles southwest of the project site, is identified as being eligible for listing.[10] Because of the project site's distance from that section of SR-1 and from SR-91, as well as the varying topography of the area and intervening development, the project site is not visible from SR-1 or SR-91. Therefore, the proposed project would not damage any scenic resources within a scenic highway and no impact would occur.

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

No impact. The project site is located in an urbanized area and is currently developed with an existing office building and parking lot. As such, this discussion focuses on zoning and other regulations governing scenic quality. The General Plan and Zoning Ordinance define the permitted land uses and the corresponding development standards within the City. The project site currently has a General Plan Land Use Designation of Business Park. The proposed project would require a GPA to amend the land use designation from Business Park to MDR. The proposed project would be consistent with the MDR land use designation's maximum density of 18 du/acre.

The project site is currently zoned as Business Park-2. The proposed project would require a rezone to amend the zoning of Business Park-2 to RM. The RM zone is intended to provide for the development and preservation of medium density neighborhoods containing detached and attached single-family homes on smaller lots, duplexes, townhomes, apartments, and condominiums (Municipal Code Chapter 15.10). Additionally, the RM zone is intended to provide residential

[9] California Department of Transportation (Caltrans). 2026. State Scenic Highways. Website: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed April 10, 2026.

[10] Ibid.

development with a density between 8 and 18 du/acre, with an average density of 12 du/acre.[11] In conjunction with the proposed GPA to MDR, pursuant to the RM zoning district, the proposed project would be subject to the RM zoning development standards.

The proposed project would comply with all Municipal Code requirements related to scenic quality, such as Chapter 15.62, Design Standards, which sets out design standards for development within the City and subjects the proposed project to a development review process to ensure the project design is consistent with adopted design guidelines.

The proposed project includes several concessions and waivers pursuant to State Density Bonus Law, including an open space concession, parking standard concession, maximum building height waiver, minimum perimeter setback waiver, and minimum boundary landscaping waiver.

Specifically, as discussed in the Project Description, the proposed project would provide 9 percent common open space compared to the 25 percent otherwise required by the Municipal Code, 140 parking spaces instead of 145 spaces, increase the maximum building height from 35 feet to 36 feet, reduce perimeter setbacks from 20 feet to as little as 5 feet in limited locations, and modify boundary landscaping widths to 5 feet and 20 feet in limited locations.

Despite these modifications, the proposed project would retain substantial open space within preserved slope areas, incorporate new landscaped paseos, private yards, and common amenity areas, and maintain perimeter landscaping exceeding 20 feet along most of the project site boundary. In addition, the proposed one-foot increase in building height would not alter the visual profile of the surrounding development. The five-space reduction in parking would not affect scenic quality because parking would continue to be accommodated on-site and the reduction would not substantially alter the site's visual appearance. The five-space reduction in parking would not affect or alter scenic quality on-site because parking would continue to be accommodated on-site with attached garages and guest parking. Accordingly, the proposed parking spaces would exceed the parking ratio requirement of 130 total parking spaces pursuant to a concession in accordance with the State Density Bonus Law. The reduced setbacks and landscaping areas would be limited to select portions of the site and would not disrupt the existing visual character of the surrounding urbanized area. Consequently, the requested concessions and waivers would not substantially degrade scenic quality, obstruct public views, or adversely affect the visual character of the surrounding area.

Furthermore, the retained screening trees along the northern and western boundaries would continue to provide an established vegetated buffer between the project site and surrounding roadways and development. These mature trees currently soften views of the project site, screen portions of the existing office building, and contribute to the landscaped character of the area. Because the perimeter screening trees would be retained, public views from Glenwood Drive, Aliso Creek Road, and adjacent properties would continue to include substantial mature vegetation in the foreground. Maintaining the existing visual screening features would reduce the visibility of the proposed

[11] City of Aliso Viejo. 2004. City of Aliso Viejo General Plan, Land Use Element. Website: https://avcity.org/DocumentCenter/View/391/Land-Use-Element-PDF. Accessed April 10, 2026.

residential buildings and help maintain the site's existing visual character despite the proposed reductions in setbacks and landscaping widths in limited areas. Accordingly, the proposed project would not substantially degrade visual character or scenic resources and would remain consistent with the intent of applicable scenic quality policies and design standards.

Furthermore, the proposed project would not conflict with any General Plan policies related to scenic quality, including General Plan Policy COS-4.1 and Policy COS-4.2, which protect scenic landforms such as hillsides, ridgelines, and canyons and encourage high-quality architectural and landscaping design. The proposed project would be located on a previously developed site and would not impact any scenic landforms. As previously mentioned, the proposed project would include a 20-foot setback along its northern and western boundaries, minimizing impacts to scenic resources along Aliso Creek Road, a designated landscape corridor. The existing screening trees along the western and northern perimeters of the project site would be preserved. The proposed project would also be designed with a refined architectural style tailored to reinforce the City's indoor-outdoor lifestyle, complementing the community's existing visual character pursuant to General Plan Policy COS-4.2.

The residential buildings would incorporate stucco façades, concrete tile roofs, decorative shutters, articulated building elevations, and complementary earth-tone materials and colors characteristic of existing residential development in Aliso Viejo. The site design also includes landscaped paseos, private yards, amenity areas, and substantial open space along the preserved slope areas, which would enhance visual quality and reinforce the project's integration with the surrounding environment. The proposed architectural design and materials would be subject to the City's design review process pursuant to Chapter 15.62 of the Municipal Code, ensuring consistency with adopted design guidelines. As such, the proposed project would not conflict with applicable zoning and other regulations pertaining to scenic quality, and no impacts would occur.

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

Less than significant impact. The project site is currently developed and located in an urbanized area with existing light sources, which include streetlights and lighting on the interiors and exteriors of existing and surrounding buildings, as well as vehicle headlights and traffic signals. The existing building on-site contains sources of light and glare, including indoor and outdoor lighting, reflective surfaces, and headlights from vehicles in the parking lot.

The proposed project would generate lighting from two primary sources: lighting from the building interiors that would pass through windows and lighting from exterior sources (e.g., street lighting, parking area lighting, building illumination, security lighting, and landscape lighting). The proposed lighting would be typical of residential developments. The proposed development would replace current existing sources of light and glare with new high-quality development and lighting. The proposed project's lighting would be similar to existing residential development in the area and would not substantially increase sources of light as compared to the existing uses on the project site.

No nighttime construction is proposed, and construction activities would be subject to regulations set forth by the City's Building and Safety Department, which restricts construction activities to between the hours of 7:00 a.m. and 8:00 p.m.[12] Therefore, the proposed project would not require construction lighting, except security and safety lighting.

The City's Building and Safety Department would review any proposed lighting to ensure conformance with the latest version of the California Building Standards Code (CBC), Title 24, as well as the California Green Building Standards Code (CALGreen) (California Code of Regulations [CCR] Title 24, Part 11). The proposed project would comply with all applicable design standards for outdoor lighting stipulated in Municipal Code Section 15.62.070, Outdoor Lighting, including those for the height limitations, lighting intensity and spillover, light fixture design, building illumination, and outdoor lighting for parks and playfields. In accordance with Municipal Code Section 15.62.070, low-height lighting would be used whenever possible for pedestrian areas and light fixture design would be designed to harmonize with and enhance the character of the proposed project. Although the proposed project would replace the existing office building with new residential buildings that would introduce new light sources, the surrounding area is urban and already illuminated and the proposed lighting conditions would be similar to those currently used on the project site and surrounding the project site. The proposed project would incorporate shielded wall-mounted fixtures, pedestrian-scale lighting, and limited pole-mounted lighting designed to illuminate building entrances, walkways, private streets, and parking areas. Consistent with the Municipal Code, CBC, and CALGreen, lighting would be directed toward on-site activity areas and illumination levels would decrease at the project boundaries, demonstrating that light spill onto adjacent properties would be avoided.

Sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials can cause reflected light (glare). Buildings constructed of highly reflective materials from which the sun reflects at a low angle commonly cause adverse glare. The proposed project does not include use of materials known to cause glare such as mirrored/reflective glass. Furthermore, the proposed project's lighting would be similar to the existing residential uses to the north and would not substantially increase sources of light as compared to the existing uses on the site. Additionally, the topography of the project site, existing screening trees on the northern and western boundaries of the project site, and landscaping within the project site, combined with existing landscaping in the area, would help shield adjacent residential areas from sources of light and glare. Therefore, impacts would be less than significant.

Mitigation Measures

None required.

[12] City of Aliso Viejo. 2026. Building & Safety. Website: https://avcity.org/154/Building-Safety. Accessed April 10, 2026.

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

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Farmland, to nonagricultural use or conversion of forest land to non-forest use?				

Environmental Evaluation

Setting

The General Plan currently designates the project site as Business Park (Exhibit 3). The proposed project requests a GPA to change the General Plan land use designation from Business Park to MDR. The MDR land use designation is intended for residential uses and does not include agricultural or forestry uses.

The project site is currently zoned Business Park-2 (Exhibit 4). The proposed project requests a rezone to change the zoning designation from Business Park-2 to RM. The RM zoning district is intended to provide for residential uses and does not include agriculture or forestry uses.

The project site is mapped as Urban and Built-up Land by the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP).[13] Urban and Built-up Land is a nonagricultural land use designation.[14] The project site was historically undeveloped until 1963, when a single road traversed the site, and by 1989, an office building was developed on the project site.[15]

Would the project:

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

No impact. The project site is mapped as "Urban and Built-up Land" by the California Department of Conservation's FMMP, which is a nonagricultural land use designation. There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on or near the project site. The nearest designated farmland is Prime Farmland and Unique Farmland located 2.70 miles north of the project

[13] Department of Conservation. 2026. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed April 10, 2026.

[14] Ibid.

[15] Stantec. 2025. Phase I Environmental Site Assessment Report. 15 Argonaut Aliso Viejo, California 92656. July 14.

site.[16] Additionally, the General Plan does not designate the site as agricultural or forest land, and the project site is not in active agricultural use. These conditions preclude the possibility of conversion of farmland to nonagricultural use. No impact would occur.

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

No impact. The proposed project requests a rezone to change the zoning designation from Business Park-2 to RM and is therefore not zoned for agricultural uses. The project site is currently developed with an office building and parking lot and does not support agricultural land use activities and, therefore, is not eligible for a Williamson Act Contract. This condition precludes the possibility of conflicts with agricultural zoning or Williamson Act Contracts. No impact would occur.

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

No impact. The proposed project requests a rezone to change the zoning designation from Business Park-2 to RM; both are non-forest zoning districts. This condition precludes the possibility of conflicts with forest zoning. No impact would occur.

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

No impact. The project site is mapped as "Urban and Built-up Land" by the California Department of Conservation's FMMP. The project site is currently developed with an office building and parking lot and does not contain forestland, timberland, or timberland zoned Timberland Production as defined by Public Resources Code Section 51104(g). This condition precludes the possibility of the conversion of forest land to non-forest use. No impact would occur.

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

No impact. The project site and surrounding area are mapped as "Urban and Built-up Land" by the California Department of Conservation's FMMP. The project site is not located on or near land used for farmland or agriculture. This condition precludes the possibility of the proposed project creating pressures to convert farmland to nonagricultural use or forest land to non-forest use. No impact would occur.

Mitigation Measures

None required.

[16] Department of Conservation. 2026. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed April 10, 2026.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.3 Air Quality *Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors or) adversely affecting a substantial number of people?	☐	☐	☒	☐

Environmental Evaluation

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Setting

The proposed project site is located in the City of Aliso Viejo, in Orange County, which is within the South Coast Air Basin (SoCAB). The SoCAB includes all of Orange County, Los Angeles County (except for the Antelope Valley), the non-desert portion of western San Bernardino County, and the western and Coachella Valley portions of Riverside County. The San Gabriel, San Bernardino, and San Jacinto Mountains bound the SoCAB on the north and east, while the Pacific Ocean lies to the

west of the SoCAB. The southern limit of the SoCAB is the San Diego County line. The SoCAB is under the jurisdiction of South Coast Air Quality Management District (South Coast AQMD).[17]

The air pollutants for which national and State standards have been promulgated and that are most relevant to air quality planning and regulation in the SoCAB include ozone, nitrogen oxides (NO_X), carbon monoxide (CO), particulate matter, including dust, 10 microns or less in diameter (PM_{10}), and particulate matter, including dust, 2.5 microns or less in diameter ($PM_{2.5}$). In addition, toxic air contaminants (TACs) are of concern in the SoCAB. Each of these pollutants is briefly described below. Other pollutants that are regulated but not considered an issue in the project area are sulfur dioxide (SO_2), vinyl chloride, sulfates, hydrogen sulfide, and lead; the proposed project would not emit substantial quantities of those pollutants, so they are not discussed further in this section.

Construction and operation of the proposed project would be subject to applicable South Coast AQMD rules and requirements. The South Coast AQMD Air Quality Significance Thresholds[18] and Localized Significance Thresholds[19] were developed to assist local jurisdictions and lead agencies in complying with the requirements of CEQA regarding potentially adverse impacts to air quality.

Would the project:

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

Less than significant impact. A potentially significant impact would occur if the proposed project would conflict with or obstruct implementation of the applicable air quality plan. The South Coast AQMD is responsible for preparing air quality attainment plans to be transmitted to the California Air Resources Board (CARB) and the United States Environmental Protection Agency (EPA) for incorporation into the State Implementation Plan (SIP). South Coast AQMD has designated this area as extreme nonattainment for ozone and serious nonattainment for $PM_{2.5}$.[20] To evaluate whether a project conflicts with or obstructs implementation of the applicable air quality plan (2022 Air Quality Management Plan [AQMP] for SoCAB), the South Coast AQMD CEQA Air Quality Handbook states that there are two key indicators. These indicators are identified by the criteria discussed below.

Indicator: Whether the proposed project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

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[17] South Coast Air Quality Management District (South Coast AQMD). 2022. Air Quality Management Plan. Website: http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan. Accessed May 11, 2026.

[18] South Coast Air Quality Management District (South Coast AQMD). 2023. Air Quality Significance Thresholds. March. Website: https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=f7601d61_25. Accessed May 12, 2026.

[19] South Coast Air Quality Management District (South Coast AQMD). Localized Significance Thresholds. Website: https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/localized-significance-thresholds. Accessed May 12, 2026.

[20] South Coast Air Quality Management District (South Coast AQMD). 2022. Air Quality Management Plan. Website: http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan. Accessed May 12, 2026.

If a project's emissions do not exceed the South Coast AQMD regional thresholds for volatile organic compounds (VOC), NO_X, CO, sulfur oxides (SO_X), PM_{10}, or $PM_{2.5}$, it follows that the project's emissions would not exceed the allowable limit for each project in order for the region to attain and maintain ambient air quality standards, which is the primary goal of air quality plans. As shown in Impact 2.3(b), the proposed project would not exceed the South Coast AQMD's regional thresholds of significance during either construction or operation. Therefore, the proposed project would be consistent with the AQMP under this criterion.

Indicator: According to Chapter 12 of the South Coast AQMD CEQA Air Quality Handbook, the purpose of the General Plan consistency findings is to determine whether a proposed project is inconsistent with the growth assumptions incorporated into the air quality plan and, thus, whether it would interfere with the region's ability to comply with federal and California air quality standards.

The development of emission inventories used in AQMPs to demonstrate compliance with ambient air quality standards is based on regional growth forecasts developed by the Southern California Association of Governments (SCAG). These forecasts include population, employment, and vehicle activity projections and form the basis for estimating future emissions within the air basin. While SCAG forecasts are informed by local land use plans, including general plans, they represent a regionally integrated projection of growth rather than a direct translation of individual jurisdiction land use designations. The General Plan and Zoning Ordinance define the permitted land uses and the corresponding development standards within the City. The project applicant requests a GPA to change the General Plan land use designation from Business Park-2 to MDR and a rezone to change the zoning designation to RM. As such, the proposed project would differ from the land use assumptions associated with the existing General Plan and may not precisely match the inputs used in preparation of the 2022 AQMP.

However, AQMP consistency is evaluated based on whether a project's population growth and associated vehicle miles traveled (VMT) are within the regional growth projections established by SCAG. As described in Section 2.14, Population and Housing, the City's population remains below SCAG projections, and the proposed project would incrementally contribute to planned growth without exceeding those forecasts. Furthermore, as explained in Section 2.17, Transportation, based on the City's VMT screening types and the net reduction of daily vehicle trips, the proposed project meets the Project Type screening criterion and is considered to have a less than significant VMT impact. Although the proposed project would increase the residential population on the site, the existing office use also contributes to regional growth forecasts through employment generation and associated travel demand. Therefore, the proposed project reflects a change in land use rather than growth substantially exceeding that anticipated in SCAG's regional planning projections.

Therefore, although the proposed project represents a land use change at the local level, it would not result in population growth or VMT substantially greater than that anticipated in regional projections.

Because the AQMP relies on SCAG growth forecasts, and the proposed project would remain within those forecasts, the project would not interfere with the region's ability to attain and maintain federal and State ambient air quality standards.

Therefore, the proposed project would not conflict with the applicable air quality plan. Impacts would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?

Less than significant impact. This impact is related to the cumulative effect of a project's criteria pollutant emissions. By its nature, air pollution is largely a cumulative impact resulting from emissions generated over a large geographic region. The nonattainment status of regional pollutants results from past and present development within the SoCAB, and this regional impact is a cumulative impact. Therefore, new development projects (such as the proposed project) within the SoCAB would contribute to this impact only on a cumulative basis. No single project would be sufficient in size, by itself, to result in nonattainment of regional air quality standards. Instead, a project's emissions may be individually limited but cumulatively considerable when evaluated in combination with past, present, and future development projects.

Potential regional impacts could result in exceedances of State or federal standards for NO_X, $PM_{10,}$ $PM_{2.5}$, or CO. NO_X emissions are of concern because of potential health impacts from exposure to NO_X emissions during both construction and operation and as a precursor in the formation of airborne ozone. PM_{10} and $PM_{2.5}$ are of concern during construction because of the potential to emit exhaust emissions from the operation of off-road construction equipment and fugitive dust during ground-disturbing activities (construction fugitive dust). CO emissions are of concern during project operation because operational CO hotspots are related to increases in on-road vehicle congestion and resulting health effects.

VOC emissions are also important because of their participation in the formation of ground level ozone. Ozone is a respiratory irritant and an oxidant that increases susceptibility to respiratory infections and can cause substantial damage to vegetation and other materials. Elevated ozone concentrations result in reduced lung function, particularly during vigorous physical activity. This health problem is particularly acute in sensitive receptors, such as the sick, elderly, and young children.

The cumulative analysis focuses on whether a specific project would result in cumulatively considerable emissions. According to CEQA Guidelines Section 15064(h)(4), the existence of significant cumulative impacts caused by other projects alone does not constitute substantial evidence that a project's incremental effects would be cumulatively considerable. Rather, the determination of cumulative air quality impacts for construction and operational emissions is based on whether the proposed project would result in regional emissions that exceed the South Coast AQMD regional thresholds of significance for construction and operations on a project level. Projects that generate emissions below the South Coast AQMD significance thresholds would be considered consistent with regional air quality planning efforts and would not generate cumulatively considerable emissions. The proposed project's regional construction and operational emissions are evaluated separately below. Construction and operational emissions from the proposed project were estimated

using the California Emissions Estimator Model (CalEEMod) Version 2022.1. The complete CalEEMod output files are included as part of Appendix A.

Construction Emissions

Construction emissions are described as "short-term" or temporary in duration; however, they have the potential to represent a significant impact with respect to air quality. Construction of the proposed project would result in the temporary generation of VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ emissions from construction activities such as demolition, site preparation, grading, building construction (home construction), architectural coating, and paving. Fugitive dust emissions are primarily associated with ground disturbance and grading activities and vary as a function of soil silt content, soil moisture, wind speed, acreage of disturbance area, and miles traveled by construction vehicles on-site and off-site. Construction-related NO_X emissions are primarily generated by exhaust emissions from heavy-duty construction equipment, material and haul trucks, and construction worker vehicles. VOC emissions are mainly generated by exhaust emissions from construction vehicles, off-gas emissions associated with architectural coatings, and asphalt paving.

The proposed project would be required to comply with all applicable South Coast AQMD rules and regulations intended to minimize emissions during construction activities. These requirements include measures to reduce fugitive dust emissions and limit the use of high–volatile VOC materials. The following South Coast AQMD rules are applicable to the proposed project:

South Coast AQMD Rule 403

South Coast AQMD Rule 403 requires the implementation of best available dust control measures during activities capable of generating fugitive dust. The proposed project must follow the standard South Coast AQMD rules and requirements with regard to fugitive dust control, which include, but are not limited to the following:

1. All active construction areas shall be watered two times daily.
2. Speed on unpaved roads shall be reduced to less than 15 miles per hour (mph).
3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
4. Any on-site stockpiles of debris, dirt, or other dusty material shall be covered or watered twice daily.
5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
6. Access points shall be washed or swept daily.
7. Construction sites shall be sandbagged for erosion control.
8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).

9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) Section 23114.
10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
11. Replace the ground cover of disturbed areas as quickly as possible.

South Coast AQMD Rule 1113

All interior and exterior architectural coatings used on-site during project construction must meet or exceed the VOC content limits established by South Coast AQMD Rule 1113. The project sponsor shall include in any construction contracts and/or subcontracts a requirement that all interior and exterior architectural coatings used in project construction meet the VOC content limits established by South Coast AQMD Rule 1113.

For the purpose of this analysis, construction of the proposed project was estimated to begin on March 2027, and would be completed by November 2028, and was modeled based on an applicant-provided preliminary schedule; see Appendix A. Note that construction emissions would likely decrease if the construction schedule were deferred to later years because of improvements in technology and more stringent regulatory requirements. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required by the CEQA Guidelines. The calculations of pollutant emissions from the construction equipment account for the type of equipment, horsepower and load factors of the equipment, and the duration of equipment use. Table 1 presents the proposed project's maximum daily construction emissions during the entire construction duration using the worst-case summer or winter daily construction-related criteria pollutant emissions for each phase of construction.[21] The PM_{10} and $PM_{2.5}$ emissions reflect the combined exhaust and fugitive dust emissions after implementation of best available dust control measures outlined in South Coast AQMD Rule 403. Complete CalEEMod output files are included as part of Appendix A.

Table 1: Unmitigated Construction—Maximum Daily Regional Emissions by Year

Construction Year	Regional Pollutant Emissions (pounds per day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Maximum Daily from Project Construction (2027)	3.1	28.2	29.2	0.05	6.6	3.8

[21] At the time the air quality modeling was prepared, the proposed project was anticipated to achieve a balanced cut-and-fill condition and, therefore, no off-site soil export was assumed. Subsequent refinement of the grading plan identified the need to export approximately 473 cubic yards of soil. This volume represents a relatively small amount of material and would generate only a limited number of additional haul truck trips per day over the course of the grading period. The incremental emissions associated with these trips would constitute a negligible fraction of the overall construction emissions evaluated for the project and would not materially alter the results or conclusions of the air quality analysis. Construction emissions would remain below applicable significance thresholds.

Construction Year	Regional Pollutant Emissions (pounds per day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Maximum Daily from Project Construction (2028)	21.9	9.2	15	0.02	0.9	0.4
Maximum Daily Construction Emissions						
Maximum Daily Emissions	**21.9**	**28.2**	**29.2**	**0.05**	**6.6**	**3.8**
South Coast AQMD Significance Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes:
CO = carbon monoxide
NO_X = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter
South Coast AQMD = South Coast Air Quality Management District
SO_X = sulfur oxides
VOC = volatile organic compound
South Coast AQMD Rule 403 dust control measures available within CalEEMod have been applied in the emissions modeling.
Source of Emissions: Appendix A.

As shown above in Table 1, the proposed project's construction emissions would not exceed the applicable significance threshold for any of the pollutants. Therefore, the proposed project would have a less than significant impact related to regional air quality during project construction.

Operational Emissions

Long-term operational emissions would be generated, resulting from daily operations at the proposed townhomes. Operational emissions for residential land use development projects are typically distinguished as mobile-, area-, and energy-source emissions. Mobile source emissions are those associated with automobiles that would travel to and from the project site. Trip rates used to estimate mobile source emissions that would be generated by the proposed project were consistent with the daily trips presented in the project-specific Trip Generation and VMT Assessment Memorandum (Appendix I). The proposed project would replace the existing office uses on-site, but for conservative purposes, the analysis does not account for the removal of the existing emissions, such as car trips, that would be replaced by the proposed project. Area-source emissions are those associated with landscape maintenance activities and periodic architectural coatings. The proposed project would be all electric and would not have any natural gas infrastructure. Therefore, there are no direct emissions related to building energy use for space or water heating. Table 2 presents the proposed project's estimated maximum daily operational emissions.

Table 2: Maximum Daily Operational Regional Pollutants

Operational Activity	Regional Pollutant Emissions (pounds per day)[1]					
	VOC	NO_X	CO	SO_X	PM_{10} (Total)	$PM_{2.5}$ (Total)
Mobile (Automobiles)	1.0	0.8	8.4	<0.01	2.2	0.6
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Area	2.5	0.03	3.3	<0.01	<0.01	<0.01
Overall Maximum Daily[1]	**3.5**	**0.8**	**11.7**	**<0.01**	**2.2**	**0.6**
South Coast AQMD Significance Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes:
CO = carbon monoxide
NO_X = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter
South Coast AQMD = South Coast Air Quality Management District
SO_X = sulfur oxides
VOC = volatile organic compounds
[1] Emissions shown represent the maximum total daily operational emissions for summer or winter season.
Source of Table: Appendix A.

As shown in Table 2, the proposed project's regional daily operational emissions would not exceed any of the South Coast AQMD thresholds of significance. Therefore, the proposed project would have a less than significant impact related to regional air quality during project operation.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than significant impact. This impact evaluates the potential for the proposed project's construction and operational emissions to expose sensitive receptors to substantial pollutant concentrations. Sensitive receptors are defined as those individuals who are sensitive to air pollution, including children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. For purposes of CEQA, the South Coast AQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities. Commercial and industrial facilities are not included in the definition because employees do not typically remain on-site for 24 hours.

Localized Significance Threshold Analysis—Criteria Pollutants

The localized construction and operational analyses use thresholds (i.e., localized significance thresholds [LSTs]) that represent maximum emissions for a project that would not cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard. If the

proposed project's construction or operational emissions are under those thresholds, it follows that the proposed project would not cause or contribute to an exceedance of the standard and would not expose sensitive receptors to substantial pollutant concentrations.

Friant Ranch Case and Project Health Impacts

In the Fifth District Court of Appeal case *Sierra Club v. County of Fresno (Friant Ranch, L.P.)* (also referred to as *Friant Ranch)* the Court found the project EIR deficient because it did not identify specific health-related effects resulting from the estimated amount of pollutants generated by the project. The ruling stated that the EIR should give a "sense of the nature and magnitude of the 'health and safety problems' caused by a project's air pollution. The EIR should translate the emission numbers into adverse impacts or to understand why such translation is not possible at this time (and what limited translation is, in fact, possible)."

The California Supreme Court held that when an EIR concluded that a project would have significant impacts to air quality, an EIR should "make a reasonable effort to substantively connect a project's air quality impacts to likely health consequences." In order to determine compliance with this case, the Court developed a multi-part test that includes the following:

1. The air quality discussion shall describe the specific health risks created from each criteria pollutant, including diesel particulate matter (DPM).

   This air quality analysis details the specific health risks created from each criteria pollutant above under Section 2.3, Air Quality, Environmental Setting, Air Pollutants. As such, this analysis meets the Part 1 of the *Friant Ranch* case test.

2. The analysis shall identify the magnitude of the health risks created by the project. On page 24 of the Ruling, it is stated that "[t]he Court of Appeal identified several ways in which the EIR could have framed the analysis so as to adequately inform the public and decision-makers of possible adverse health effects."

The *Friant Ranch* case found that an EIR's air quality analysis must meaningfully connect the identified air quality impacts to the human health consequences of those impacts or meaningfully explain why that analysis cannot be provided. As noted in the brief of *Amicus Curiae* by the South Coast AQMD *Friant Ranch* (Brief), [22] South Coast AQMD has air quality modeling and health impact evaluation capability among the most sophisticated of any of the air districts in the State, and thus it is uniquely situated to express an opinion on how lead agencies should correlate air quality impacts with specific health outcomes. The South Coast AQMD discusses that it may be infeasible to quantify health risks caused by projects similar to the proposed project due to various factors. The Brief states that it may not be feasible to perform a health risk assessment for airborne toxics that will be emitted by a generic industrial building that was built on "speculation" (i.e., without knowing the future

[22] South Coast Air Quality Management District (South Coast AQMD). 2015. Application of the South Coast Air Quality Management District for Leave to File Brief of *Amicus Curiae* in Support of Neither Party and *[Proposed]* Brief of *Amicus Curiae*. Website: https://www.courts.ca.gov/documents/9-s219783-ac-south-coast-air-quality-mgt-dist-041315.pdf. Accessed March 2, 2025.

tenant(s)). Even where a health risk assessment can be prepared, the resulting maximum health risk value is only a calculation of risk; it does not necessarily mean anyone will contract cancer as a result of the project. Similarly, South Coast AQMD staff does not currently know of a way to accurately quantify ozone-related health impacts caused by NO_X or VOC emissions from relatively small projects due to photochemistry and regional model limitations. The Brief concludes, with respect to the Friant Ranch EIR, that although it may have been technically possible to plug the data into a methodology, the results would not have been reliable or meaningful.

On the other hand, for extremely large regional projects (unlike the proposed project), the South Coast AQMD states that it has been able to correlate potential health outcomes for very large emissions sources—as part of their rulemaking activity, specifically, 6,620 pounds per day of NO_X and 89,180 pounds per day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to ozone. As shown above in Table 1, project-related construction activities would generate a maximum of 21.9 pounds per day of VOC and 28.2 pounds per day of NO_X; and, as shown above in Table 2, operation of the proposed project is estimated to generate 3.5 pounds per day of VOC and 0.8 pounds per day NO_X. The proposed project would not generate emissions anywhere near levels that would reach 6,620 pounds per day of NO_X or 89,190 pounds per day of VOC emissions. Therefore, the proposed project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level.

Notwithstanding, this analysis does evaluate the proposed project's localized impact to air quality for emissions of NO_X, CO, PM_{10}, and $PM_{2.5}$ by comparing the proposed project's on-site emissions to the South Coast AQMD's applicable LST thresholds. LSTs are derived to ensure that short-term or localized emissions do not cause or contribute to exceedances of ambient air quality standards, which are established to protect public health, including sensitive populations such as children and the elderly. As such, compliance with LSTs serves as a screening tool to evaluate whether a project's localized criteria pollutant concentrations could affect nearby sensitive receptors. As evaluated in this analysis provided below, the proposed project would not result in emissions that exceeded the South Coast AQMD's LSTs during either the construction or operational period. Therefore, the proposed project would not be expected to exceed the most stringent applicable federal or State ambient air quality standards for emissions of NO_X, CO, PM_{10}, or $PM_{2.5}$.

Localized Construction Analysis

The LST Methodology only applies to on-site emissions and states that "off-site mobile emissions from the project should not be included in the emissions compared to LSTs." However, for conservative analysis purposes, the analysis includes both off-site and on-site emissions.

Utilizing the earthmoving activity acreages and phase durations from CalEEMod (Section 5.6.1), the number of acres disturbed per day was 1.5 for site preparation and 1.0 for grading. As specified in South Coast AQMD's guidance, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, the appropriate thresholds were selected based on the maximum number of acres

disturbed in a day. To ensure a conservative analysis, the proposed project emissions have been compared to the 1 acre per day LST.[23]

Table 3 presents the proposed project's maximum daily on-site emissions compared with the applicable LSTs. The LSTs for the project site were obtained from the South Coast AQMD LST methodology for a 1-acre project located in Source Receptor Area 20 (Central Coastal Orange County). The nearest sensitive receptors are located approximately 265 feet (80 meters) from the project site. Because this distance falls between the LST lookup table distances of 50 and 100 meters, the 50-meter thresholds were conservatively applied.

As noted in Table 3, emission estimates account for implementation of South Coast AQMD Rule 403 (incorporated into the proposed project through SC AIR-1).

Table 3: Construction Localized Significance Screening Analysis

Activity	Emissions (pounds per day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum Daily from Project Construction (2027)	28.2	29.2	6.6	3.8
Maximum Daily from Project Construction (2028)	9.1	15	0.9	0.4
Maximum Daily Construction Emissions	**28.2**	**29.2**	**6.6**	**3.8**
Construction Localized Significance Threshold (Source Receptor Area 20, 1 acre disturbed, 50 meters)	**93**	**738**	**13**	**5**
Exceed Screening Threshold?	**No**	**No**	**No**	**No**

Notes:
CO = carbon monoxide
NO_X = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter
South Coast AQMD = South Coast Air Quality Management District
South Coast AQMD Rule 403 dust control measures available within CalEEMod have been applied in the emissions modeling.
Source of emissions: Appendix A.
Source of thresholds: South Coast Air Quality Management District (South Coast AQMD). Mass Rate Localized Significance Threshold (LST) Lookup Table for Source Receptor Area 20, 1 acre disturbed, within nearest sensitive receptor at a distance of 50 meters from the project site.

As shown in Table 3, the proposed project's maximum daily emissions would not exceed any applicable South Coast AQMD LSTs for sensitive receptors. In addition, consistent with South Coast AQMD's LST Methodology, commercial receptors are also evaluated for NO_2 and CO because these

[23] Because South Coast AQMD localized significance threshold (LSTs) are derived using dispersion modeling that distributes emissions across the assumed project footprint, a smaller site size results in higher concentrations at nearby receptors for the same emission rate. As a result, lower allowable emission thresholds are established for smaller sites.

pollutants are based on shorter averaging periods (one to eight hours) during which workers may reasonably be present on-site. The nearest commercial receptors are located immediately east of the project boundary. Because the distance to these receptors is less than 25 meters, the South Coast AQMD LST Methodology recommends application of the 25-meter LST values. Accordingly, predicted NOx and CO emissions were compared to the applicable 25-meter LSTs for the nearest commercial receptor. The applicable thresholds are 92 pounds per day for NOx and 647 pounds per day for CO. As shown in Table 3, above, the proposed project's maximum daily emissions are substantially below these thresholds, demonstrating that the proposed project would not cause or contribute to an exceedance of the applicable ambient air quality standards and would result in a less-than-significant localized air quality impact at nearby commercial receptors as well as residential receptors.

Therefore, localized construction impacts related to these air pollutants would be less than significant.

Localized Operational Analysis

Similar to the construction LST analysis above, the applicable operational LSTs were obtained for a project located in Source Receptor Area 20 with the nearest sensitive receptor being at a distance of 50 meters. South Coast AQMD provides LST thresholds for projects equal to 1 acre, 2 acres, or 5 acres in size. For the project site of 4.4 acres, the lower, more conservative threshold for a 2-acre site is used.

Table 4 presents the proposed project's maximum daily emissions compared with the appropriate LSTs.

Table 4: Operational Localized Screening Significance Analysis

Emissions Source	Pounds per Day			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum Daily On-site Operational Emissions	**0.8**	**11.7**	**2.3**	**0.6**
Localized Significance Thresholds (Source Receptor Area 20, 2-acre site, 50 meters)	**128**	**1,089**	**6**	**2**
Exceeds Screening Threshold?	**No**	**No**	**No**	**No**

Notes:
CO = carbon monoxide
NO_X = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter
Source of Emissions: Appendix A.
Source of thresholds: South Coast AQMD Mass Rate Lookup Tables for a 2-acre site in Source Receptor Area 20 for sensitive receptors located within 50 meters of the project site.

As shown in Table 4, the proposed project's maximum daily operational emissions would not exceed any applicable South Coast AQMD LSTs.

In addition, commercial receptors are also evaluated for NO_2 and CO. The nearest commercial receptors are located immediately adjacent to the project boundary; therefore, consistent with the South Coast AQMD LST Methodology, the 25-meter operational LSTs were applied. The applicable operational thresholds are 131 pounds per day for NOx and 962 pounds per day for CO. As shown in Table 4, above, the proposed project's operational emissions are substantially below these thresholds and would not result in a significant localized air quality impact.

Therefore, the proposed project's operational activities would not cause or contribute substantially to an existing or future ambient air quality standard violation. Accordingly, the proposed project's operational criteria air pollutant and ozone precursor concentrations would not expose sensitive receptors to substantial pollutant concentrations. The impact would be less than significant.

Construction-related Diesel Particulate Matter

Project construction would generate DPM emissions from the use of off-road diesel equipment. The extent to which nearby receptors are exposed, determined by pollutant concentration and duration of exposure, is the primary factor used to evaluate health risks associated with TACs. Health risks from diesel exhaust are primarily associated with long-term exposure, particularly with respect to increased cancer risk.

The use of diesel-powered construction equipment would be temporary and episodic, and emissions would be short-term in duration and variable in location as construction activities progress across the site. As a result, potential exposure to DPM would be limited in both duration and intensity, and emissions would disperse rapidly with distance from the source.

Health risk assessment methodologies developed by the California Office of Environmental Health Hazard Assessment (OEHHA) are typically used to evaluate longer-term exposure scenarios. In this case, construction-related DPM emissions would be temporary, intermittent, and geographically variable, and therefore are not well-represented by standard long-term exposure assumptions. Accordingly, construction-related TAC impacts are evaluated qualitatively.

The nearest sensitive receptors are located approximately 265 feet north of the project site, which provides further attenuation of pollutant concentrations due to dispersion over distance. Construction activities would also be subject to California regulations limiting the idling of heavy-duty diesel equipment to no more than 5 minutes, which would further reduce short-term emissions and associated exposure.

Given the temporary and mobile nature of construction emissions, the limited duration of exposure, regulatory controls on diesel equipment, and the distance to nearby sensitive receptors, construction-related DPM emissions would not expose sensitive receptors to substantial levels of TAC. Therefore, impacts would be less than significant.

Carbon Monoxide Hotspot Analysis

A CO hotspot represents a condition wherein high concentrations of CO may be produced by motor vehicles accessing a congested traffic intersection under heavy traffic volume conditions. It has long

been recognized that CO exceedances are caused by vehicular emissions, primarily when idling at intersections. Accordingly, vehicle emissions standards have become increasingly more stringent to help remedy this impact. The CO hotspot analysis contained in the South Coast AQMD 1992 CO Plan is used to determine potential CO hotspot impacts from the proposed project, because by using the 1992 CO Plan as a worst-case scenario, the proposed project can measure CO impacts against intersections that experienced significantly more vehicle traffic than those adjacent to the proposed project. The 1992 CO Plan is used as a worst-case scenario because it included a CO hot spot analysis for four busy intersections in Los Angeles at the peak morning and afternoon time periods. The intersections evaluated included Long Beach Boulevard and Imperial Highway (Lynwood); Wilshire Boulevard and Veteran Avenue (Westwood); Sunset Boulevard and Highland Avenue (Hollywood); and La Cienega Boulevard and Century Boulevard (Inglewood). The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which has a daily traffic volume of approximately 100,000 vehicles per day. Subsequently, the CO Plan determined that no CO hotspot would occur even with 100,000 vehicles per day at this one intersection.

According to the transportation analysis prepared by Urban Crossroads, the proposed project would only generate 23 AM peak-hour trips and 31 PM peak-hour trips. For conservative analysis purposes, this analysis does not take credit for the removal of the office use and associated trips. Therefore, the proposed project would not result in traffic volumes exceeding 100,000 vehicles per day at any of the intersections evaluated near the project site. As a result, none of the intersections near the proposed project site would have peak-hour traffic volumes exceeding those at the intersections analyzed in the 1992 CO Plan. Additionally, the adjacent roadways are not located in an area where vertical or horizontal atmospheric mixing is substantially limited, such as a tunnel or overpass. Furthermore, there are no factors unique to the local meteorology to conclude that this intersection would yield higher CO concentrations if modeled in detail. Therefore, the operational CO impact would be less than significant.

In conclusion, the proposed project would not expose sensitive receptors to substantial pollutant concentrations either during construction or operation. Impacts would be less than significant.

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

Less than significant impact. Odors can cause a variety of responses. The impact of an odor is dependent on interacting factors such as frequency (how often), intensity (strength), duration (in time), offensiveness (unpleasantness), location, and sensory perception. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to considerable distress and often generating citizen complaints to local governments and regulatory agencies.

The South Coast AQMD does not provide a suggested screening distance for odor-generating land uses and operations. However, the San Joaquin Valley Air Pollution Control District (Valley Air District) does have a screening distance for odor sources. These screening distances by type of odor generator are listed below in Table 5.

Table 5: Screening Levels for Potential Odor Sources

Odor Generator	Screening Distance
Wastewater Treatment Facilities	2 miles
Sanitary Landfill	1 mile
Transfer Station	1 mile
Composting Facility	1 mile
Petroleum Refinery	2 miles
Asphalt Batch Plant	1 mile
Chemical Manufacturing	1 mile
Fiberglass Manufacturing	1 mile
Painting/Coating Operations (e.g., auto body shop)	1 mile
Food Processing Facility	1 mile
Feed Lot/Dairy	1 mile
Rendering Plant	1 mile

Source: San Joaquin Valley Air Pollution Control District (Valley Air District). 2015. Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). March 19. Website: https://valleyair.org/transportation/GAMAQI.pdf. Accessed May 12, 2026.

Construction-related Odors

Potential sources that may emit odors during construction activities include exhaust from diesel construction equipment. However, because of the temporary nature of these emissions, the intermittent nature of construction activities, and the highly diffusive properties of DPM exhaust, nearby receptors would not be affected by diesel exhaust odors associated with project construction. Odors from these sources would be localized and generally confined to the immediate area surrounding the proposed project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites for a residential subdivision. As such, the proposed project would not cause odors that adversely affect a substantial number of people during the construction period; potential impacts during construction would be less than significant.

Operational-related Odors

The proposed project includes the construction and development of a new residential infill community consisting of a total of up to 58 townhomes and associated amenities, landscaping, and paving. Operations of the proposed project could lead to odors from associated vehicle exhaust and outdoor cooking. However, such odors generated by project operation would be small in quantity and duration and would not pose an objectionable odor impact to nearby receptors. Land uses that are typically identified as sources of objectionable odors include landfills, transfer stations, sewage treatment plants,

composting facilities, feedlots, coffee roasters, asphalt batch plants, and rendering plants. The proposed residential project would not produce any offensive odor emitting end uses such as coffee roasting, composting, feed lots, refining, sewage treatment, or solid waste management and would not be considered an odor generator as identified in Table 5, and potential impacts during operation would be less than significant.

Summary

The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people from construction or operations. Therefore, approval of the proposed project would not result in any significant effects relating to other emissions (such as odors), and impacts would be less than significant.

Mitigation Measures

None required.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.4 Biological Resources *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	☐	☐	☐	☒

Environmental Evaluation

The analysis in this section is based, in part, on a biological resources evaluation, which consisted of a field survey and a desktop survey conducted by FirstCarbon Solutions (FCS). Desktop survey results are included in Appendix B.

Setting

Methods

The biological resources evaluation included a review of existing environmental documentation for the project site and vicinity, including literature pertaining to the habitat requirements of special-status species with the potential to occur in the project vicinity, and Federal Register listings, protocols, and species data provided by the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW). FCS also reviewed topographic maps, aerial photographs, and published soil surveys and queried special-status species databases, including the USFWS Information for Planning and Consultation (IPaC) database,[24] the California Natural Diversity Database (CNDDB),[25] and the California Native Plant Society Electronic Inventory (CNPS Inventory).[26]

The biological resources evaluation included a field survey of the project site on April 7, 2026, to ascertain general site conditions and identify whether existing vegetation communities provide suitable habitat for special-status plant or wildlife species.

[24] United States Fish and Wildlife Service (USFWS). 2026. Information for Planning and Consultation (IPaC). Website: https://ecos.fws.gov/ipac/. Accessed April 14, 2026.

[25] California Department of Fish and Wildlife (CDFW). 2026. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed April 14, 2026.

[26] California Native Plant Society (CNPS). 2026. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed April 14, 2026.

Results

A qualified FCS Biologist conducted a general biological survey of the project site on April 7, 2026, between approximately 10:00 a.m. and 11:10 a.m. Weather conditions during the field survey were sunny, with an average temperature around 65–69°F (degrees Fahrenheit) and wind speeds between 0 and 1 mph.

Environmental Setting

The project site is developed and is surrounded by Aliso Creek Road and commercial development to the west, Glenwood Drive and residential development to the north, and Argonaut and office development to the east and south. The project site is primarily paved or covered by an office building and is mostly flat, with slopes occurring along the western and northern boundaries. Ornamental trees are located along the boundaries or adjacent to the site on all sides, including hedgerows of pine (*Pinus* spp.) trees along the western and northern boundaries.

Would the project:

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

No impact. The project site is developed and is mostly paved or covered by an office building and contains ornamental trees located along the site boundaries and near the building. According to the CNDDB and CNPS Inventory, 83 special-status plant species have been recorded within 10 miles of the project site or within the *San Juan Capistrano, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map and the eight surrounding quadrangle search area that encompasses the project site (Appendix B). However, because of the urban/developed nature of the project site and lack of suitable habitat, all special-status plants that were documented in the region through the CNDDB and CNPS Inventory have no potential for occurrence (Appendix B, Table 1). Thus, special-status plants are not expected to occur on the project site.

Sixty special-status wildlife species were identified as occurring within 10 miles of the project site as recorded in the CNDDB or as identified in the USFWS IPaC database. Because of the urbanized/developed nature of the project site and vicinity, all special-status wildlife species identified in the database reviews were determined to have no potential for occurrence on the project site. Since there is no potential for special-status plants or wildlife to occur on the project site, no mitigation measures are required.

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

No impact. No riparian or other sensitive natural communities were recorded on or adjacent to the project site; therefore, the proposed project would have no impact on any riparian habitat or other sensitive natural community.

c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No impact. There were no waters or wetland features detected on the project site that would be considered potentially jurisdictional by the United States Army Corps of Engineers (USACE), nor any features that would be considered potentially jurisdictional by State regulatory agencies including the Regional Water Quality Control Board (RWQCB) and CDFW. Additionally, the project site does not contain vernal pools or features indicative of the historic presence of vernal pools. According to the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS),[27] two soil types are mapped on the project site, Capistrano sandy loam and Cieneba-rock outcrop complex. While Cieneba soils are known to support vernal pools, there would be no potential for vernal pools to occur due to the developed nature of the site. Therefore, implementation of the proposed project would not result in impacts to State or federally protected wetlands, including vernal pools. No impacts would occur.

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

Less than significant impact with mitigation incorporated. The project site is developed and is surrounded by urbanized areas and roads on all sides that limit wildlife movement through the project site. The project site itself does not serve as a wildlife movement corridor.

The project site contains vegetation, including trees within the site and along the boundaries, that could provide suitable nesting habitat for bird species protected under the Migratory Bird Treaty Act (MBTA) and the Fish and Game Code. These species include Cooper's hawk and other avian species. Only avian species adapted to urbanized areas may use the trees on-site for nesting.

The proposed project would remove existing ornamental trees, shrubs, and landscaped vegetation within the developed portions of the site to accommodate grading and construction activities. Existing screening trees along the northern and western boundaries of the project site would be retained. Trees and shrubs proposed for removal may provide nesting habitat for common urban-adapted bird species; however, replacement landscaping and tree planting would be incorporated throughout the project site, providing similar nesting and foraging opportunities over time.

The proposed trees would include native species, as well as climate-adaptive and drought-tolerant species. Additionally, the pine hedgerows along the western and northern boundaries of the site

[27] United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). 2026. Web Soil Survey (WSS). Website: https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed April 14, 2026.

would not be removed by the project. If ground-disturbing or vegetation-removing construction activities are initiated during the nesting season, they could disturb nesting and breeding birds on the ground surface, in trees and shrubs, and on structures on and adjacent to the project site, which would be considered a significant impact. Potential construction-related project impacts on special-status and migratory birds include destruction of eggs or occupied nests, mortality of young, and parental abandonment of nests with eggs or pre-fledged young birds. With the implementation of Mitigation Measure (MM) BIO-1a and MM BIO-1b, potential project impacts to nesting Cooper's hawk and other native and migratory birds would be reduced to a less than significant level.

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

No impact. The General Plan for the City of Aliso Viejo contains the following two Ecological and Biological Resources policies in the Conservation/Open Space Element:

Policy COS-3.1 Support regional and sub-regional efforts to conserve ecological and biological resources.

Policy COS-3.2 Protect sensitive habitat areas and vegetation, particularly along Aliso Creek, within Aliso Woods, and within the Aliso and Wood Canyons Wilderness Park, by maintaining these resources as long-term open space.

The proposed project would not conflict with these policies. The existing screening trees along the western and northern perimeters of the project site would be preserved. The project would remove existing ornamental landscaping and trees located within the interior developed areas of the site to accommodate grading and construction of the proposed residential development. As stated above, nearly all trees removed by the proposed project would be replaced. Therefore, there are no local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, with which the proposed project would conflict. No impact would occur.

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

No impact. The project site is located within the boundaries of the County of Orange Natural Communities Conservation Plan (County of Orange NCCP) Habitat Conservation Plan (HCP), an HCP and NCCP authorized by the CDFW through the NCCP Act (California Fish and Game Code [FGC] § 2800) and Sections 2081 and 2084 of the California Endangered Species Act (CESA) and by the USFWS through Sections 7 and 10 of the Endangered Species Act.

The project site does not contain Covered Habitats or suitable habitat for Identified Species covered under the County of Orange NCCP HCP and therefore would not require coverage under the plan. Thus, the proposed project would not conflict with an HCP, NCCP, or other approved local, regional, or State HCP. No impact would occur.

Mitigation Measures

MM BIO-1a Nesting Bird Pre-construction Surveys

If ground-disturbing or vegetation-removing construction activities or tree removal is proposed during the breeding/nesting season for migratory birds (February 1 through September 15), a qualified Biologist shall conduct pre-construction surveys for special-status birds and other migratory birds within the construction area, including a 300-foot survey buffer (where accessible), no more than 3 days prior to the start of ground-disturbing activities in the construction area.

MM BIO-1b Avoidance of Active Avian Nests

If an active nest (i.e., occupied by eggs or fledglings) is located during pre-construction surveys or at any point during the construction phase of the proposed project, the City of Aliso Viejo shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until the eggs or fledglings no longer are in the nest or a qualified Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and a 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.5 Cultural Resources *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Environmental Evaluation

Setting

This section describes the existing cultural setting and potential effects from project implementation on the project site and its surrounding area. The following discussion is based on records searches from the South Central Coastal Information Center (SCCIC) and the Native American Heritage Commission (NAHC) and a cultural resources pedestrian survey conducted by FCS. The non-confidential SCCIC records search, pedestrian survey photographs, and NAHC correspondence are included in Appendix C.

South Central Coastal Information Center

On April 14, 2026, a records search/literature review was conducted at the SCCIC located at California State University, Fullerton. The purpose of this review was to access any existing cultural resources survey reports, archaeological site records, and historic maps to evaluate whether previously documented pre-contact or historic archaeological sites, architectural resources, cultural landscapes, or Tribal Cultural Resources (TCRs) exist within or near the project site. The records search/literature review was also conducted to evaluate whether the project site contains any historic properties listed on or determined eligible for listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), the California Historic Landmarks (CHL) list, the California Points of Historical Interest (CPHI) list, and the Built Environment Resource Directory (BERD) for Orange County. The results of the SCCIC records search indicate that seven pre-contact cultural resources have been recorded within the 0.5-mile search radius, one of which (P-30-000414) is located within the project boundaries. In addition, there are 25 area-specific survey

reports on file with the SCCIC, three of which (OR-00255, OR-00702, and OR-00926) partially address the project site and two of which (OR-00431 and OR-00705) address the project site entirely, indicating that the project site has been previously surveyed for cultural resources and produced positive results for cultural resources.

Native American Heritage Commission

On April 15, 2026, a records search request was sent to the NAHC in an effort to determine whether any sacred sites are listed on its Sacred Lands File (SLF) for the project site. On April 27, 2026, a response from the NAHC was received indicating that their SLF search came back positive for TCRs within the project site. The NAHC included a list of 28 Tribal representatives who may have additional knowledge of the project site. To ensure that all Native American knowledge and concerns over potential TCRs that may be affected by implementation of the proposed project are addressed, FCS sent letters to all 28 Tribal representatives on May 7, 2026. No responses have been received to date. Please note that this process is for information gathering purposes to support conclusions made within the cultural resources analysis and is not intended to satisfy the Lead Agency consultation requirements pursuant to Assembly Bill (AB) 52 or Senate Bill (SB) 18. See Section 2.18 Tribal Cultural Resources for discussions related to AB 52 and SB 18 consultation.

Cultural Resources Pedestrian Survey and Buried Site Potential

On May 5, 2026, an FCS Archaeologist conducted a pedestrian survey for unrecorded cultural resources within the project site. The project site is predominantly developed with impervious surfaces with vegetated slopes located primarily along the northern and western perimeters. The perimeter of the project site is enclosed by a parking lot dedicated to the office building (constructed between 1988 and 1992) located at the center of the project site. Overview shots of the project site were taken from the northeast, northwest, southeast, and southwest corners that showcase the structure and the surrounding parking lot. Visibility of exposed soil was nonexistent since the entirety of the site is hardscaped; thus, inspection of the soil for cultural resources was not possible. Survey conditions were documented using digital photographs and field notes. No pre-contact or historic resources were found during the pedestrian survey.

In addition to the pedestrian survey, the potential for yet-identified cultural resources in the project vicinity was reviewed against geologic and topographic geographic information system (GIS) data for the general area and information from other nearby projects. The proposed project was evaluated against a set of criteria originally identified by a geoarchaeological overview that was prepared for the California Department of Transportation (Caltrans) Districts 6 and 9.[28] This study mapped the "archaeological sensitivity," or potential to support the presence of buried pre-contact archaeological deposits, based on geology and environmental parameters including distance to water and landform slope. The methodology used in the study is applicable to other parts of California, such as the Bay Area, and generally concluded that sites consisting of flat, Holocene-era deposits in close proximity to

[28] Meyer, J., D. Craig Young, and Jeffrey S. Rosenthal. 2010. Volume I: A Geoarchaeological Overview and Assessment of Caltrans District 6 and 9, Cultural Resources Inventory of Caltrans District 6/9 Rural Conventional Highways. Submitted to Central California Department of Transportation, District 6.

natural water resources had a moderate to high probability of containing subsurface archaeological deposits when compared to earlier Pleistocene deposits situated on slopes or further away from drainages, lakes, and rivers.

According to the isotopic gravity map with geology of Santa Ana, Southern California,[29] the surface of the project site rests entirely on alluvial valley deposits (Holocene to late Pleistocene; Qya). Applying the criteria set forth in Meyer et al., all Holocene-era deposits have the potential to contain archaeological deposits, which increases with the ease of the slope and proximity to water resources. The terrain of the project site is relatively flat, with the exception of the northern and western portions of the project site, which include landscaped slopes, and the closest water source is Aliso Creek, located approximately 0.8 mile southeast of the project site. In addition, positive results from the NAHC SLF search for TCRs and the positive SCCIC results for cultural resources indicate a moderate to high potential for unanticipated buried cultural resources to be impacted by project construction.

Cultural Resources

Would the project:

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

No impact. Historical resources in this context refer to the built environment, mainly buildings and structures over 50 years in age that may be eligible for inclusion on the CRHR or NRHP. Records search results conducted at the SCCIC did not identify any historical resources within the 0.5-mile search radius, nor within the proposed project boundaries. Additionally, the results of the pedestrian survey indicated that the project site consists of an enclosed parking lot and office building that was constructed between 1988 and 1992. As such, no historical resources were identified during the pedestrian field survey. Thus, the proposed project would not cause a substantial adverse change in the significance of any such known resources. No mitigation measures are required, and there would be no impact to historical resources.

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

Less than significant impact with mitigation incorporated. Results from the SCCIC indicate that five pre-contact archaeological resources are recorded within a 0.5-mile radius of the project site, of which one pre-contact resource (P-30-000414) is recorded within the project boundaries. There are no historic era archaeological resources located in or within a 0.5-mile radius of the project site. The results of the pedestrian survey did not locate or identify any archaeological resources due to the lack of soil visibility across the project site. Given the results of the records searches, the potential to

[29] Langenheim, V.E., Tien-Chang Lee, Shawn Biehler, A.C. Jachens, and D.M. Morton. 2006. Isotopic gravity map with geology of the Santa Ana 30' x 60' quadrangle, southern California. United States Geological Survey. Map. Scale 1:100,000.

impact unidentified archaeological resources is considered moderate to high. It is possible that earthmoving activities associated with project construction could encounter previously undiscovered archaeological resources. Archaeological resources can include but are not limited to stone, bone, wood, or shell artifacts or features, including hearths and structural elements. Damage or destruction of these resources would have a potentially significant impact. MM CUL-1 would require a Worker Environmental Awareness Program (WEAP) training, a site survey conducted by a qualified Archaeologist, and archaeological monitoring. MM CUL-2 would require consultation with a qualified Archaeologist in the event that buried archaeological resources are discovered during construction, as well as inadvertent discovery procedures. Implementation of MM CUL-1 and MM CUL-2 would ensure that potential impacts to archaeological resources will be reduced to a level of less than significant.

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

Less than significant impact with mitigation incorporated. While no formal cemeteries or areas containing human remains are known to be in the project site's vicinity, the possibility always exists that construction-related ground disturbance may uncover previously undiscovered human remains. In the unlikely event such a discovery is made, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and 5097.98 must be followed. Additionally, implementation of MM CUL-3, which details inadvertent discovery procedures, would reduce potential impacts of previously undiscovered human remains to a less than significant level.

Mitigation Measures

MM CUL-1 Prior to the initiation of construction activities, all construction personnel conducting ground disturbance at the site shall be provided a Worker Environmental Awareness Program (WEAP) cultural resources "tailgate" training. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the project site, and procedures to be followed in the event such resources are encountered. The training shall be conducted by an Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology.

An Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology shall conduct an updated survey of the site following demolition and exposure of native soils and prior to any project-related trenching or grading to check for the inadvertent exposure of cultural materials.

This shall be followed by archaeological monitoring during the grading and trenching phase of the proposed project. At the completion of these phases, archaeological monitoring shall be reduced to periodic "spot checks." In the event exposed soils indicate cultural materials may be present, this may be followed by regular or full-time archaeological monitoring as determined by the Archaeologist.

MM CUL-2 In the event that buried archaeological resources are discovered during construction, operations shall stop within a 100-foot radius of the find and an Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. The Lead Agency, along with other relevant or Tribal officials, shall be contacted upon the discovery of cultural resources to begin coordination on the disposition of the find(s). Treatment of any significant cultural resources shall be undertaken with the approval of the Lead Agency. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Upon coordination with the Lead Agency, any archaeological artifacts recovered shall be donated to an appropriate Tribal custodian or a qualified scientific institution where they would be afforded applicable cultural resources laws and guidelines.

MM CUL-3 In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Section 5097.94 and Section 5097.98 shall be followed. If during the course of project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance of the site where human remains are discovered and/or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with

appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98.

2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance:
   - The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.
   - The descendant identified fails to make a recommendation.
   - The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.6 Energy *Would the project:*				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Environmental Evaluation

Setting

Energy use, especially through fossil fuel consumption and combustion, relates directly to environmental quality since it can adversely affect air quality and generate greenhouse gas (GHG) emissions that contribute to climate change. Electrical power is generated through a variety of sources, including fossil fuel combustion, hydropower, wind, solar, biofuels, and others. Natural gas is widely used to heat buildings, prepare food in restaurants and residences, and fuel vehicles, among other uses. Fuel use for transportation is related to the fuel efficiency of cars, trucks, and public transportation; choice of different travel modes such as auto, carpool, and public transit; and miles traveled by these modes and is generally based on petroleum-based fuels, such as diesel and gasoline. Electric vehicles (EVs) may not have any direct emissions but do have indirect emissions via the source of electricity generated to power the vehicle. Construction and routine operation and maintenance of transportation infrastructure also consume energy. Southern California Edison (SCE) provides electricity and Southern California Gas Company (SoCalGas) provides natural gas service within the City of Aliso Viejo.

Would the project:

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

Less than significant impact. A discussion of the proposed project's anticipated energy usage is presented below. Energy use consumed by the proposed project was estimated and includes

electricity and fuel consumption for project construction and operation. Energy calculations are included as part of Appendix A.

Short-term Construction Impacts

For the purpose of this analysis, construction of the proposed project was estimated to begin in March 2027 and conclude in November 2028 and was modeled based on an applicant-provided preliminary schedule (see Appendix A). If the construction schedule moves to later years, construction emissions would likely decrease because of improvements in technology and more stringent regulatory requirements as older, less efficient equipment is replaced by newer and cleaner equipment. The proposed project would require demolition, site preparation, grading, building construction, architectural coating, and paving. The construction phase would require energy for the manufacture and transportation of building materials, preparation of the site (e.g., site clearing and grading), and the actual construction of the buildings. Petroleum-based fuels such as diesel fuel and gasoline would be the primary sources of energy for these tasks.

The types of on-site equipment used during construction of the proposed project could include gasoline- and diesel-powered construction and transportation equipment, including trucks, front-end loaders, forklifts, and cranes. On-site, off-road construction equipment is estimated to consume a total of approximately 45,858 gallons of fuel over the entire construction duration (Appendix A).

Fuel use associated with construction vehicle trips generated by the proposed project was also estimated; trips include construction worker trips, haul truck trips for material transport, and vendor trips for construction material deliveries. Fuel use from these vehicles traveling to and from the project site was based on (1) the projected number of trips the proposed project would generate during construction, (2) average trip distances by trip type, and (3) fuel efficiencies estimated in the ARB Emissions Factors (EMFAC) mobile source emission model. In total, the proposed project is estimated to generate approximately 302,890 VMT and a combined 16,706 gallons of gasoline and diesel for vehicle travel during construction.

Other equipment could include construction lighting, field services (office trailers), and electrically driven equipment such as pumps and other tools. Municipal Code Section 8.12.070 permits construction, repair, remodeling, or grading activities during daytime hours, specifically between 7:00 a.m. and 8:00 p.m. on weekdays and between 8:00 a.m. and 8:00 p.m. on Saturdays, with no construction allowed on Sundays or federal holidays. As on-site construction activities would be restricted during these hours, it is anticipated that the use of construction lighting would be minimal.

The overall construction processes are already designed to be efficient in order to avoid excess monetary costs. For example, equipment and fuel are not typically used wastefully because of the added expense associated with renting the equipment, maintaining it, and fueling it. Therefore, the opportunities for future efficiency gains during construction are limited. Therefore, it is anticipated that the construction phase of the proposed project would not result in wasteful, inefficient, and unnecessary consumption of energy. Construction-related energy impacts would be less than significant.

Long-term Operational Impacts

The proposed project would consume energy as part of building operations and transportation activities. Operation of the proposed project would consume an estimated 478,814 kilowatt hours (kWh) of electricity. The proposed residential buildings would be built all-electric and the proposed project would install solar photovoltaic (PV) systems that would generate renewable energy, consistent with the 2025 Building Energy Efficiency Standards. Therefore, the proposed project would not impair, but rather would include the use of renewable energy. In addition, the proposed project's buildings would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the State's Building Energy Efficiency Standards. These are widely regarded as the most advanced Building Energy Efficiency Standards, and compliance would ensure that building energy consumption would not be wasteful, inefficient, or unnecessary. Additionally, the CBC requires new residential development to include energy efficiency features related to building envelope, mechanical systems (e.g., heating, ventilation, and air conditioning [HVAC] and water heating systems), and indoor and outdoor lighting. CALGreen requires all new garages for the proposed homes to install electrical panels of adequate size to support the installation of EV charging systems. The proposed project would install solar PV systems in compliance with Title 24, Part 6, California's Energy Code. As such, compliance with the CBC Title 24 standards and CALGreen would ensure that the proposed project would not interfere with the ability to include renewable energy sources. As it relates to energy use from vehicular travel, the proposed 58-unit residential project is estimated to generate approximately 356 daily vehicle trips. Project-related travel would consume an estimated 44,836 gallons of gasoline, diesel, and compressed natural gas and 63,330 kWh of electricity annually. Because these trips would support routine residential activities, utilize the existing transportation network, and would not result from inefficient site design or circulation patterns, transportation energy consumption would not be wasteful, inefficient, or unnecessary. Impacts would be less than significant.

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

Less than significant impact. The proposed project would be evaluated with existing State energy standards and General Plan energy conservation policies. SCE would provide electricity to the proposed project. In 2024, the latest year with available data, SCE obtained 35 percent of its electricity from renewable energy sources. SCE also offers a Green Rate 50 percent option that sources 67 percent of its power mix from eligible renewable energy sources and a Green Rate 100 percent option that sources 100 percent of its power mix from eligible renewable energy sources.[30] SCE would be required to meet the future objective of sourcing 60 percent of its electricity from renewable energy sources by 2030. Additionally, the proposed project would replace an existing office development that, although currently vacant, continues to consume a limited amount of electricity for building maintenance and related functions. As a result, a portion of the proposed project's operational energy demand would be offset by the elimination of this existing energy use.

[30] Southern California Edison (SCE). 2024 Power Content Label. Website: https://www.energy.ca.gov/filebrowser/download/9168. Accessed May 12, 2026.

Furthermore, as an all-electric development, the proposed project would support California's transition toward lower-carbon energy consumption.

The proposed residential project would be designed in accordance with Title 24, California's Energy Efficiency Standards for residential buildings. These standards include minimum energy efficiency requirements related to building envelope, mechanical systems (e.g., HVAC and water heating systems), and indoor and outdoor lighting. CALGreen requires all new garages for the proposed homes to install electrical panels of adequate size to support the installation of EV charging systems. Therefore, it is anticipated that the proposed project would be designed and built to minimize transportation energy through the promotion of the use of electric-powered vehicles, and it is anticipated that existing and planned capacity and supplies of transportation fuels would be sufficient to support the proposed project's demand. The proposed project would install solar PV systems in compliance with Title 24, Part 6, California's Energy Code.

The General Plan Conservation/Open Space Element contains the following policies related to energy conservation.

Energy Supply and Conservation

Policy COS-6.1 Encourage green building designs for new construction and renovation projects within the City.

Policy COS-6.2 Coordinate with regional and local energy suppliers to ensure adequate supplies of energy to meet community needs, implement energy conservation and public education programs, and identify alternative energy sources where appropriate.

Policy COS-6.3 Encourage building orientations and landscaping that enhance natural lighting and sun exposure.

Policy COS-6.4 Encourage expansion of neighborhood-level products and services and public transit opportunities throughout the City to reduce automobile use.

While several of these policies are city-level requirements or voluntary, compliance with Title 24 standards and other applicable regulations would ensure that the proposed project would not conflict with any of the energy conservation policies related to the proposed project's building, mechanical systems, and indoor and outdoor lighting.

The proposed project would comply with existing State energy standards and with energy conservation policies contained in the General Plan. As such, the proposed project would not conflict with State or local renewable energy or energy efficiency objectives. Potential impacts would be less than significant.

Mitigation Measures

None required.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.7 Geology and Soils *Would the project:*				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Environmental Evaluation

Setting

Geology and Soils

The analysis in this section is based, in part, on the Geotechnical Investigation prepared by Alta California Geotechnical, Inc., on September 26, 2025, included in Appendix D of this document.[31] The report concluded that the proposed grading and development is considered geotechnically feasible, provided the recommendations in the report are implemented during design, grading, and construction.

Paleontological Resources

The analysis in this section is based, in part, on the Cultural Resources Due Diligence Memorandum prepared by FCS on July 3, 2024, for the 95 Argonaut Project, located 550 feet (0.1 mile) east of the project site.[32] Because of the close proximity of the proposed project to the 95 Argonaut Project, the results of the paleontological records search for the 95 Argonaut Project were used because the project site has the same 0.5-mile search radius for paleontological resources.

The Cultural Resources Due Diligence Memorandum included paleontological records searches of the San Diego Natural History Museum (The Nat) online fossil locality database and the Natural History Museum of Los Angeles County (NHM) collections, which are available online through the

[31] Alta California Geotechnical, Inc. 2025. Geotechnical Investigation. 15 Argonaut, City of Aliso Veijo, County of Orange, California. September 26.

[32] FirstCarbon Solutions (FCS). 2024. Cultural Resources Due Diligence Memorandum for the Proposed Argonaut Project, City of Aliso Viejo, Orange County, California. July 3.

Integrated Digitized Biocollections (iDigBio), and the University of California Museum of Paleontology (UCMP) online fossil locality database.

Paleontological resources are the fossilized remains of plants and animals, including vertebrates (animals with backbones; fish, amphibians, reptiles, birds, mammals, etc.), invertebrates (animals without backbones; starfish, clams, coral, cephalopods, etc.), microscopic plants and animals (microfossils), and trace fossils/ichnofossils (i.e., footprints, burrows, etc.). Fossils are valuable, nonrenewable, scientific resources used to document the existence of extinct life forms and to reconstruct the environments in which they lived. Fossils are preserved in sedimentary rocks and, despite the abundance of these rocks and the vast numbers of organisms that have lived through time, preservation of plant or animal remains as fossils is a rare occurrence.

The Society of Vertebrate Paleontology (SVP) defines a significant fossil resource as, "identifiable vertebrate fossils, large or small, uncommon invertebrate, plant, and trace fossils, and other data that provide taphonomic, taxonomic, phylogenetic, paleoecologic, stratigraphic, and/or biochronologic information." Paleontological resources are considered older than recorded human history and/or older than middle Holocene (i.e., older than about 5,000 radiocarbon years).[33]

The sensitivity of an area with respect to paleontological resources hinges on its geologic setting and whether significant fossils have been discovered in the area or in similar geologic units.

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Less than significant impact. Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. Ground rupture is most likely to occur along active faults and typically occurs during earthquakes of magnitude 5.0 or higher. Ground rupture only affects the area immediately adjacent to a fault.

The project site is located in Southern California, which is a seismically active area. The type and magnitude of seismic hazards affecting the project site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The seismic hazards may be primary, such as surface rupture and/or ground shaking, or secondary, such as liquefaction and/or ground lurching.

[33] Society of Vertebrate Paleontology (SVP). 2010. Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources. Society of Vertebrate Paleontology Impact Mitigation Guidelines Revision Committee.

Active faults are not known to exist within the project site, as discussed in the Geotechnical Investigation. According to the Geotechnical Investigation, the project site is not within a California State-designated earthquake fault zone, and the potential for fault surface rupture is considered very low. The nearest fault zone to the project site is the San Joaquin Hills Fault Zone, located approximately 2.2 miles to the west.[34] According to California Geological Survey's (CGS's) most recent Alquist-Priolo Earthquake Fault Zone and Seismic Hazard Zone Map, a known earthquake fault is not located near the project site or known to traverse the project site.[35] Additionally, the General Plan Safety Element states that there are no known fault zones or seismic zones in the City.[36] Therefore, impacts related to rupture of a known earthquake fault would be less than significant.

ii) Strong seismic ground shaking?

Less than significant impact. The City, as well as most of Southern California, is located in a region of historic seismic activity. Strong levels of seismic ground shaking can cause damage to buildings. The intensity of ground shaking on the project site would depend upon the earthquake's magnitude, distance to the epicenter, and geology of the area between the project site and epicenter.

According to the Geotechnical Investigation, ground shaking hazards would be associated with activity from the San Joaquin Hills Fault Zone and the Newport-Inglewood Fault Zone, located 2.2 miles and 7.1 miles to the west, respectively.[37] During seismic events, the project site could experience ground shaking hazards associated with the faults described above.

The Geotechnical Investigation noted that the project site has the potential for seismic shaking hazards during an earthquake event. Pursuant to Municipal Code Chapter 13.02, Building Regulations, the City has adopted the 2025 CBC. The proposed project would be required to comply with all applicable regulations in the 2025 CBC, as amended by the Municipal Code, which includes design requirements to minimize the effects of seismic ground shaking. The proposed project would also be subject to the current CBC, as adopted by the City's Planning and Building Department, with respect to seismic design parameters. Conformance with these standard engineering practices and design criteria would reduce the effects of seismic ground shaking.

Additionally, Municipal Code Chapter 13.08.170, Soil Engineering and Engineering Geology Reports, requires implementation of the site-specific recommendations provided in the Geotechnical Investigation, including seismic design parameters. The site-specific design recommendations would be required to be incorporated into project construction plans, including grading plans, as conditions

[34] Alta California Geotechnical, Inc. 2025. Geotechnical Investigation. 15 Argonaut, City of Aliso Veijo, County of Orange, California. September 26.

[35] California Geological Survey (CGS). 2026. Earthquake Zones of Required Investigation Map. Website: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/?print_preview=true. Accessed April 10, 2026.

[36] City of Aliso Viejo. 2004. General Plan Safety Element. Website: https://www.avcity.org/DocumentCenter/View/395/Safety-Element-PDF. Accessed April 10, 2026.

[37] Alta California Geotechnical, Inc. 2025. Geotechnical Investigation. 15 Argonaut, City of Aliso Veijo, County of Orange, California. September 26.

of approval (COA GEO-1a) pursuant to Municipal Code Chapter 13.08.170. Implementation of COA GEO-1a would ensure that recommendations concerning earthwork, grading and fill, foundations, seismic design parameters, corrosivity, and drainage are implemented during design, grading, and construction. Compliance with Municipal Code Chapter 13.08.170 and the 2025 CBC would reduce potential impacts related to strong seismic ground shaking to a less than significant level.

Following compliance with standard engineering practices and through implementation of COA GEO-1a, potential impacts concerning exposure of people or structures to potential adverse effects involving strong seismic ground shaking would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

No impact. Liquefaction is a phenomenon where earthquake-induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburden pressure. When this occurs, the soil can completely lose its shear strength and enter a liquefied state. For liquefaction to occur, a project site must be subject to three factors: underlying loose, coarse-grained (sandy) soils, a groundwater depth of approximately 25 feet, and a potential for seismic shaking from nearby large-magnitude earthquakes.

The project site is not located in a Liquefaction Hazard Zone.[38] According to the CGS, the nearest mapped Liquefaction Hazard Zone is located approximately 0.51 mile northwest of the project site.[39] The Geotechnical Investigation concluded that there is no potential for liquefaction since the project site is not located within a State-designated liquefaction zone and no groundwater was encountered during soil boring investigations performed. Furthermore, General Plan Figure S-1, Safety Policy Map, indicates that the project site is not located within an area with liquefaction potential.[40] Therefore, the proposed project would not cause potential substantial adverse effects involving seismic-related ground failure, including liquefaction. There would be no impact.

iv) Landslides?

Less than significant impact. Landslides can occur if ground shaking and/or heavy rainfall disturb areas of steep slopes consisting of unstable soils. According to the General Plan, earthquake-induced landslides have the potential to occur within the City. Generally, these types of failures consist of rock falls, landslides, and debris flows. The potential for earthquake-induced landslides generally occurs in areas of steep slopes consisting of unstable soils disturbed by ground shaking and/or heavy rainfall.[41]

[38] California Geological Survey. 2024. Earthquake Zones of Required Investigation Map. Website: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/?print_preview=true. Accessed April 10, 2026.

[39] Ibid.

[40] City of Aliso Viejo. 2004. General Plan. Safety Element. Figure S-1: Safety Policy Map. https://avcity.org/DocumentCenter/View/384/Safety-Policy-Map-PDF. Accessed April 10, 2026.

[41] City of Aliso Viejo. 2004. General Plan, Safety Element. Website: https://avcity.org/DocumentCenter/View/395/Safety-Element-PDF. Accessed April 10, 2026.

The sloped areas along the northern and western boundaries of the project site are mapped as having landslide potential by the General Plan, as shown in the General Plan's Figure S-1, Safety Policy Map.[42] According to the Geotechnical Investigation, this slope is approximately 50 feet and was completed during the grading of the existing structures and adjacent streets.[43] The Geotechnical Investigation conducted a slope stability analysis and determined that no visible instabilities were observed and noted that the proposed structures have been designed to comply with the latest CBC setback requirements from the toe of the slope.[44]

As previously described, COA GEO-1a would be implemented pursuant to Municipal Code Chapter 13.08.170 and 2025 CBC standards. Implementation of COA GEO-1a would reduce the potential for landslide hazards by incorporating site-specific design recommendations into project construction plans and grading plans related to slope stability. In addition, implementation of COA GEO-1b would require grading activities adjacent to the existing slopes along the western and northern boundaries of the site to be observed by a licensed California Geotechnical Engineer or Certified Engineering Geologist. COA GEO-1b would ensure that, if necessary, supplemental recommendations would be incorporated into construction and grading plans to address potential impacts related to landslide susceptibility.

Furthermore, implementation of both COA GEO-1a and COA GEO-1b would ensure that on-site runoff is controlled and directed off-site in a nonerosive manner and that site drainage and slopes are maintained over the life of the proposed project and would establish minimum setback criteria for descending slopes. Additionally, as described under Impact 2.9(c)(i), Hydrology and Water Quality, the proposed project would also be required to implement a Stormwater Pollution Prevention Plan (SWPPP) during construction requiring the incorporation of Best Management Practices (BMPs) and would maintain existing on-site drainage and vegetation during operations.

Through implementation of COA GEO-1a and COA GEO-1b, in addition to BMPs implemented through a project-specific SWPPP, the proposed project would avoid substantial adverse impacts associated with landslides. Therefore, the proposed project would not result in significant impacts related to landslides. Impacts would be less than significant.

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

Less than significant impact. The Geotechnical Investigation indicates that the project site is underlain by silty sandstone, clayey sandstone, sandy claystone, sandstone, and claystone of the Miocene-age Monterey Formation.[45] This unit was logged to a depth of 51.5 feet below ground surface and is overlain by a thin layer of asphalt. The Geotechnical Investigation determined that the

[42] City of Aliso Viejo. 2004. General Plan. Safety Element. Figure S-1: Safety Policy Map. https://avcity.org/DocumentCenter/View/384/Safety-Policy-Map-PDF. Accessed April 10, 2026.

[43] Alta California Geotechnical, Inc. 2025. Geotechnical Investigation. 15 Argonaut, City of Aliso Veijo, County of Orange, California. September 26.

[44] Alta California Geotechnical, Inc. 2025. Geotechnical Investigation. 15 Argonaut, City of Aliso Veijo, County of Orange, California. September 26.

[45] Ibid.

upper portions of alluvium are compressible and thus are not suitable to support the proposed structures.[46] Therefore, the proposed project would be required to implement the site-specific recommendations referenced in the Geotechnical Investigation related to soil removal and recompaction and final slab and foundations.

During construction, the proposed project would also be required to comply with erosion and siltation control measures outlined in Municipal Code Chapter 13.08, Grading and Excavation Code, which requires that excavations and fills that may affect drainage and watercourses be performed in accordance with good engineering practice, thereby reducing to a minimum the hazards and damage to public and private property. This would include measures such as using sandbags or straw bales as temporary erosion control.

Additionally, the proposed project would comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009DWQ, and all subsequent amendments) (Construction General Permit); see Impact 2.10(a). The Construction General Permit requires development and implementation of a SWPPP and monitoring plan, which must include erosion and sediment control BMPs that would meet or exceed measures required by the Construction General Permit to control potential construction-related pollutants. Following compliance with the established regulatory framework, including Municipal Code Chapter 13.08 and Chapter 13.08.170 and the Construction General Permit, potential impacts concerning soil erosion and loss of topsoil would be less than significant.

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

Less than significant impact. As discussed in Impact 2.7(a), the project site would not be subject to significant impacts from seismically induced liquefaction. As previously mentioned under Impact 2.7(a)(iv), to address potential impacts regarding landslides, the proposed project would implement COA GEO-1a and COA GEO-1b.

Lateral spreading is a type of ground deformation that occurs when surface material extends or spreads on gentle slopes.[47] Ground shaking, especially when inducing liquefaction, may cause lateral spreading toward unsupported slopes.

Subsidence is a gradual settling or sudden sinking of Earth's surface that occurs when the withdrawal of groundwater, oil, or natural gas vertically displaces a large portion of land. Soils that are particularly subject to subsidence include those with high silt or clay content.

[46] Alta California Geotechnical, Inc. 2025. Geotechnical Investigation. 15 Argonaut, City of Aliso Veijo, County of Orange, California. September 26.

[47] United States Geological Survey (USGS). Lateral Spread. https://www.usgs.gov/media/images/lateral-spread. Accessed April 10, 2026.

Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered, resulting in almost immediate settlement.[48] According to the Geotechnical Investigation, based on laboratory testing, there is a minimum potential for hydro-collapse as a result of the proposed project.[49]

Sedimentary bedrock of the Monterey Formation that is successively overlain by unconsolidated alluvium underlies the project site. The Geotechnical Investigation evaluated site conditions and identified the need for removal and recompaction of all weathered/unsuitable fill materials in order to provide competent subgrade and bearing conditions for the proposed structural slabs and foundations. Accordingly, the Geotechnical Investigation recommends removal and recompaction of the upper 5 feet of existing on-site soils beneath the proposed structures and removal beneath the building pads of the proposed structures to extend to a minimum of 5 feet laterally beyond the building footprint. It is recommended to remove and recompact the upper 2 feet of existing soils underneath parking lots and drive aisles and for cuts that are less than 2 feet underneath street areas. A Geotechnical Consultant would be required to observe all removal and over-excavation bottoms prior to the placement of fill. If unsuitable soils such as undocumented artificial fill is exposed upon the completion of the removals recommended above, additional removals may be required. Earthwork would be required to meet compaction standards and import soils must be approved by the project Geotechnical Consultant.

Pursuant to Municipal Code Chapter 13.08.170, Soil engineering and engineering geology reports, the proposed project would incorporate all site-specific recommendations of the Geotechnical Investigation as COA GEO-1a, which would address any identified potential soil and geologic hazards. The proposed project would also implement additional design recommendations related to landslide susceptibility through implementation of COA GEO-1b. Furthermore, the proposed project would be required to comply with all applicable regulations in the 2025 CBC as amended by the Municipal Code, which includes design requirements to mitigate the effects of potential soil and geologic hazards, including landslide, lateral spreading, subsidence, liquefaction, and seismic settlement. The City would review project design and construction plans for compliance with the CBC and the Municipal Code prior to construction activities. Thus, compliance with the City's established regulatory framework and standard engineering practices and design criteria, which would be verified through the City's plan review process, would ensure potential impacts associated with a geologic unit or soil that is unstable or would become unstable at the project site would be less than significant.

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

Less than significant impact. The Geotechnical Investigation anticipated on-site soils are diatomaceous soils, consisting of a low density and high moisture content, and have a low to medium

[48] Alta California Geotechnical, Inc. 2025. Geotechnical Investigation. 15 Argonaut, City of Aliso Veijo, County of Orange, California. September 26.

[49] Ibid.

expansion potential.[50] As such, the recommendations provided in the Geotechnical Investigation include design recommendations for post-tensioned slabs, select backfill, subgrade moisture conditioning, and concrete slab reinforcement. Municipal Code Chapter 13.08.170 requires implementation of the recommendations provided in the Geotechnical Investigation. This requirement is incorporated into the proposed project as COA GEO-1a. Additionally, the City's Building Division would review construction plans to verify compliance with standard engineering practices, the Municipal Code, and the CBC. Compliance with the Municipal Code and the City's established regulatory framework; standard engineering practices, which would be verified through the City's plan review process; and the CBC would ensure potential impacts related to expansive soil are less than significant.

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

No impact. Sewers are available for disposal of the proposed project's wastewater. The proposed project would connect to the existing sanitary sewer system for wastewater disposal and would not include the use of septic tanks. Therefore, no impacts would occur, and no mitigation is required.

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

Less than significant impact with mitigation incorporated. Geologic mapping indicates that the project site is underlain by sedimentary bedrock of Miocene-age Monterey Formation that is successively overlain by a thin layer of asphalt fill. Based on soil borings collected at the project site, sand, sandstone, clayey sandstone, and silty sandstone sediments of the Monterey Formation were encountered at depths of up to 51.5 feet.[51]

According to The Nat online fossil locality database and the NHM collections (which are available online through the iDigBio), there are no recorded fossil localities within the project site.[52,53] There are 23 recorded vertebrate fossil localities (4521, 5547, 5752, 6283, 6284, 6286, 6550, 6551, 7541, 7532, 7543, 7544, 7546, 7547, 7548, 7549, 7550, 7551, 7552, 7553, 7554, 7555, and 7755) approximately 1.09 miles northeast of the project site. Additional localities lie within 1 mile southwest of the site.

To address the potential for an unanticipated discovery during construction, implementation of MM GEO-1 would be required. MM GEO-1 would require worker training by a qualified Paleontologist, prior to the start of construction, to inform construction personnel of the potential to encounter fossils

[50] Alta California Geotechnical, Inc. 2025. Geotechnical Investigation. 15 Argonaut, City of Aliso Veijo, County of Orange, California. September 26.

[51] Alta California Geotechnical, Inc. 2025. Geotechnical Investigation. 15 Argonaut, City of Aliso Veijo, County of Orange, California. Page 4. September 26.

[52] Integrated Digitized Biocollections (iDigBio). 2024. Online records search tool. National Science Foundation. Website: https://www.idigbio.org/portal/search. Accessed on April 10, 2026.

[53] San Diego Natural History Museum (The Nat). 2024. Paleontology Collection Database Results, Pleistocene-age vertebrate localities in Aliso Viejo, CA.

and procedures to follow in the event fossils are encountered during construction. Implementation of MM GEO-1 would reduce the potentially significant impact to less than significant. The impact would be less than significant with mitigation incorporated.

Conditions of Approval

COA GEO-1a In accordance with Municipal Code 13.08.170, Soil Engineering and Engineering Geology Reports, a soil engineering and engineering geology report shall be required for grading projects unless otherwise waived by the building official. The reports shall include information appropriate for the site including any information required by the building official. Recommendations included in the reports and approved by the building official shall be incorporated in the grading plans or specifications.

Accordingly, prior to issuance of grading permit, the project applicant shall provide grading plans or specifications that include all recommendations from the proposed project's September 26, 2025, Geotechnical Investigation prepared by Alta California Geotechnical, Inc., or from the latest geotechnical study for the proposed project.

COA GEO-1b Prior to and during grading, all grading activities adjacent to the existing slopes along the western and northern boundaries of the site shall be observed by a licensed California Geotechnical Engineer or Certified Engineering Geologist, consistent with the requirements of Aliso Viejo Municipal Code Chapter 13.08 (Grading and Excavation Code).

If geologic or geotechnical conditions associated with slope instability are encountered that differ from those described in the approved Geotechnical Investigation prepared by Alta California Geotechnical, Inc. (September 26, 2025), the project Geotechnical Consultant shall evaluate such conditions and prepare supplemental geotechnical recommendations, as necessary, in accordance with the California Building Code and California Geological Survey Special Publication 117A.

Any supplemental recommendations or corrective measures shall be incorporated into the grading or construction plans and shall be subject to review and approval by the City Engineer prior to continuation of grading in the affected area, consistent with the Aliso Viejo Municipal Code.

Mitigation Measures

MM GEO-1 The project applicant shall enlist a qualified Paleontologist (meeting the standards of the Society of Vertebrate Paleontology [SVP]) to prepare a Worker Environmental Awareness Program (WEAP) presentation for construction personnel. It will include information on paleontological resources, laws protecting them, types of fossils that could occur at the project site, and protocol for unanticipated discoveries. In the event that fossils are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The contractor shall notify the qualified

Paleontologist to examine the discovery. The qualified Paleontologist shall document the discovery as needed in accordance with SVP standards, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. Based on the significance of the find, the qualified Paleontologist shall determine procedures to be followed before construction is allowed to resume at the location of the find. If, in consultation with the qualified Paleontologist, it is determined that avoidance is not feasible, the qualified Paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) to outline salvage and recovery procedures. If deemed necessary by the qualified Paleontologist, the PRIMP shall include construction monitoring requirements as well. The PRIMP shall be submitted to the City for review and approval, and the approved plan shall be implemented.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.8 Greenhouse Gas Emissions *Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Environmental Evaluation

Setting and Threshold of Significance

The project site is within the SoCAB, which is under the jurisdiction of the South Coast AQMD. In 2008, the South Coast AQMD formed a working group to identify GHG emissions thresholds for land use projects that could be used by local lead agencies in the SoCAB. The working group developed several different options, which are contained in the South Coast AQMD Draft Guidance Document–Interim CEQA GHG Significance Threshold (Interim GHG Thresholds). The working group has not provided additional guidance since the release of the interim guidance in 2008. In 2010, the South Coast AQMD Tier 3 threshold was expanded to include non-industrial projects, as explained in the minutes from the most recent working group meeting.[54] The South Coast AQMD Board has not approved the thresholds; however, the Guidance Document provides substantial evidence supporting the approaches to significance of GHG emissions that can be considered by the lead agency in adopting its own threshold.

In summary, the South Coast AQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap CO_2 concentrations at 450 parts per million (ppm) and stabilize global climate.

To determine whether the proposed project would have a significant impact with respect to the generation of GHG emissions, the appropriate tier for this project is Tier 3, which states that if GHG

[54] South Coast Air Quality Management District (South Coast AQMD). 2010. Greenhouse Gas CEQA Threshold Stakeholder Working Group Meeting No. 15. September 28.

emissions are less than 3,000 metric tons (MT) carbon dioxide equivalent (CO_2e) per year, project-level and cumulative GHG emissions would be less than significant. However, this threshold was developed to meet the 2020 GHG emissions goals. To be consistent with State goals detailed in SB 32, Executive Order B-30-15, and Executive Order S-3-05 to reduce GHG emissions by 40 percent below 1990 levels by 2030, a scaled screening GHG threshold can be developed for an assumed opening year of 2028. Though the South Coast AQMD has not published a quantified threshold beyond 2020, a threshold of 2,040 MT CO_2e per year would be appropriate.[55] Therefore, this analysis utilizes 2,040 MT CO_2e per year for a quantitative threshold of significance for GHG emissions and ARB's 2022 Scoping Plan for consistency with an applicable GHG emissions reduction plan.

A project's incremental contribution to a cumulative impact can be found not to be cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements to avoid or substantially lessen the cumulative problem within the geographic area of the project.

This analysis includes estimates of GHG emissions associated with project construction and operational activities using CalEEMod Version 2022.1. This model is considered by South Coast AQMD to be an accurate and comprehensive tool for quantifying air quality and GHG impacts from land use projects in California. These estimates have been disclosed to comply with CEQA Guidelines Section 15064.4(a) and to provide evidence that the implementation of the plans, policies, and regulations adopted to reduce GHG emissions would result in actual GHG emissions reduction.

Would the project:

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

Less than significant impact. Both construction and operational activities have the potential to generate GHG emissions. The following is a discussion of the proposed project's contribution to GHG emissions during both the construction and operation phases.

Construction Greenhouse Gas Emissions

The proposed project would generate GHG emissions during construction activities, resulting from emission sources such as construction equipment, haul trucks, and construction worker vehicles. Although these emissions would be temporary and short-term in nature, they could represent a substantial contribution of GHG emissions. Construction emissions were modeled using CalEEMod Version 2022.1. Table 6, below, shows the annual construction GHG emissions.

[55] The 2,040 metric tons carbon dioxide equivalent (MT CO_2e) per year threshold for opening year 2028 is calculated by reducing the 3,000 MT CO_2e per year threshold (developed to meet the 2020 GHG emissions goals) by 40 percent, then interpolating to obtain the scaled GHG emissions threshold for 2028. Based on a starting threshold of 3,000 MT CO_2e per year in 2020 and a threshold of 1,800 MT CO_2e per year in 2030, the 3,000 MT CO_2e per year threshold would be reduced by 120 MT CO_2e per year through 2030.

Table 6: Proposed Project Construction Greenhouse Gas Emissions

Construction Year	Total GHG Emissions (MT CO_2e per year)
Project Construction–2027	327
Project Construction–2028	263
Total Construction Emissions	**590**
Emissions Amortized Over 30 Years[1]	**20**

Notes:
GHG = greenhouse gas
MT CO_2e = metric tons carbon dioxide equivalent
[1] Construction GHG emissions are amortized over the 30-year lifetime of the proposed project.
Source: Appendix A.

As shown above, the proposed project would generate approximately 590 MT CO_2e during construction. Over 30 years, the construction GHG emissions would be amortized to approximately 20 MT CO_2e per year. Since South Coast AQMD has not established a construction GHG threshold, total construction emissions were amortized over 30 years and included in the emissions inventory to account for the short-term, one-time GHG emissions from the construction phase of the proposed project.

Operational Greenhouse Gas Emissions

Operational, or long-term, emissions are those emissions that occur over the life of a project. Project operations were modeled for the 2028 operational year. To present a conservative estimate of emissions, the baseline for the analysis was assumed to be zero. Because the proposed project would demolish and replace an existing structure, the proposed project's incremental increase in GHG emissions would be lower than estimated and presented below. Sources for operational GHG emissions are summarized below.

Motor Vehicles: These emissions refer to GHG emissions contained in the exhaust from the cars and other on-road vehicles that would travel to and from the project site. Based on the project-specific trip generation rates presented in the Trip Generation and VMT Assessment Memorandum (Appendix I), the proposed project was estimated to generate 356 daily vehicle trips for the 58-unit proposed project. For the purpose of conservative analysis, the emissions in Table 7, below, do not take credit for the office building's generated vehicle trips and associated emissions that would be replaced by the proposed project.

Natural Gas: These emissions refer to the GHG emissions that occur when natural gas is burned on the project site. The proposed project buildings would be all-electric and would, therefore, not result in any GHG emissions from natural gas use.

Indirect Electricity: These emissions refer to those generated by off-site power plants to supply electricity required for the proposed project. Although not included in the modeling and Table 7, below, the proposed project would install PV solar panels, consistent with Title 24, Part 6, of the California Energy Code. The inclusion of solar panels would provide on-site renewable energy that would reduce the proposed project's consumption of electricity generated at off-site power plants.

Area Sources: These emissions refer to those produced during activities such as landscape maintenance.

Water Transport: These emissions refer to those generated by the electricity required to transport and treat the water to be used on the project site.

Waste: These emissions refer to GHG emissions produced by decomposing waste generated by the proposed project.

Table 7 presents the estimated annual GHG emissions from the proposed project's operational activities. As shown in Table 7, the proposed project would generate approximately 484 MT CO_2e per year after the inclusion of 20 MT CO_2e per year from project construction. In addition, with continued implementation of various statewide measures, the proposed project's operational energy and mobile source emissions would continue to decline in the future.

Table 7: Operational Greenhouse Gas Emissions—Unmitigated

GHG Emissions Source	GHG Emissions (MT CO_2e per year)
Area	1
Energy	67
Mobile (Automobiles)	378
Waste	13
Water	5
Amortized Construction	20
Total Annual Project Emissions	**484**
Applicable Threshold[1]	**2,040**
Exceed Applicable Threshold	**No**

Notes:
MT CO_2e = metric tons carbon dioxide equivalent
[1] The 2,040 MT CO_2e per year threshold for opening year of 2028 is calculated by reducing the 3,000 MT CO_2e per year threshold (developed to meet the 2020 GHG emissions goals) by 40 percent, then interpolating to obtain the scaled GHG emissions threshold for 2028.
Source: Appendix A.

As shown in Table 7, the proposed project's GHG emissions would not exceed the applicable threshold of significance. In addition, the emissions shown in Table 7 were estimated without taking any reductions for the existing land uses which generate GHG emissions. The proposed project would replace an existing office building with new residential buildings. The existing office use is currently generating GHG emissions that would no longer occur once the existing structure is demolished. Thus, the proposed project's net increase in GHG emissions would be even lower than what is shown in Table 7. In summary, construction and operational GHG emissions would result in a less than significant impact on the environment.

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

Less than significant impact.

2022 Scoping Plan Consistency

The 2022 Scoping Plan identifies additional GHG reduction actions and strategies necessary to achieve the AB 1279 target of 85 percent below 1990 levels by 2045. These actions and strategies build upon those identified in the first update to the Scoping Plan (2013) and in the second update to the Scoping Plan (2017). Although a number of these measures are currently established as statewide regulations, some measures have not yet been formally proposed or adopted. It is expected that these measures or similar actions to reduce GHG emissions will be adopted as required to achieve statewide GHG emissions targets. Many of the measures are implemented at the State level and therefore not applicable to the proposed project. However, as it relates to local climate actions, Appendix D of the ARB 2022 Scoping Plan highlights three priority areas for local jurisdictions to focus on when reducing GHGs: (1) transportation electrification; (2) VMT reduction; and (3) building decarbonization. The proposed project would be consistent with and would further the goals of all three priority areas.

Regarding transportation electrification, the proposed project would provide EV charging infrastructure in accordance with CALGreen Section 4.106.4.1. Accordingly, each dwelling unit would be EV capable by installing a raceway to accommodate a future branch circuit for future electric vehicle supply equipment (EVSE) installation. Therefore, the proposed project would be consistent with transportation electrification by having the infrastructure to accommodate the future residents' EV charging needs.

Regarding VMT reduction, as discussed in Impact 2.17(b), the proposed project meets the Project Type screening criteria and is therefore considered to have a less than significant VMT impact. Therefore, the proposed project would be consistent with VMT reduction goals.

Regarding building decarbonization, the proposed project would have an all-electric building design and would therefore comply with this goal. Furthermore, the proposed project complies with all relevant Energy Code and CALGreen requirements, which would ensure energy efficiency. Impact 2.6(a) demonstrates that the proposed project will not result in any wasteful, inefficient, or

unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the CEQA Guidelines.

The proposed project would be consistent with the applicable measures outlined in the 2022 Scoping Plan. Therefore, the proposed project would be consistent with the 2022 ARB Scoping Plan, and potential impacts would be less than significant.

Mitigation Measures

None required.

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

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Environmental Evaluation

Setting

The analysis in this section is based, in part, on the Phase I and Phase II Environmental Site Assessments (ESAs) prepared by Stantec Consulting Services, Inc. (Stantec) on July 14, 2025,[56] and September 4, 2025.[57] Both the Phase I ESA and the Phase II ESA are included in Appendix E of this document.

Based on historical maps and aerial photographs reviewed by the Phase I ESA, the project site was vacant from at least the 1930s to the 1980s and was commercially developed with the existing structure and parking configuration between 1988 and 1992.

According to the Phase I ESA, the following Recognized Environmental Condition (REC) was identified in connection to the project site:

- A west-adjoining fuel station located at 23022 Aliso Creek Road approximately 163 feet (0.03 mile) west of the project site is listed as a gasoline service station since 1996 that reportedly houses three active underground storage tanks (USTs) installed between 2004 and 2016. The USTs range from 10,000 to 20,000 gallons in size and contain diesel, regular, and premium unleaded fuel. A minor spill of two gallons of fuel was reported in 2018 due to a vehicle overfill onto concrete. The spill was cleaned by on-site personnel. The site received permit-related violations between 2014 and 2016 that were returned to compliance. No releases are reported at the site.

[56] Stantec Consulting Services, Inc. (Stantec). 2025. Phase I Environmental Site Assessment Report. 15 Argonaut Aliso Viejo, California 92656. July 14.

[57] Stantec Consulting Services, Inc. (Stantec). 2025. Phase II Environmental Site Assessment Report. 15 Argonaut Aliso Viejo, California 92656. September 4.

Given the proximity of this fuel station to the project site, the lack of documented assessment of soil, soil vapor, or groundwater at the site, and inferred groundwater flow to the east, this site represents a potential Vapor Encroachment Condition (VEC) and is considered a REC.

Accordingly, to evaluate the REC identified above, Stantec performed a Phase II ESA to evaluate subsurface conditions at the project site. Soils encountered during the Phase II ESA indicated that no VOCs were detected above their respective laboratory reporting limits. Therefore, it was concluded that the west-adjoining fuel station would not represent a potential VEC to the project site, and no further assessment was warranted.

The Phase I ESA also noted that, given the age of the existing building on-site, which was constructed in the 1980s, asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present in the building materials. The Phase I ESA also noted that the existing asphalt parking lot may contain Petromat, a stress-absorbing fabric often associated with asphalt that may contain asbestos.

Would the project:

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

Less than significant impact. Construction of the proposed project would include the routine transport, use, and disposal of limited quantities of hazardous materials necessary for construction, including fuel and solvents. The use of these hazardous materials would be typical of construction projects, would be short-term, and would be handled in accordance with standard construction practices, as well as with applicable federal, State, and local regulations. Standard construction practices would be observed such that hazardous materials are appropriately contained and remediated as needed, as required by local, State, and federal law. Regulatory requirements would include California Code of Regulations Title 22, Division 4.5, for appropriate management of hazardous materials, as well as the requirements of the EPA, Resource Conservation and Recovery Act (RCRA), California Department of Toxic Substance Control (DTSC), Division of Occupational Safety and Health (Cal/OSHA), Caltrans, and South Coast AQMD.

The proposed project would include residential development, which does not typically use or store large quantities of hazardous materials. During the operational phase of the proposed project, hazardous materials may be handled on the project site. Hazardous materials used during operation would likely be limited to fertilizers, herbicides, pesticides, solvents, household cleaning agents, and similar materials used for maintenance and operation of the townhomes, building facilities, amenities, and landscaping. These types of materials are common and represent a low risk to people and the environment when used as intended. The proposed project would also be required to adhere to State and federal regulatory requirements as discussed above. Therefore, impacts associated with hazardous materials would be less than significant.

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

Less than significant impact with mitigation incorporated. As discussed above, the Phase I ESA determined that the project site was undeveloped until the construction of a road traversing the project site in 1963 and the construction of the existing office building and parking lot by 1989.

Although the Phase I ESA recognized the west-adjoining fuel station located west of the project site as a potential VEC and REC,[58] the Phase II ESA did not detect any VOCs above their respective laboratory reporting limits, and it was concluded that the fuel station would not pose a potential VEC.[59] The Phase I ESA identified the potential for the existing building to contain ACM and LBP and the potential for the existing asphalt parking lot to contain Petromat.[60] As described above, Petromat may contain asbestos. To minimize the potential for exposure to asbestos and lead during construction activities, the proposed project would implement MM HAZ-1, requiring that all applicable surveys be conducted prior to site development activities in accordance with all applicable local, regional, State, and federal guidelines. If ACMs, LBP, or Petromat are identified, proper removal and disposal procedures, in accordance with all applicable local, regional, State, and federal regulations, would be required.

In addition, as previously discussed above under Impact 2.9(a), the proposed project would be required to comply with all applicable local, State, and federal laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste during the construction phase to reduce the likelihood and severity of accidents during transit. Proper handling of the use and disposal of hazardous materials associated with residential uses would reduce the potential for exposure. Therefore, impacts related to construction would be less than significant with mitigation incorporated.

Operation of the proposed project would not involve the transport, use, or disposal of large quantities of hazardous materials. The use of hazardous materials on the project site post-construction would consist of those commonly used in a residential setting for routine maintenance and cleaning and would not be of a significant quantity to create a reasonably foreseeable upset or accident. As such, the proposed project would not introduce uses to the site that would create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. The proposed project would be required to comply with additional regulatory requirements, including but not limited to the Code of Federal Regulations, Title 49, Transportation, specific to the transport of hazardous materials; California Code of Regulations Titles 8, 22, and 26, and their enabling legislation set forth in California Health and Safety Code Division 20, Chapter 6.95, Hazardous Materials Release Response Plans and Inventory;

[58] Stantec Consulting Services, Inc. (Stantec). 2025. Phase I Environmental Site Assessment Report. 15 Argonaut Aliso Viejo, California 92656. July 14.

[59] Stantec Consulting Services, Inc. (Stantec). 2025. Phase II Environmental Site Assessment Report. 15 Argonaut Aliso Viejo, California 92656. September 4.

[60] Stantec Consulting Services, Inc. (Stantec). 2025. Phase I Environmental Site Assessment Report. 15 Argonaut Aliso Viejo, California 92656. July 14.

and the requirements of the Orange County Health Care Agency Environmental Health Division (i.e., the Certified Unified Program Agency [CUPA]), which would ensure safety standards related to the use and storage of hazardous materials are implemented. Consistency with local, State, and federal regulations related to the transport, storage, use, and disposal of hazardous materials would minimize the potential for upset and accident conditions to occur within the site. Therefore, impacts related to operations would be less than significant, and no mitigation would be required.

In conclusion, the overall project impact would be less than significant with mitigation incorporated.

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

No impact. There are no schools within 0.25 mile of the project site. The nearest schools are Don Juan Avila Middle and Elementary School (26278 Wood Canyon Drive), 0.89 mile southwest of the project site; Aliso Viejo Middle School (111 Park Avenue), 1.15 miles southeast of the project site; and Laguna Hills High School (25401 Paseo De Valencia), 1.18 miles northeast of the project site. As discussed in Impact 2.9(a), construction of the proposed project would include the limited use of hazardous materials, such as fuel and solvents. The use of these hazardous materials would be in compliance with all applicable local, State, and federal regulations. During operation of the proposed project, limited use of hazardous materials would likely be used for building maintenance. Similarly, these hazardous materials would be stored, handled, and disposed of in accordance with applicable regulations. Thus, the proposed project would not include any uses that could potentially generate hazardous materials in significant quantities that would have an impact to surrounding schools. Therefore, there would be no impact.

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

No impact. Government Code Section 65962.5 refers to the Hazardous Waste and Substance Site List, commonly known as the Cortese List. The Cortese List contains hazardous waste and substance sites with known USTs having a reportable release and solid waste disposal facilities for which there is a known migration. The Cortese List also includes hazardous substance sites selected for remedial action; historic Cortese sites; and sites with known toxic materials identified through the abandoned site assessment program. The proposed project site is not located on a site which is included on a hazardous materials site list compiled pursuant to California Government Code Section 65962.5.[61] The closest site recognized by the Cortese List is a closed Leaking Underground Storage Tank (LUST) site, United Parcel Service (T0605902532), located approximately 500 feet southwest of the project site across intervening development at 22 Brookline in Aliso Viejo.[62] According to the

[61] California Environmental Protection Agency (Cal/EPA). 2026. Cortese List Data Resources. Website: https://calepa.ca.gov/SiteCleanup/CorteseList/. Accessed April 10, 2026.

[62] California State Water Resources Control Board (State Water Board). 2026. GeoTracker. Website: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=15+ARgonaut+Aliso+Viejo. Accessed April 10, 2026.

Geotracker website, the site has been closed since 1996.[63] The closest active site recognized by the Cortese List is located approximately 1.98 miles northeast of the project site and is an active Cleanup Program site located at 24312–24422 Rockfield Boulevard in Lake Forest.[64] None of the activities occurring at this site would be close enough to the project site to have an impact. Therefore, the proposed project would not create a significant hazard to the public or the environment. No impact would occur, and no mitigation is required.

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

No impact. The project site is not within 2 miles of an airport. The nearest airport is John Wayne Airport, located 9.58 miles northwest of the project site. The project site is not within the Airport Influence Area of this airport and is not located within an airport land use plan. Therefore, the proposed project would not result in a safety hazard of excessive noise for people working or living at the project site. No impact would occur.

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

Less than significant impact. The City has developed an Emergency Operations Plan (EOP), consistent with the Standardized Emergency Management System (SEMS), outlining the City's response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies.[65] The EOP is designed to incorporate and coordinate all the facilities and personnel of the City into an efficient organization capable of reacting adequately in the face of any disaster and to conduct such operations as the nature of the disaster deems necessary. It serves as an extension of the California Emergency Plan and the Emergency Resource Management Plan. The EOP is not intended to address normal day-to-day emergencies or the well-established and routine procedures used in coping with such emergencies. Instead, the operational concepts reflected in the EOP focus on potential large-scale disasters that can generate unique situations requiring unusual emergency responses. The EOP provides comprehensive policy and guidance for emergency and response operations and details the responsibilities of residents, organizations, and City departments. The EOP also establishes evacuation routes and identifies emergency shelter facilities and water supplies.

[63] California State Water Resources Control Board (State Water Board). 2026. GeoTracker. United Parcel Service (T0605902532). Website: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902532. Accessed April 10, 2026.

[64] California Department of Toxic Substances Control (DTSC). 2024. EnviroStor Hazardous Waste and Substances List. Website: https:// www.envirostor.dtsc.ca.gov/public/map/?myaddress=Aliso+Viejo. Accessed April 10, 2026.

[65] City of Aliso Viejo. 2004. General Plan. Safety Element, 11–12. Website: https://avcity.org/DocumentCenter/View/395/Safety-Element-PDF. Accessed April 10, 2026.

General Plan Figure S-1, Safety Policy Map, identifies evacuation routes in the City.[66] Within the vicinity of the project site, Aliso Creek Road and Glenwood Drive are identified as primary evacuation routes.

The project site is within Zone 20 of Aliso Viejo's Evacuation Zones.[67] Designated evacuation routes within Zone 20 include Glenwood Drive, Aliso Creek Road, Aliso Viejo Parkway, and Moulton Parkway. The project site is adjacent to both Glenwood Drive and Aliso Creek Road, and construction would not require closure or partial closure of Glenwood Drive or Aliso Creek Road. The proposed project would be constructed completely within the project site and construction equipment would access the project site via Argonaut, which is the main access point to the project site. If any road closures to Argonaut are required, the project applicant and construction crew would be required to coordinate with the City of Aliso Viejo Public Works Department to ensure that emergency access routes are maintained during construction. Thus, construction of the proposed project would not impede the use of surrounding roadways for emergencies or access for emergency response vehicles.

Operation of the proposed project would be designed to not interfere with surrounding roadways, and the proposed project would provide adequate emergency vehicle access consistent with City and the Orange County Fire Authority (OCFA) requirements for emergency access.

Furthermore, the project site is not identified as a Constrained Access Parcel or as a parcel which may be vulnerable in the event of an evacuation due to a lack of redundant access, in General Plan Safety Element Figure 8, Impaired Access Roads and Parcels in Aliso Viejo. [68] Therefore, the proposed project would not result in adverse impacts on emergency evacuation routes that have not been previously identified in the City's General Plan and accounted for in the City's EOP.[69] Therefore, the proposed project would not result in significant impacts to emergency access during construction or operation. The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

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

Less than significant impact. California Department of Forestry and Fire Protection (CAL FIRE) has mapped fire threat potential throughout California and ranks fire threats within a designated Fire

[66] City of Aliso Viejo. 2004. General Plan. Safety Element, Figure S-1 Safety Policy Map. Website: https://avcity.org/DocumentCenter/View/384/Safety-Policy-Map-PDF. Accessed April 10, 2026.

[67] City of Aliso Viejo. 2024. Citywide Evacuation Zones. Website: https://avcity.org/DocumentCenter/View/3750. Accessed April 10, 2026.

[68] City of Aliso Viejo. 2004. General Plan. Safety Element. Website: https://adecinnovations.sharepoint.com/sites/ESSite/Shared%20Documents/ES/Active%20Projects/6513%20Brandywine%20Homes/0001%2015%20Argonaut/BACKGROUND/Reference%20Library/_General%20Plan_/Elements/gp_safety.pdf?CT=1778625769333&OR=ItemsView. Accessed May 12, 2026.

[69] Ibid.

Hazard Severity Zone (FHSZ) on a scale of moderate, high, and very high fire severity. According to the most recent CAL FIRE Hazards Severity Zone maps, the project site is not located within a designated FHSZ.[70] The project site is located within an urbanized area and is surrounded by intervening development. According to the General Plan, the project site is not located along an urban wildfire interface (WUI) and is not located in the portions of the City abutting the Aliso and Wood Canyon Wilderness Park, located approximately 0.82 mile west of the project site within OCFA's Very High Fire Hazard Severity Zone (VHFHSZ), where wildfires are of the greatest risk.[71] Additionally, the project site and its surrounding areas do not have a history of wildfire.[72]

The nearest natural and native hazardous vegetation is located approximately 0.62 mile northwest on Aliso Creek Road and Westwing and approximately 0.75 mile southeast on Aliso Viejo Parkway and Moulton Parkway. Wildfires in either area could carry embers to the project site. Additionally, human-caused vegetation fire could be ignited within the existing screening trees along the western and northern perimeters of the project site. However, the proposed project would be required to comply with the 2025 California Fire Code, as amended, in accordance with Municipal Code Chapter 13.04, and would be subject to approval by OCFA. Adherence with fire code standards and approval by OCFA would reduce the potential impacts associated with the possibility of an off-site wildfire showering embers into the site given the incorporation of ignition-resistant construction along with fire protection features that would be provided for the proposed buildings.

Further, the project site is in a developed, built-up urban area that is not adjacent to any VHFHSZ or areas in the WUI. Therefore, the proposed project would not expose people or structures to wildland fire hazards. Impacts would be less than significant.

Mitigation Measures

MM HAZ-1 Implementation of Asbestos-containing Material, Lead-based Paint, and Petromat Surveys Prior to Site Demolition Activities

Prior to the issuance of demolition permits, the proposed project shall retain a Qualified Environmental Professional to conduct asbestos-containing material (ACM), lead-based paint (LBP), and Petromat surveys. If ACM or LBP are identified in existing building materials or if asbestos is identified within any Petromat that is part of the existing parking lot, proper removal and disposal of the materials in

[70] California Department of Forestry and Fire Protection (CAL FIRE). 2026. Fire Hazard Severity Zones. Website: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed April 10, 2026.

[71] California Department of Forestry and Fire Protection (CAL FIRE). 2026. Fire Hazard Severity Zones. Website: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed April 10, 2026.

[72] California Department of Forestry and Fire Protection (CAL FIRE). 2024. California Wildfire History Map. Website: https://projects.capradio.org/california-fire-history/#10.64/33.5901/-117.7005. Accessed April 10, 2026.

accordance with applicable local, regional, State, and federal regulations would be required. In addition, the developer shall implement all appropriate engineering controls, work practices, and notification procedures to prevent exposure of workers and the public and shall prepare and submit all necessary compliance documentation to the City.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.10 Hydrology and Water Quality *Would the project:*				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
(i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
(iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Environmental Evaluation

Setting

This analysis is based in part on the Drainage Report and the Water Quality Management Plan (WQMP) prepared for the proposed project by Advanced Civil Group, Inc., on April 7, 2026 and revised on July 14 and July 8, 2026, respectively.[73,74]

The project site is located within the Aliso Creek Watershed. Site drainage is generally broken up into four drainage areas under existing conditions, where drainage is collected via V-ditches adjacent to the site's northern and western boundaries that eventually drain into existing underground utility pipes in Argonaut.

The project site is approximately 62 percent impervious, with vegetated sloped areas located primarily along the northern and western perimeters. The proposed project would slightly increase the project site to 65 percent impervious.[75] Apart from minor landscape drains that outlet to the parking lot curb face, there are no known underground storm drain facilities on-site.

According to the General Plan's Safety Element, the project site is not within a designated 100-year flood zone, and Federal Emergency Management Agency's (FEMA's) National Flood Hazard Layer shows the project site within an area of minimal flood hazard (Zone X).[76,77]

Would the project:

[73] Advanced Civil Group, Inc. 2026. Drainage Report: Tract No. 19489. Proposed 58-unit Townhome Development Aliso Viejo, California. July 14.

[74] Advanced Civil Group, Inc. 2026. Water Quality Management Plan (WQMP). July 8.

[75] X Engineering & Consulting. 2024. Water Quality Management Plan (WQMP), 95 Argonaut. September.

[76] City of Aliso Viejo. General Plan. Safety Element, Figure S-1, Safety Policy Map. Website: https://avcity.org/DocumentCenter/View/384/Safety-Policy-Map-PDF. Accessed April 10, 2026.

[77] Federal Emergency Management Agency (FEMA). 2024 National Flood Hazard Layer (web viewer). Website: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed April 10, 2026.

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

Less than significant impact. Project impacts related to water quality could occur over three different periods:

- During the demolition, earthwork, and construction phase, where the potential for erosion, siltation, and sedimentation would be the greatest;
- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- After project completion, when impacts related to sedimentation would decrease markedly but those associated with urban runoff would increase.

Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. Urban runoff pollution includes a wide array of environmental and stormwater characteristics depending on-site conditions (e.g., land use, impervious cover, and pollution prevention practices), rain events (duration, amount of rainfall, intensity, and time between events), soil type and particle sizes, the amount of vehicular traffic, and atmospheric deposition. Major pollutants typically found in runoff from urban areas include sediments, nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, pathogens, and bacteria. Most urban stormwater discharges are nonpoint sources.

The City is within the jurisdictional area of the San Diego RWQCB.[78] The San Diego RWQCB requirements are further clarified by the Orange County Drainage Area Management Plan (DAMP), which requires the preparation and implementation of WQMPs for development projects.[79] The DAMP reduces the pollution content of stormwater to the Maximum Extent Practicable (MEP). The purpose of the Orange County DAMP is to satisfy NPDES permit conditions for creating and implementing a Storm Water Management Plan (SWMP) to reduce pollutant discharges to the MEP. The DAMP contains guidelines on structural and nonstructural BMPs for meeting the NPDES goals.

Additionally, the City participates in the South Orange County Water Quality Improvement Plan (WQIP), a watershed-based planning framework developed to improve surface water quality through the reduction of pollutant loads in urban stormwater runoff within south Orange County. The WQIP identifies priority water quality conditions and implementation strategies intended to protect receiving waters and support compliance with applicable NPDES permit requirements.[80] Consistent with the goals of the WQIP, the proposed project would be required to incorporate site design features, source

[78] California State Water Resources Control Board (State Water Board). 2026. State and Regional Water Boards. Website: https://www.waterboards.ca.gov/waterboards_map.html. Accessed April 10, 2026.

[79] County of Orange Department of Public Works. 2026. OC Environmental Resources, 2003 Drainage Area Management Plan. Website: https://ocerws.ocpublicworks.com/service-areas/oc-environmental-resources/regional-stormwater-program/background-damp. Accessed April 10, 2026.

[80] San Diego Regional Water Quality Control Board. South Orange Watershed Management Area Water Quality Improvement Plan. Website: https://ocgov.app.box.com/v/SOCWMAWQIPv1-6Main. Accessed July 17, 2026.

control measures, and treatment control BMPs to minimize pollutants in runoff and manage post-construction stormwater discharges.

Consistent with the DAMP and City requirements, the project applicant would be required to prepare and submit a Preliminary Project WQMP, a Hydrology Report, and a SWPPP prior to project grading and construction. Compliance with these requirements would ensure that stormwater runoff generated by the proposed project is appropriately treated and managed in accordance with applicable local, regional, and state stormwater regulations.

As described in the proposed project's Drainage Report (Appendix F), existing drainage on the project site originates from overland flow from sloped landscaping and roof runoff that flows south, east, and west into V-ditches along the northern and western boundaries of the project site.[81] Peak flows under the proposed project within the sloped areas would be maintained as overland flow and flow east, west, and south along the boundaries of the site's developed footprint, where they would eventually be conveyed into underground utility pipes prior to draining into Argonaut's existing stormwater infrastructure located at the southeastern corner of the site.

In the post-construction condition, runoff generated from the developed portions of the project site, including rooftops, drive aisles, parking areas, walkways, private yards, common landscaped areas, and other hardscape surfaces, would be collected through a network of area drains and storm drain facilities and conveyed to the proposed project's water quality treatment system. The proposed project would incorporate a modular wetland/biofiltration treatment system designed to provide low impact development (LID) treatment of urban runoff prior to discharge. The treatment system would include pretreatment and biofiltration components that remove pollutants from stormwater runoff before treated flows are conveyed to the discharge system. Runoff from the treated drainage management area, which encompasses the proposed developed footprint, would be directed through the biofiltration facility and subsequently pumped to the existing storm drain system within Argonaut.

In addition to water quality treatment features, the proposed project would incorporate hydromodification management measures to control post-project peak runoff rates. The proposed project is located within a Hydromodification Zone[82] and includes an underground storage chamber to attenuate stormwater flows and mitigate increases in peak discharge rates. According to the project's WQMP, the proposed residential development would not generate greater runoff than the existing developed condition and would not discharge runoff at rates exceeding applicable hydromodification thresholds. Accordingly, the proposed project would satisfy hydromodification control requirements while also providing treatment of stormwater runoff through the biofiltration and modular wetland systems prior to discharge to Argonaut.

As the proposed project would disturb more than 1 acre of land, it would be subject to the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance

[81] Advanced Civil Group, Inc. 2026. Drainage Report: Tract No. 19489. Proposed 58-unit Townhome Development Aliso Viejo, California. July 14.

[82] Advanced Civil Group, Inc. 2026. Water Quality Management Plan (WQMP). July 8.

Activities Construction General Permit (Construction General Permit). Construction activity subject to the Construction General Permit includes any construction or demolition activity, including but not limited to clearing, grading, grubbing, excavation, or any other activity that results in a land disturbance of equal to or greater than 1 acre. The Construction General Permit requires development and implementation of a SWPPP and monitoring plan, which must include erosion and sediment control BMPs that would meet or exceed measures required by the Construction General Permit to control potential construction-related pollutants. Erosion-control BMPs prevent erosion, whereas sediment controls trap sediment once it has been mobilized. The types of required BMPs are relative to the amount of soil disturbed, the types of pollutants used or stored at the project site, and proximity to water bodies.

The WQMP prepared for the proposed project is intended to comply with the requirements of the County of Orange NPDES Stormwater Program. The WQMP outlines the operation and maintenance of all BMPs to be used at the project site, including a catch basin storm filter, hydrologic source controls, and structural and nonstructural source controls.

Additionally, project construction activities would be required to comply with applicable City requirements to control erosion and reduce or eliminate stormwater runoff containing sediment, including Municipal Code Chapter 13.08, Article XIII, Erosion Control, which requires preparation of an Erosion Control Plan submitted to the building official and the implementation of erosion and sediment control measures. Project construction activities would also be required to comply with water quality measures included in the City's Water Quality Ordinance (Municipal Code Chapter 7.35, Stormwater Management). The Water Quality Ordinance is designed to effectively prohibit non-stormwater discharges into the storm sewers, reduce the discharge of pollutants, and achieve compliance with the Clean Water Act and the Porter-Cologne Water Quality Control Act. Specifically, in accordance with Section 7.35.080, Control of Urban Runoff–New Development and Redevelopment Projects, prior to the City's issuance of a grading or building permit for the proposed project, the project applicant would be required to submit project plans demonstrating compliance with all applicable local ordinances; California Stormwater Quality Association (CASQA) standards; and the City's water quality manual, which includes the City's jurisdictional urban runoff management plan or local implementation plan, the Orange County DAMP, and the City's NPDES permit.

In addition to the requirements of Municipal Code Section 7.35.080, project construction activities would be required to comply with Municipal Code Section 7.35.070, Control of Urban Runoff – Construction Projects, which requires the project applicant to submit a pollution control plan, construction BMP plan, and/or an erosion and sediment control plan meeting the requirements of the water quality manual and to submit evidence of coverage under the Construction General Permit prior to issuance of a permit involving ground-disturbing activities.

Compliance with the above regulations would ensure that impacts related to water quality during construction of the proposed project would be less than significant.

The proposed project would comply with the NPDES requirement through implementation of the Preliminary Project WQMP, and the Orange County DAMP and South Orange County WQIP; as such,

construction of the proposed project would not violate water quality standards or degrade surface or groundwater quality.

During operations, the project site would be subject to compliance with the Regional Municipal Separate Storm Sewer System (MS4) permit. The Regional MS4 Permit (Order No. R8-2009-0030, as amended by Order No. R8-2010-0062) requires co-permittees, including the City, to reduce the discharge of pollutants from new development and significant redevelopment to the MEP. All development projects are required to implement source control and site design practices. Per the MS4 Permit requirements for redevelopment, the proposed project will also incorporate LID elements into the site design as well as the implementation of BMPs.

As noted in the WQMP, the project site is located within a Hydromodification Zone.[83] Thus, the proposed project is required to mitigate the difference between the existing and proposed runoff peak flow rates. The proposed hydromodification management system would be designed to attenuate and manage stormwater flows to mimic pre-development hydrology, per MS4 Permit requirements. As previously mentioned, hillside runoff would be channeled through underground utility pipes and then conveyed to the front of the property, mimicking existing on-site drainage patterns. The impervious surfaces within the development footprint of the project site would increase by 3 percent from 62 percent to 65 percent under the proposed project.[84]

For runoff collected from buildings, drive aisles, hardscape, and landscaped areas, stormwater would be collected via area drains and directed to a biofiltration system for treatment before being pumped for final discharge into Argonaut.[85] During operations, peak flow levels would be maintained. Therefore, the proposed project would be consistent with requirements for Hydromodification Zones, as stipulated within the WQMP. The proposed project would be designed to mimic the existing condition to the maximum extent possible and would not negatively impact downstream infrastructure.

The proposed project would be subject to federal, State, and local regulations related to water quality, including the City's Water Quality Ordinance. Implementation of the measures outlined above, including water quality operational BMPs, would reduce pollutants of concern associated with the stormwater runoff from the project site in compliance with the Regional MS4 Permit and ensure the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The impact would be less than significant.

[83] Advanced Civil Group, Inc. 2026. Water Quality Management Plan (WQMP). July 8.

[84] Ibid.

[85] Ibid.

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

Less than significant impact. The project site is located within the boundaries of the MNWD. MNWD's potable water supply is entirely imported water purchased from the Municipal Water District of Orange County (MWDOC).[86] As such, project implementation would not substantially decrease groundwater supplies associated with water demand such that the proposed project would impede sustainable groundwater management of the basin.

The proposed project would slightly reduce the pervious surfaces as compared to existing conditions. Under the existing conditions, the project site is approximately 62 percent impervious and the proposed project would increase the project site to 65 percent impervious.[87] However, as described in the WQMP, the existing soil type does not allow for adequate infiltration due to existing constraints with the soil conditions. Because the project site does not currently allow for infiltration and groundwater recharge, the proposed project would not interfere substantially with groundwater recharge such that the proposed project could impede sustainable groundwater management of the basin. As such, the proposed project would not interfere with groundwater recharge or impede sustainable groundwater management of a basin. Impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

(i) result in substantial erosion or siltation on- or off-site;

Less than significant impact. As discussed above, the proposed project would increase impervious surfaces at the project site by approximately 1 percent across the project site as a whole and by approximately 3 percent within the development footprint of the project site. These increases are not considered substantial because the proposed project would be subject to the NPDES permit requirements and would implement BMPs and LID elements to reduce runoff and erosion. The proposed condition peak flow drainage would mimic the existing condition to the maximum extent possible, and the proposed project would install a bioretention basin to address 10-year storm flows. As previously discussed, the proposed project's peak flow would either be maintained or reduced below existing conditions across all four drainage areas.

According to the Geotechnical Investigation, the slopes on-site are considered compressible and not suitable to support the proposed structures. Implementation of the recommendations provided in the Geotechnical Investigation in accordance with Municipal Code Section 13.08.070, as discussed in Section 2.7, Geology and Soils, would ensure that runoff is controlled and directed off-site in a

[86] Moulton Niguel Water District (MNWD). 2025. 2020 Urban Water Management Plan, 2021. Website: https://www.mnwd.com/wp-content/uploads/2021/12/2020-Urban-Water-Management-Plan.pdf. Accessed April 10, 2026.

[87] Advanced Civil Group, Inc. 2026. Drainage Report: Tract No. 19489. Proposed 58-unit Townhome Development Aliso Viejo, California. July 14.

nonerosive manner and that the slopes and natural drainage patterns are maintained over the life of the proposed project. The proposed project would not alter the course of a river or stream as the site is developed and located in an urban and developed area. As such, the proposed project would not alter the existing drainage pattern at the project site in a manner that would result in on- or off-site erosion or siltation. Additionally, the proposed project would implement the provisions provided in the WQMP prepared for the proposed project, which includes ongoing operation and management of BMPs at the project site. Further, the proposed project would be required to adhere to Article XIII of Chapter 13.08 of the City's Municipal Code, which contains provisions related to erosion control such as grading specifications and erosion control device requirements. Adherence to the WQMP would also ensure compliance with the County NPDES Stormwater Program. As such, impacts would be less than significant.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less than significant impact. As discussed above, although the proposed project would increase impervious surfaces on the project site as compared to the existing conditions, BMPs designed to manage stormwater runoff would be implemented to reduce runoff and erosion. The proposed project would not alter the course of a river or stream. Stormwater runoff from buildings, drive aisles, hardscape, and landscaped areas would be routed to a biofiltration system for treatment before final discharge into Argonaut. The proposed project would be consistent with the approved drainage plan provided in the Drainage Report (Appendix F), including the proposed basin discussed above, which would reduce peak flows from the project site and would not result in increased surface runoff in a manner that would result in flooding. Additionally, all proposed habitable structures have been designed and graded such that finished floor elevations are above the adjacent public and private street elevations, providing positive drainage away from the buildings.[88] Surface runoff generated by the 100-year storm event will be collected and conveyed through proposed on-site drainage improvements and/or adjacent street conveyance systems in accordance with Orange County Local Drainage Manual requirements. The proposed project's peak flow drainage would mimic the existing condition to the maximum extent possible. The proposed biofiltration system is designed for hydromodification management as well as peak flow mitigation. Peak flows from all drainage areas on the project site would ultimately discharge into existing stormwater infrastructure in Argonaut located at the southeastern corner of the site. As such, impacts would be less than significant.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less than significant impact. As discussed above, the proposed project would not substantially alter the existing drainage pattern at the project site through the increase of impervious surfaces at the project site or by altering the course of a river or stream. The proposed project would connect to

[88] Advanced Civil Group, Inc. 2026. Drainage Report: Tract No. 19489. Proposed 58-unit Townhome Development Aliso Viejo, California. July 14.

existing water and sanitary sewer lines and would include the installation of stormwater management systems on-site. Stormwater from the proposed project would be directed either to area drains and conveyed to a biofiltration system for treatment or to underground utility pipes before ultimately draining into Argonaut. The proposed project has been designed to meet water quality objectives as required by the MS4 Permit. The proposed project would be designed consistent with the approved drainage plan and would not exceed the capacity of the existing stormwater drainage system. Additionally, the proposed project would implement the provisions provided in the WQMP and the Geotechnical Investigation prepared for the proposed project—which include ongoing operation and management of BMPs at the project site and measures to ensure on-site runoff is controlled and directed off-site in a nonerosive manner. Further, adherence to the WQMP would ensure compliance with the County NPDES Stormwater Program, which would include biofiltration, and modular wetland systems and detention systems to control and reduce the discharge of pollutants in stormwater. Compliance with the WQMP would address potential additional sources of polluted runoff from the project site. The impact would be less than significant.

(iv) impede or redirect flood flows?

Less than significant impact. The project site is within an area of minimal flood hazard (Zone X);[89] and the proposed project would be consistent with the approved drainage plan and would not cause flood flows to be impeded or redirected. Any potential flooding on-site would either be funneled into underground utility pipes or into area drains and a proposed biofiltration system for treatment before draining into Argonaut. Peak flows from the site would drain into existing stormwater infrastructure located in Argonaut. As such, the impact would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No impact. The project site is located more than 5 miles inland from the Pacific Ocean and is not situated near a large enclosed body of water; therefore, the site is not subject to inundation from a tsunami or seiche. In addition, the project site is located within an area of minimal flood risk. As such, the potential for flood-, tsunami-, or seiche-related inundation to cause the release of pollutants or hazardous materials into the environment is negligible. As such, no impact would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than significant impact. The project site is within the Aliso Creek Watershed and is subject to the Water Quality Control Plan for the San Diego Basin (Basin Plan). The Basin Plan includes an implementation plan describing the actions by the RWQCB and others that are necessary to achieve and maintain the water quality standards as well as water quality goals and policies that govern the

[89] Federal Emergency Management Agency (FEMA). 2026. National Flood Hazard Layer (NFHL). Website: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed May 11, 2026.

San Diego Basin.[90] The proposed project would comply with the goals and policies outlined in the Basin Plan, such as nonpoint source pollution control, which require the proposed project to employ LID strategies as well as site-specific BMPs and implementation programs, including coordination with local stormwater permits. As previously discussed, the proposed project would comply with the WQMP prepared for it to ensure that the proposed project meets water quality standards and would not degrade surface or groundwater quality. Therefore, the proposed project would not conflict with or obstruct implementation of a water quality control plan. Impacts would be less than significant.

Mitigation Measures

None required.

[90] California State Water Resources Control Board (State Water Board). 2024. San Diego Regional Water Quality Control Board (San Diego RWQCB). San Diego Basin Plan. Website: https://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/. Accessed April 10, 2026.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.11 Land Use and Planning *Would the project:*				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Environmental Evaluation

Setting

The General Plan currently designates the project site as Business Park (Exhibit 3). The proposed project would require a GPA to change the land use designation from Business Park to MDR. The MDR land use designation is intended to provide residential development with a density between 8 and 18 du/acre, with an average density of 12 units per gross acre.[91] The project site is currently zoned Business Park-2 (Exhibit 4). The proposed project requests a rezone to change the zoning designation from Business Park-2 to RM. The RM zoning district is intended to provide for the development and preservation of medium density neighborhoods containing detached and attached single-family homes on smaller lots, duplexes, townhomes, apartments, and condominiums (Municipal Code Chapter 15.10).

Would the project:

a) Physically divide an established community?

No impact. The project site is in a highly developed and urbanized area and is currently developed with an office building and parking lot. The surrounding area contains office, commercial, and residential uses. Land adjacent to the proposed project is designated for Very Low Density Residential to the north, Business Park to the south and east, and Neighborhood Commercial to the west. The project site is not large enough or otherwise configured in such a way that would create a physical barrier within an established community. A typical example of such a barrier would be a

[91] City of Aliso Viejo. 2004. City of Aliso Viejo General Plan, Land Use Element. Website: https://avcity.org/DocumentCenter/View/391/Land-Use-Element-PDF. Accessed April 10, 2026.

project that involved a continuous right-of-way, such as a roadway, which would divide a community and impede access between parts of the community. The proposed project does not include these types of features. Implementation of the proposed project would not disrupt the surrounding land uses or divide the physical arrangement of the established communities adjacent to the project site. Therefore, the proposed project would not physically divide an established community. No impact would occur, and no mitigation is required.

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

Less than significant impact. The proposed project would include a GPA to amend the General Plan land use designation from Business Park to MDR and a rezone to change the zoning from Business Park-2 to RM. The land uses to the north, south, east, and west of the project site are designated by the General Plan as Very Low Density Residential, Business Park, and Neighborhood Commercial. The proposed GPA would be consistent with the existing surrounding land uses, and with the approval of these changes, the proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect. Table 8 shows an analysis of the proposed project's consistency with relevant policies of the Aliso Viejo General Plan adopted for the purpose of avoiding or mitigating an environmental effect. As shown in Table 8, the proposed project is consistent with all applicable General Plan policies.

Table 8: Project Consistency with Applicable General Plan Policies

Aliso Viejo General Plan Policies and Actions	Project Consistency
Land Use Element	
Policy LU-2.1: Preserve the current pattern of development that encourages more intense and higher density development at the core of the community (near Grand Park and Aliso Viejo Town Center) and less intense uses radiating from the central core.	**Consistent.** The proposed project includes redevelopment of an underutilized office space that is not within the City's central core. The proposed project would include 58 townhome units, which is consistent with the homes located just north of the site on Glenwood Drive. Therefore, the proposed project would provide an appropriate density, consistent with this policy.
Policy LU-2.4: Encourage land uses that complement (in type, size, scale and design) the community's topography, scenic vistas, and natural resources.	**Consistent.** The proposed project includes a townhome development in an area that is developed and urbanized. Redevelopment of the site would be generally consistent with existing surrounding uses, including the existing homes north of the site. Further, as discussed in Section 2.1, Aesthetics, the proposed project would not damage a scenic vista or natural resources. As such, the proposed project is consistent with this policy.

Aliso Viejo General Plan Policies and Actions	Project Consistency
Policy LU-4.1: Encourage environmentally sensitive development patterns, promote public education, and enforce infrastructure criteria that protect residents and property from hazards related to slope stability and flooding.	**Consistent.** The proposed project consists of multi-family residential redevelopment in an urbanized area and would not degrade environmentally sensitive areas of the City. As discussed in Section 2.15, Public Services, the proposed project would pay all required and applicable school district impact fees. The proposed project is not located within or near a flood zone. Consistent with the requirements of the Municipal Code, the proposed project would comply with all recommendations in the project-specific Geotechnical Investigation, as detailed in COA GEO-1a and COA GEO-1b related to slope stability. On-site drainage and water quality improvements would provide protection from localized flooding through implementation of the approved drainage plan for the proposed project, which would reduce peak flows from the project site. As such, the proposed project is consistent with this policy.
Policy LU-4.2: In areas where residential and business park or office land uses abut each other, use buffering techniques employing water-conserving landscaping, setbacks, screening, and appearance standards to improve compatibility.	**Consistent.** The proposed project would be buffered from adjacent business park uses by setbacks and landscaping, including a 20-foot setback within sloped landscaped areas of the project site. In addition, the proposed project would include landscaping that includes native and/or low water plants designed to support water conservation. The existing screening trees on the project site would remain.
Policy LU-4.4: Reduce the discharge of pollutants and runoff flow from urban development to the maximum extent practicable.	**Consistent.** As discussed in Section 2.10, Hydrology and Water Quality, the proposed project includes an on-site biofiltration system designed to treat runoff before discharging into Argonaut. The proposed water quality BMPs would adhere to WQMP requirements, including providing operational BMPs that would reduce pollutants of concern associated with the stormwater runoff from the project site in compliance with the Regional Municipal Separate Storm Sewer System (MS4) Permit and ensure the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. As such, the proposed project is consistent with this policy.
Policy LU-5.3: Ensure that new development is consistent with City and service provider plans to complete needed improvements and funding capacity for such improvements.	**Consistent.** As discussed in Section 2.15, Public Services and Section 2.19, Utilities and Service Systems, existing public and utility services are adequate to serve the proposed project. Any

Aliso Viejo General Plan Policies and Actions	Project Consistency
	improvements would be constructed in compliance with City and service provider standards and the project applicant would pay all applicable fees as required. As such, the proposed project is consistent with this policy.
Policy LU-8.2: Require recycling, composting, source reduction and education efforts throughout the community, including residential, businesses, industries, and institutions, within the construction industry, and in all City-sponsored activities.	**Consistent.** As discussed in Section 2.19, Utilities and Service Systems, the proposed project would be required to comply with applicable federal, State, and local regulations regarding the recycling, composting, source reduction, and education efforts. As such, the proposed project is consistent with this policy.
Policy LU-11.1: Ensure that new development contributes its fair share to the timely construction of new school facilities, to the extent permitted by law, and compatible with other City land use objectives.	**Consistent.** As discussed in Section 2.15, Public Services, the project applicant would be required to pay all statutory fees in place at the time in compliance with Senate Bill (SB) 50 and demonstrate proof of payment to the City for approval of a building permit. Payment of developer fees under SB 50 would ensure school related impacts are less than significant. As such, the proposed project is consistent with this policy.
Policy LU-12.2: As a condition upon new development, require payment of park fees and/or dedication and provision of parkland, recreation facilities and/or multiuse trails that improve the public and private recreation system.	**Consistent.** As discussed in Section 2.15, Public Services, the project applicant would be required to pay all public benefits fees in accordance with the Municipal Code Chapter 14.16, which would satisfy the City's parkland requirement. The proposed project would also provide 17,214 square feet of common usable open space and on-site amenities to residents that would partially offset impacts to parks facilities. As such, the proposed project is consistent with this policy.
Conservation/Open Space Element	
Policy COS-1.2: Reduce the amount of water used for landscaping and increase use of native and low water plants. Maximize use of native, low water plants for landscaping of areas adjacent to sidewalks or other impermeable surfaces.	**Consistent.** The proposed project would be required to comply with the City's landscaping requirements, including Chapter 7.30, Water Efficient Landscape Regulations, which would increase water efficiency. The project proposes landscaping that includes native and/or low water plants. As such, the proposed project is consistent with this policy.
Policy COS-1.4: Promote water conservation measures, reduce urban runoff, and prevent groundwater pollution within development projects, property maintenance, City operations and all activities requiring City approval.	**Consistent.** As discussed in Section 2.10, Hydrology and Water Quality, the proposed project would implement structural, source control, and site design BMPs to address water quality conditions associated with the proposed project consistent with the County of

Aliso Viejo General Plan Policies and Actions	Project Consistency
	Orange NPDES Stormwater Program through implementation of the project-specific WQMP. The proposed project would adhere to WQMP requirements, which would reduce pollutants of concern associated with the stormwater runoff from the project site in compliance with the Regional MS4 Permit and ensure the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. As such, the proposed project is consistent with this policy.
Policy COS-4.2: Encourage and maintain high-quality architectural and landscaping designs that enhance or complement the community's visual character.	**Consistent.** The proposed project would be designed with elements such as terra-cotta roof tiles, earth-tone color palettes, and oversized decks to reinforce the City's indoor-outdoor lifestyle. Additionally, the existing screening trees along the project site would be preserved, and new landscaping would include private yards and common usable open space. The proposed project would be subject to design review as required by Chapter 15.62 of the City's Municipal Code. As such, the proposed project is consistent with this policy.
Policy COS-5.1: Integrate air quality planning with City land use, economic development, and transportation planning efforts.	**Consistent.** As discussed in Section 2.3, Air Quality, the proposed project would not generate pollutant emissions in excess of applicable significance thresholds. As such, the proposed project is consistent with this policy.
Policy COS-5.3: Support alternative transportation modes and technologies and develop bike- and pedestrian-friendly neighborhoods to reduce emissions associated with automobile use.	**Consistent.** The proposed project would provide electric vehicle (EV-capable) charging infrastructure consistent with the latest CALGreen requirements, which would allow future residents to charge electric vehicles, in turn reducing air quality emissions from fossil fueled vehicles. In addition, the proposed project would include landscaped paseos and sidewalks. As such, the proposed project is consistent with this policy.
Policy COS-6.1: Encourage green building designs for new construction and renovation projects within the City.	**Consistent.** The proposed project would be required to comply with current CBC Title 24 standards and CALGreen. Additionally, the proposed project buildings would be built all-electric and install solar photovoltaic (PV) systems that would generate renewable energy consistent with the 2025 Building Energy Efficiency Standards. As such, the proposed project is consistent with this policy.

Aliso Viejo General Plan Policies and Actions	Project Consistency
Policy COS-7.5: Ensure that new development provides park land and/or improvements at a fair share ratio, pursuant to the City's Parkland Ordinance.	**Consistent.** Refer to response to Land Use Element Policy 12-2. In addition, the proposed project is seeking an open space concession pursuant to the State's Density Bonus Law for the construction of 17,214 square feet of common open space, representing approximately 9 percent of the total site area instead of 25 percent (approximately 47,955 square feet) of the total site area typically required under the Municipal Code. As such, with the approval of the open space concession and payment of all public benefits fees in accordance with the Municipal Code Chapter 14.16, the proposed project is consistent with this policy.
Policy COS-8.1: Balance the benefits of development with a project's potential impacts to cultural resources.	**Consistent.** As discussed in Section 2.5, Cultural Resources, the project site does not contain known cultural resources; however, there is the potential for unknown or undiscovered resources to be uncovered through ground-disturbing construction activities. The proposed project would be required to implement mitigation measures, which would reduce potential impacts to cultural resources to a level that is less than significant. MM CUL-1 would require a Worker Environmental Awareness Program (WEAP) training, a site survey conducted by a qualified Archaeologist, and archaeological monitoring. MM CUL-2 would require consultation with a qualified Archaeologist in the event that buried archaeological resources are discovered during construction, as well as inadvertent discovery procedures. MM CUL-3 would require consultation with the County Coroner to determine whether human remains discovered during construction are Native American in origin. If the County Coroner determines that human remains discovered during construction are Native American in origin, further coordination with the NAHC for identifying an MLD and for treating and reburying any discovered human remains and associated grave goods would be required. Implementation MM CUL-1, MM CUL-2, and MM CUL-3 would ensure that potential impacts to archaeological resources will be reduced to a level of less than significant. As such, the proposed project is consistent with this policy.

Aliso Viejo General Plan Policies and Actions	Project Consistency
Safety Element	
Policy S-1.1: Avoid development in areas susceptible to erosion and sediment loss.	**Consistent.** As discussed in Section 2.7, Geology and Soils, grading and earthwork activities associated with project construction would expose soils to potential short-term erosion by wind and water. However, project construction activities would be required to comply with applicable City requirements to control erosion and reduce or eliminate stormwater runoff containing sediment, including Aliso Viejo Municipal Code Chapter 13.08, Article XIII, Erosion Control, which requires the implementation of erosion and sediment control measures. Project construction activities would also be required to comply with applicable water quality measures, including the City's Water Quality Ordinance (Municipal Code Chapter 7.35, Stormwater Management), which include conditions and requirements established by the City related to the reduction or elimination of stormwater runoff pollutants during construction and operational phases of the proposed project. As such, the proposed project is consistent with this policy.
Policy S-1.2: Investigate specific geologic conditions underlying all new development or redevelopment proposals in areas where potential fault rupture, liquefaction, slope instability or other geological hazards are suspected.	**Consistent.** As discussed in Section 2.7, Geology and Soils, the geologic conditions associated with development of the project site have been investigated in the Geotechnical Investigation. The project site is not susceptible to potential fault rupture or liquefaction. Although the northern and western boundaries of the project site are mapped as having landslide potential by the General Plan, implementation of COA GEO-1b would require landslide susceptibility monitoring by a licensed California Geotechnical Engineer or Certified Engineering Geologist. In addition to site-specific geotechnical recommendations associated with slope instability, the proposed project would also implement those associated with potential earthquake ground shaking, slope instability, or other geological hazards identified in the Geotechnical Investigation, as required by the Municipal Code and through implementation of COA GEO-1a. As such, the proposed project is consistent with this policy.
Policy S-2.3: Ensure adequate fire equipment access and fire suppression resources to all developed and open space areas within the City.	**Consistent.** The proposed project would install one fire hydrant consistent with fire flow requirements for the proposed project in accordance with California Fire

Aliso Viejo General Plan Policies and Actions	Project Consistency
	Code guidelines and Municipal Code Chapter 13.04 Fire Regulations. The proposed project would be required to comply with all City and Orange County Fire Authority (OCFA) requirements for fire prevention and safety measures, including site access and would be subject to approval by the City and OCFA. As such, the proposed project is consistent with this policy.
Policy S-3.1: Require that new development and redevelopment minimize stormwater and urban runoff into drainage facilities by incorporating on-site design features such as detention basins, water features, or other suitable strategies. Where feasible, support the use of common detention facilities serving more than one development.	**Consistent.** Refer to response to Land Use Element Policy LU-4.4 and Conservation/Open Space Element Policy COS-1.4.
Policy S-5.3: Apply design techniques and standards that employ adequate street and property lighting and place an increased emphasis on public areas to reduce potential criminal activity in new development and reuse projects.	**Consistent.** All lighting installed as part of the proposed project would be subject to compliance with the City's lighting requirements. In addition, the proposed project would be required to comply with the City's Crime Prevention Through Environmental Design (CPTED) requirements in accordance with Municipal Code Section 15.50.020, CPTED Safety Requirements. Prior to issuance of a building permit, Orange County Sheriff's Department (OCSD) would review the proposed project plans to ensure the proposed project adheres to all applicable security requirements. As such, the proposed project is consistent with this policy.
Noise Element	
Policy N-3.1: Ensure stationary noise impacts on sensitive receptors and noise emanating from construction activities, private developments/residences, landscaping activities and special events are minimized.	**Consistent.** As discussed in Section 2.13, Noise, the proposed project would result in less than significant impacts related to noise. As such, the proposed project is consistent with this policy.

Impacts are therefore considered less than significant, and no mitigation is required.

Mitigation Measures

None required.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.12 Mineral Resources *Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Environmental Evaluation

Setting

The information and analysis for Mineral Resources impacts are based on the General Plan. The project site is zoned Business Park-2 and is located in an urbanized area in the City, and no known mineral resources are present on-site.

Would the project:

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

No impact. The General Plan does not identify any mineral resources in the City. The project site does not support mineral extraction and does not contain any mineral resource zones or other areas designated as containing known mineral resources. The project site is currently developed, zoned Business Park-2, and designated Business Park. The proposed project would redesignate the site to MDR and would rezone the project site to RM. These land use and zoning classifications do not support mineral resource extraction,[92] which precludes the potential for impacts associated with mineral resources. No impact would occur.

[92] City of Aliso Viejo. 2004. City of Aliso Viejo General Plan, Land Use Element, Land Use Policy Map, Figure LU-1. Website: http://avcity.org/DocumentCenter/View/397/Land-Use-Policy-Map-PDF. Accessed April 10, 2026.

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

No impact. The Aliso Viejo General Plan does not designate any lands within the City as mineral resource deposit areas. There are no existing mineral resource recovery operations on the project site or surrounding area.[93] Additionally, the project site is not zoned for mineral resources. Therefore, the proposed project would not result in the loss of availability of known mineral resources of value to the region or result in the loss of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impact to mineral resources would occur.

Mitigation Measures

None required.

[93] City of Aliso Viejo. 2004. City of Aliso Viejo General Plan, Land Use Element, Land Use Policy Map, Figure LU-1. Website: http://avcity.org/DocumentCenter/View/397/Land-Use-Policy-Map-PDF. Accessed April 10, 2026.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.13 Noise *Would the project result in:*				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Environmental Evaluation

Setting

The primary noise sources near the project site include traffic from Glenwood Drive to the north and Argonaut to the southeast. The closest noise-sensitive receptors to the project site are single-family residences located north of the project site, across Glenwood Drive.

Existing Conditions

Ambient Noise

Dominant noise sources in the project vicinity include traffic on local roadways, primarily from traffic on Glenwood Drive, which runs along the northern boundary of the project site, Aliso Creek Road, which runs along the western boundary of the project site, and on Argonaut, located near the southeast corner of the project site.

An ambient noise monitoring effort was conducted to document daytime ambient noise levels on the project site. Short-term noise monitoring was conducted by FCS on Monday, April 21, 2026, between

10:51 a.m. and 1:06 p.m. The noise measurements were taken during the midday hours, as the midday hours typically have the highest daytime noise levels in urban environments. It should be noted that peak noise hours often vary slightly from peak traffic hours as peak noise hours more closely align with high volume traffic that is still free-flowing, while peak traffic hours often result in slower vehicle speeds due to the volume of traffic on the roadway. The short-term existing noise measurement results are summarized in Table 9, and the locations are shown in Appendix G.

Table 9: Existing Ambient Noise Levels on the Project Site

Site ID #	Location (Primary Noise Sources)	L_{eq}	L_{max}
ST-1	Southeast corner of property in the greenbelt directly north of driveway entrance, just west of the metal sign. (Traffic from Glenwood Drive and Aliso Creek Road. HVAC system from lab facility at 7 Argonaut).	50.9	61.4
ST-2	Northeast corner of the project site in the parking lot, east of the existing building. (Traffic from Glenwood Drive and Aliso Creek Road. HVAC system from lab facility at 7 Argonaut).	51.8	60.0
ST-3	Northwest corner of the project site in the parking lot, west of the existing building. (Traffic from Glenwood Drive and Aliso Creek Road. HVAC system from lab facility at 7 Argonaut).	47.3	81.7

Characteristics of Noise

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

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

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

sample period and the L_{max} is the maximum instantaneous noise level occurring over a sample period.

Regulatory Framework

The project site is located within the City of Aliso Viejo, in Orange County. The City addresses noise in the Noise Element of the General Plan and the Municipal Code.

City of Aliso Viejo General Plan

The Noise Element identifies goals and policies to guide development within the City. The following policies are applicable to the proposed project.

Policy N-1.1 Ensure that construction and occupancy of new development are compatible with, and do not exceed thresholds defining the acceptable noise environment in surrounding areas.

Policy N-1.2 Require inclusion of noise-reducing design features in development projects to address the impact of noise on residential development.

Policy N-3.1 Ensure stationary noise impacts on sensitive receptors and noise emanating from construction activities, private developments/residences, landscaping activities and special events are minimized.

Table 10 (Table N-1 in the City's General Plan Noise Element) summarizes the City's adopted residential noise standards. The standards represent the maximum acceptable noise levels as measured from any residential property in the City. Accordingly, it is unlawful to cause the noise level on any residential property to exceed the exterior noise standards: (1) for a cumulative period of more than 30 minutes in any hour; (2) by plus 5 dBA for a cumulative period of more than 15 minutes in any hour; (3) by plus 10 dBA for a cumulative period of more than 5 minutes in any hour; (4) by plus 15 dBA for a cumulative period of more than 1 minute in any hour; or (5) plus 20 dBA for any period of time. In addition, any noise that exceeds the interior noise standards established for residential uses: (1) for a cumulative period of more than 5 minutes in any hour; (2) by plus 5 dBA for a cumulative period of more than 1 minute in any hour; or (3) by plus 10 dBA for any period of time, is unlawful.

Table 10: Residential Noise Standards

	Daytime Noise Standards (7:00 a.m. through 10:00 p.m.)	Nighttime Noise Standards (10:00 p.m. through 7:00 a.m.)
Interior Noise Standards	55 dBA	45 dBA
Exterior Noise Standards	55 dBA	50 dBA

Note:
dBA = A-weighted decibels
Standards are based on measurements taken from any residential property in the City.
Source: Aliso Viejo General Plan, Noise Element, Table N-1.

City of Aliso Viejo Municipal Code

The City of Aliso Viejo has established noise performance standards and permissible hours for construction activities in the Municipal Code. The standards that are applicable to the proposed project are identified below:

Section 8.12.050 Exterior Noise Standards

A. The following exterior noise standards (Table 11), unless otherwise specifically indicated, shall apply to all residential property within the City:

Table 11: Exterior Noise Standards

Land Use	Noise Level	Time Period
Residential Exterior Noise Standards		
Density of less than 10 du/acre	50 dBA	7:00 a.m. – 10:00 p.m.
	45 dBA	10:00 p.m. – 7:00 a.m.
Density of more than 10 du/acre	55 dBA	7:00 a.m. – 10:00 p.m.
	50 dBA	10:00 p.m. – 7:00 a.m.
Nonresidential Exterior Noise Standards		
Commercial	65 dBA	7:00 a.m. – 10:00 p.m.
	60 dBA	10:00 p.m. – 7:00 a.m.
Manufacturing/Industrial	70 dBA	24 hours per day

Notes:
dBA = A-weighted decibels
du/acre = dwelling units per acre
Source: Aliso Viejo Municipal Code Section 8.12.050, Exterior Noise Standards.

Section 8.12.060, Interior Noise Standards

Section 8.12.060 establishes interior noise standards for residential property within the City. For all residential properties, the interior noise standard is 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between the hours of 10:00 p.m. and 7:00 a.m.

Section 8.12.070, Exemptions

Section 8.12.070 establishes a list of activities that the Municipal Code considers exempt from the provisions of the City's noise ordinance. Exempt activities that are relevant to the proposed project include:

E. Noise sources associated with construction, repair, remodeling, or grading of any real property, provided the activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, 8:00 p.m. and 8:00 a.m. on Saturday, or at any time on Sunday or a federal holiday.

Would the project result in:

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

Short-term Construction Impacts

Less than significant impact. For purposes of this analysis, a significant impact would occur if construction activities would result in a substantial temporary increase in ambient noise levels in excess of the City's established standards applicable to construction noise.

Municipal Code Section 8.12.070 establishes allowable hours and noise standards for construction activities and equipment. Construction activities, including the operation of any tools or equipment used in construction, are allowed between the hours of 7:00 a.m. through 8:00 p.m. Monday through Friday and from 8:00 a.m. through 8:00 p.m. Saturday. Construction activities on Sundays and federal holidays are prohibited all hours.

While the City does not establish noise level thresholds for construction activities, this analysis uses the noise limits established by the Federal Transit Administration (FTA) to identify the potential for impacts due to substantial temporary construction noise. The FTA identifies construction noise limits in the Transit Noise and Vibration Impact Assessment Manual.[94] During daytime hours, a significant temporary increase would be an increase in excess of the average daily noise level of 80 dBA $L_{eq(8\text{-}hr)}$ as measured at a receiving residential land use and 85 dBA $L_{eq(8\text{-}hr)}$ as measured at a receiving commercial land use.

Noise impacts from construction activities associated with the proposed project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities.

The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels because the noisiest construction equipment is earthmoving equipment. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 or 4 minutes at lower power settings. A conservative but reasonable assumption is that this equipment would operate simultaneously and continuously over at least a 1-hour period in the vicinity of the closest existing sensitive receptors but would move linearly over the project site during earthmoving operations, spending a relatively short amount of time adjacent to any one receptor. A characteristic of sound is that each doubling of sound sources with equal strength increases a sound level by 3 dBA. These worst-case construction noise levels would only occur during the site preparation phase of development.

The closest noise-sensitive residential receptor to the proposed project site is the single-family residence located north, across Glenwood Drive. This closest noise-sensitive receptor would be

[94] Federal Transit Administration (FTA). 2018. Transit Noise and Vibration Impact Assessment Manual. September.

located approximately 250 feet from the nearest construction footprint where multiple pieces of heavy construction equipment would potentially operate at the project site. At this distance, relative worst-case hourly average construction noise levels would range up to 64 dBA L_{eq} for this receptor. The reasonable worst-case calculated 8-hour average noise level would be 60 dBA $L_{eq(8\text{-}hr)}$, as measured at this nearest sensitive receptor. The calculation spreadsheet with the detailed modeling assumptions is included in Appendix G. These calculated worst-case construction noise levels do not exceed the FTA's 80 dBA $L_{eq(8\text{-}hr)}$ threshold as measured at the nearest residential receptors.

The closest commercial receptor to the proposed project site is the Ambry Genetics office building located directly east of the project site. This closest commercial receptor would be located approximately 50 feet from the nearest construction footprint where multiple pieces of heavy construction equipment would potentially operate at the project site. At this distance relative worst-case hourly average construction noise levels would range up to 82 dBA L_{eq} at this receptor. The reasonable worst-case calculated 8-hour average noise level would be 75 dBA $L_{eq(8\text{-}hr)}$, as measured at this nearest commercial receptor. The calculation spreadsheet with the detailed modeling assumptions is included in Appendix G. These calculated worst-case construction noise levels do not exceed the FTA's 85 dBA $L_{eq(8\text{-}hr)}$ threshold as measured at the nearest commercial receptor. Therefore, temporary or periodic noise impacts from construction activities associated with implementation of the proposed project would be less than significant.

Furthermore, the proposed project would be required to comply with the City's permissible hours for construction (7:00 a.m. through 8:00 p.m. Monday through Friday and 8:00 a.m. through 8:00 p.m. Saturday), which would ensure that construction noise would not result in a substantial increase in nighttime noise levels in the project vicinity. Therefore, the proposed project would not result in a substantial temporary increase in ambient noise levels at off-site sensitive receptors above established standards, and construction noise impacts on sensitive receptors in the project vicinity would be less than significant.

Operational/Stationary Source Noise Impacts

Less than significant impact. A significant impact would occur if the proposed project would result in an exceedance of the City's noise performance standards for stationary noise sources. A significant impact would occur if operational noise levels generated by stationary noise sources at the proposed project site would result in a substantial permanent increase in ambient noise levels in excess of any of the noise performance thresholds established by the City.

As identified in the Project Description, the proposed project's density would be 13.2 du/acre. Therefore, the City's applicable exterior daytime (7:00 a.m. through 10:00 p.m.) noise performance standard is 55 dBA L_{eq} and the applicable exterior nighttime (10:00 p.m. through 7:00 a.m.) noise performance standard is 50 dBA L_{eq} as measured at the nearest residential receptors.

Implementation of the proposed project would include operation of new mechanical ventilation equipment. Noise level ratings for residential-grade mechanical ventilation equipment systems range from 55 dBA to 70 dBA L_{eq} at a distance of 3 feet.

The nearest noise-sensitive residential receptor to the proposed rooftop mechanical ventilation equipment is the single-family residence located north of the project site, across Glenwood Drive. Rooftop mechanical ventilation equipment could be located approximately 265 feet from this closest sensitive receptor. At this distance, the highest noise rating and assuming no shielding from intervening structures or terrain, noise generated by typical mechanical ventilation equipment would attenuate to below 15 dBA L_{eq} as measured at the nearest residential property line. The noise calculation sheet is provided in Appendix G.

These operational noise levels would not exceed the City's most stringent nighttime noise performance thresholds of 50 dBA L_{eq} as measured at the nearest residential property line. In addition, they would not exceed existing ambient noise levels on the project site, which, as noted above, range from 47.3 dBA to 51.8 dBA L_{eq}. Therefore, mechanical ventilation system operational noise levels would not result in a substantial permanent increase in noise levels in excess of established standards. The impact of mechanical ventilation equipment operational noise levels on sensitive off-site receptors would be less than significant.

Operational/Mobile Source Noise Impacts

Less than significant impact. A significant impact would occur if project-generated traffic would result in a substantial increase in ambient noise levels compared with those that would exist without the proposed project. Typically, a doubling of the Average Daily Traffic (ADT) hourly volumes on a roadway segment is required in order to result in an increase of 3 dBA in traffic noise levels, which, as discussed in the characteristics of noise discussion above, is the lowest change that can be perceptible to the human ear in outdoor environments. Therefore, for the purposes of this analysis, a doubling of the existing ADT volumes would result in a substantial permanent increase in traffic noise levels.

According to the Trip Generation Assessment prepared by Urban Crossroads (Appendix I),[95] existing conditions of the office building currently generates approximately 500 daily trips. The proposed project would generate up to 356 average daily trips. This results in a net reduction of 144 daily trips. Similarly, during the PM peak-hour, the existing office building generates 77 trips, while the proposed project would generate 31 PM peak-hour trips, representing a reduction of 46 peak-hour trips.

Since the proposed project would result in a decrease in both ADT and peak-hour traffic volumes compared to existing conditions, roadway noise levels along adjacent roadway segments would correspondingly decrease or remain essentially unchanged. Therefore, the proposed project would not result in a substantial permanent increase in traffic noise levels. This impact would be less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than significant impact. A significant impact would occur if the proposed project would generate groundborne vibration or groundborne noise levels in excess of established standards. The

[95] Urban Crossroads. 2026. Presidio Residential Trip Generation and VMT Assessment. July 20.

City has not established requirements regarding construction vibration impacts; therefore, for the purposes of this analysis, the FTA guidelines for vibration impacts are used to determine potential significant construction- and operation-related vibration impacts.[96]

This section analyzes both construction and operational groundborne vibration and noise impacts. Groundborne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. Vibrating objects in contact with the ground radiate vibration waves through various soil and rock strata to the foundations of nearby buildings. Groundborne noise is generated when vibrating building components radiate sound, or noise, generated by groundborne vibration. In general, if groundborne vibration levels do not exceed levels considered to be perceptible, then groundborne noise levels would not be perceptible in most interior environments. Therefore, this analysis focuses on determining exceedances of groundborne vibration levels.

Short-term Construction Vibration Impacts

Of the variety of equipment that would be used during construction, small vibratory rollers would produce the greatest groundborne vibration levels. Impact equipment such as pile drivers would not be used during construction of the proposed project. Small vibratory rollers produce groundborne vibration levels ranging up to 0.101 inch per second (in/sec) peak particle velocity (PPV) at 25 feet from the operating equipment.[97]

The closest structure to the project site is an Ambry Genetics office building directly east of the project site, located approximately 50 feet from the nearest construction footprint where small vibratory rollers would potentially operate. At this distance, groundborne vibration levels would range up to 0.03 in/sec PPV from operation of a small vibratory roller at the nearest project boundary. This is well below the FTA's Construction Vibration Impact Criteria of 0.5 PPV for this type of building, a commercial structure of engineered concrete and steel. As a result, construction of the proposed project would not expose the nearby office buildings to groundborne vibration levels in excess of their applicable FTA damage criteria, and this impact would be less than significant.

Operational Vibration Impacts

Implementation of the proposed project would not include any new permanent sources of groundborne vibration that would expose persons in the project vicinity to groundborne vibration levels that could be perceptible without instruments at any existing sensitive land use in the project vicinity. Additionally, there are no active sources of groundborne vibration in the project vicinity that would produce vibration levels that would be perceptible without instruments within the project site. Therefore, there would be no impact related to operational groundborne vibration.

[96] Federal Transit Administration (FTA). 2018. Transit Noise and Vibration Impact Assessment Manual. September.

[97] Compilation of scientific and academic literature, generated by the Federal Transit Administration (FTA) and Federal Highway Administration (FHWA).

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

No impact. The nearest airport to the project site is John Wayne Airport, located approximately 9.7 miles northwest of the project site. While aircraft noise is occasionally audible at the project site, because of the distance from the airport and the orientation of runways and flight patterns, the project site does not lie within the 60 dBA CNEL noise contour of John Wayne Airport and is not located within an airport land use plan. Therefore, implementation of the proposed project would not expose persons residing or working in the project vicinity to noise levels from airport activity that would exceed normally acceptable standards for the proposed land use development, and no impact would occur.

Mitigation Measures

None required.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.14 Population and Housing *Would the project:*				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Evaluation

Setting

According to the California Department of Finance (DOF), the City had a population of 49,945 persons as of January 1, 2026.[98]

Would the project:

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

Less than significant impact. As described above, the City had a provisional population estimate of 49,945 persons as of January 1, 2026.[99] The 2004 Aliso Viejo General Plan Final Environmental Impact Report (General Plan Final EIR) anticipated a population of 48,071 persons at buildout. The buildout population identified in the General Plan Final EIR has already been exceeded.

[98] California Department of Finance (DOF). 2026. E-5 City/County Population and Housing Estimates for Cities, Counties, and the State, 2020-2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2026/. Accessed May 12, 2026.

[99] Ibid.

According to the DOF, the City has an average of 2.53 persons per household in 2026.[100] The proposed project would include the construction of 58 3-story townhomes, which would increase the City's population by up to 147 persons based on the DOF's average household size.[101] This is approximately 0.3 percent of the City's existing population, which is a negligible increase in the City's total population.

SCAG is the designated Metropolitan Planning Organization (MPO) for six counties (Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial) and 191 cities, including the City of Aliso Viejo. As the federally-designated MPO, SCAG is responsible for developing and adopting regional housing, population, and employment growth forecasts for local Orange County governments, among other counties. The latest SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted in April 2024.[102]

While the 2024 RTP/SCS does not provide population projections below the county-level, the 2024 RTP/SCS states that a rough estimate of the future jurisdiction-level population based on Connect SoCal's household forecast can be derived using county-level population to housing ratio.[103] Using the 2050 Orange County population to housing ratio of 2.745, and the City's projected number of households, Aliso Viejo is projected to have a population of approximately 56,000 for the year 2050.[104] As such, the proposed project would not exceed SCAG's growth projections for the City.

Furthermore, in 2021, SCAG adopted the 6th Cycle Final Regional Housing Needs Assessment (RHNA) Allocation Plan, which assigns a share of the region's future housing need to each jurisdiction in the SCAG region. The City's share of the region's new housing need for the 2021–2029 planning period as established by SCAG in the RHNA is 1,195 units. Of these, the City's housing need includes 390 units for very-low-income households, 214 for low-income households, 205 for moderate-income households, and 386 for above-moderate-income households.[105] The proposed project would provide 58 residential units including three very-low-income units and 55 market-rate units. Therefore, the proposed project would help to accommodate the RHNA housing allocation for the City in order to meet housing needs.

[100] California Department of Finance (DOF). 2026. E-5 City/County Population and Housing Estimates for Cities, Counties, and the State, 2020-2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2026/. Accessed May 12, 2026.

[101] 2.53 persons per household * 58 residential units = 146.74 persons, or approximately 147 persons.

[102] Southern California Association of Governments (SCAG). 2024. The Southern California Association of Governments' 2024–2050 Regional Transportation Plan/ Sustainable Communities Strategy. Website: https://scag.ca.gov/connect-socal. Accessed April 10, 2026.

[103] Southern California Association of Governments (SCAG). 2024. 2024–2050 Connect SoCal 2024 Demographics & Growth Forecast. Website: https://scag.ca.gov/sites/default/files/2024-05/23-2987-tr-demographics-growth-forecast-final-040424.pdf. Accessed April 10, 2026.

[104] 20,400 persons x (2.745 persons/household) = 56,000 persons

[105] City of Aliso Viejo. 2024. City of Aliso Viejo Adopted 2021–2029 Housing Element. Website: https://avcity.org/DocumentCenter/View/393/Housing-Element-PDF. Accessed April 10, 2026.

Additionally, the proposed project would not indirectly induce substantial unplanned population growth through the extension of roads or other infrastructure, as the project site and surrounding area are currently served by adjacent roadways and utilities infrastructure. Therefore, the proposed project would not induce unplanned population growth either directly or indirectly, and impacts would be less than significant.

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

No impact. There are no existing residences on-site, which precludes the possibility that the proposed project would displace people or housing. As such, no impact would occur.

Mitigation Measures

None required.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.15 Public Services *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Environmental Evaluation

Setting

The information in this section is based, in part, on correspondence with City of Aliso Viejo public service providers, included as Appendix H of this report. Correspondence consisted of responses to an inquiry sent via email to public service providers on April 7, 2026. Responses were provided to FCS between April 14, 2026, and April 29, 2026.

Fire

The City falls under the jurisdiction of OCFA, which provides services to 23 of Orange County's 34 cities and all unincorporated areas of the county. OCFA's services include emergency responses to 911 calls, fire inspections, plan review, public information and education, and arson investigation. OCFA's 90th percentile for response times is 8:16.[106]

The proposed project would be served by OCFA Fire Station 57, OCFA Fire Station 22, and OCFA Fire Station 39. OCFA Fire Station 57, the closest OCFA Fire Station to the project site, is located approximately 1.62 miles away at 57 Journey. OCFA Fire Station 22 is located approximately 1.63 miles away at 24001 Paseo de Valencia in Laguna Woods and OCFA Fire Station 39 is located approximately 2.38 miles away at 24241 Avila Road in Laguna Niguel. Fire service response from the

[106] Whittaker, Paul. Division Chief, Strategic Services, Orange County Fire Authority (OCFA). Personal communication: email. Forwarded by Todd Letterman, OCFA. April 23, 2026.

three closest stations would consist of a total of four engines, one truck, and one Battalion Chief, with a total of 21 all-risk personnel.[107] OCFA Fire Station 57 also serves as a Division Headquarters, housing the local Fire Chief, administrative staff, and community educator.

Police

The City contracts with OCSD for its law enforcement needs. OCSD is Orange County's mutual aid agency and contracts with 13 contract cities in its service area and currently uses a workload-based staffing model and has a goal of under 5 minutes for emergency response times.[108] Last month, OCSD's average for emergency response times was 5 minutes and 23 seconds. [109]

The Aliso Viejo Station is located at 12 Journey, which is 1.77 miles south of the project site. The staff dedicated to the City includes one Crime Prevention Specialist, one Emergency Management Coordinator, 17.65 Deputies (Patrol, Traffic Motor, School Resource Officer, Special Enforcement Team and Directed Enforcement Team), two Community Service Officers, 1.5 Investigators, and 2.33 Sergeants. The partial numbers are staff whose duties are split among other cities. There are 15 specialized units that can be contacted to provide service to the City when needed and include units such as Canine, Gang Enforcement, Homicide Detail, and more.[110]

Schools

The project site falls within the Capistrano Unified School District (CUSD). During the 2025–2026 school year, the district enrolled 46,429 students.[111] CUSD serves the City of San Juan Capistrano, City of Dana Point, City of Laguna Niguel, and the City of San Clemente, as well as a portion of the City of Aliso Viejo, City of Mission Viejo, City of Rancho Santa Margarita, and a very small portion of the Cities of Laguna Beach and Laguna Woods and a portion of unincorporated Orange County.[112] The proposed project is within the service area of Oak Grove Elementary School, Aliso Viejo Middle School, and Aliso Niguel High School.[113] During the 2025–2026 school year, Oak Grove Elementary School enrolled 519 students, Aliso Viejo Middle School enrolled 804 students, and Aliso Niguel High School enrolled 2,534 students.[114]

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[107] Whittaker, Paul. Division Chief, Strategic Services, Orange County Fire Authority (OCFA). Personal communication: email. Forwarded by Todd Letterman, OCFA. April 23, 2026.

[108] Buhr, Ryan. Chief of Police, Aliso Viejo Police Services. Personal communication: email. April 29, 2026.

[109] Ibid.

[110] City of Aliso Viejo. 2025. Police Services. Website: https://avcity.org/212/Police-Services. Accessed April 10, 2026.

[111] California Department of Education Data Reporting Office. 2026. 2025–2026 Enrollment by Grade, Capistrano Unified School District (30-66464). Website: https://dq.cde.ca.gov/dataquest/dqcensus/EnrGrdLevels.aspx?cds=3066464&agglevel=district&year=2025-26. Accessed May 12, 2026.

[112] King Consulting. 2026. Developer Fee Justification Study. Capistrano Unified School District. Website: https://drive.google.com/file/d/1aJ41P9yOjicsQr1d2qM1B-RSeAGU8cqQ/view. Accessed April 10, 2026.

[113] Ibid.

[114] California Department of Education Data Reporting Office. 2026. 2025–2026 Enrollment by Grade, Capistrano Unified School District (30-66464). Website:

Level 1 Developer Fees are established by the State and are considered a basic mitigation fee that all residential and commercial projects must pay. In January 2026, the State Allocation Board approved the Level 1 Developer Fee of $5.38 per square foot of residential development.[115]

Parks

The City of Aliso Viejo Recreation & Community Services Department owns and manages Vista Park and Iglesia Park, which are a total of 7.4 acres. Additionally, Aliso Viejo Community Association (AVCA) is responsible for 21 parks (approximately 179 acres) and 600 acres of landscaping.[116] The closest park is Ridgecrest Park, located 220 feet (0.04 mile) northwest of the project site, across the Aliso Creek Road/Glenwood Drive intersection. Ridgecrest Park is a private park owned and managed by AVCA.[117] It contains barbecue pits, basketball courts, shaded picnic tables and benches, a shaded tot lot, tennis courts with lights, pickleball courts, and bocce ball courts. Crosswalks and traffic lights are available on both Glenwood Drive and Aliso Creek Road, allowing for pedestrian access to Ridgecrest Park. The two next closest parks are Glenwood Community Park and Pinewood Park. Glenwood Community Park is located 0.13 mile northwest of the project site on the opposite side of Glenwood Drive, and Pinewood Park is located 0.22 mile east of the project site on the opposite side of the business park.

Libraries

Orange County provides a range of public libraries, cultural facilities, and recreation services. The nearest Orange County Public Library branch to the project site is the Laguna Woods Branch, located at 24266 El Toro Road in the City of Laguna Woods, approximately 1.18 miles northwest of the project site. Additionally, the Aliso Viejo Branch is located at 1 Journey, approximately 1.64 miles south of the project site. Orange County Public Libraries provides library services to the City of Aliso Viejo through its system-wide network of 32 branches across the county. Aliso Viejo residents have access to all services as membership is not specific to individual branches; as such, residents of the City have access to resources and services throughout the entire Orange County Public Library system. The most current tenant projections are from 2023, during which the Aliso Viejo Branch had 140,931 visitors, with an average daily attendance of 470 people.[118] The Aliso Viejo Branch reopened in March 2026, after extensive renovations to enhance accessibility and facilities.[119]

https://dq.cde.ca.gov/dataquest/dqcensus/EnrGrdLevels.aspx?cds=3066464&agglevel=district&year=2025-26. Accessed May 12, 2026.

[115] King Consulting. 2026. Developer Fee Justification Study. Capistrano Unified School District. Website: https://drive.google.com/file/d/1aJ41P9yOjicsQr1d2qM1B-RSeAGU8cqQ/view. Accessed April 10, 2026.

[116] Kim, So. Director of Community Development, City of Aliso Viejo. Personal communication: email. April 22, 2026.

[117] Aliso Viejo Community Association (AVCA). 2026. Parks. Website: https://avca.net/community/parks. Accessed April 10, 2026.

[118] Oakley, Julie. Library Administration, Orange County Public Libraries. Personal communication: email. April 7, 2026.

[119] Mcrea, Heather. 2026. Orange County Register. Patrons eagerly check out renovated Aliso Viejo Library. Website: https://www.ocregister.com/2026/03/25/patrons-eagerly-check-out-renovated-aliso-viejo-library/. Accessed April 10, 2026.

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

a) Fire protection?

Less than significant impact. According to Division Chief of Strategic Services Paul Whittaker, OCFA has the ability to provide fire protection services to the project site and the proposed project will require an OCFA Secured Fire Protection Agreement, which requires a development impact fee of $600 per unit.[120] The proposed project would install one fire hydrant for firefighting purposes consistent with fire flow requirements for the proposed project in accordance with California Fire Code guidelines stipulated in Municipal Code Chapter 13.04, Fire Regulations, and would connect to existing water lines.

As discussed in Section 2.14, Population and Housing, the proposed project would generate 147 new residents. Fire protection and emergency service by OCFA is currently provided to the area under existing conditions.

As discussed in Section 2.14, Population and Housing, residential uses have been anticipated at the project site by the General Plan and population growth from the proposed project would not exceed SCAG's growth projections for the City by year 2050 based on the 2024 RTP/SCS. Thus, the 147 new residents would be considered planned growth that would be addressed with existing facilities. Therefore, the proposed project would not create a need for new or physically altered fire facilities to maintain acceptable service ratios, response times, or other performance objectives.

Furthermore, the proposed project would be required to comply with the California Fire Code, as amended, in accordance with Municipal Code Chapter 13.04, 2025 Edition of the California Fire Code, and would be subject to approval by OCFA. Adherence with fire code standards and approval by OCFA would reduce the potential demand for fire services by decreasing the likelihood and/or severity of a fire emergency at the project site. Implementation of City requirements, including compliance with the California Fire Code and approval of site plans by OCFA, would ensure that there would be no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities for fire protection services. As such, impacts would be less than significant.

b) Police protection?

Less than significant impact. According to Captain Ryan Buhr, the City's Chief of Police Services, OCSD utilizes a workload-based staffing model as opposed to a population-to-staff ratio.[121] Currently,

[120] Whittaker, Paul. Division Chief, Strategic Services, Orange County Fire Authority. Personal communication: email. Forwarded by Todd Letterman, Orange County Fire Authority. April 23, 2026.

[121] Buhr, Ryan. Chief of Police, Aliso Viejo Police Services. Personal communication: email. April 29, 2026.

based on the Department's patrol allocation model, the OCSD – Aliso Viejo Station is currently short one Deputy.[122]

As described above, the proposed project would include the construction of a residential development that consists of 58 townhomes on the approximately 4.4-acre project site ranging from 1,320 to 1,827 square feet in size. Police protection services to the project site occurs under the existing conditions. While the proposed project would generate an estimated 147 residents, this would be considered planned growth under SCAG's predictions and would contribute to the City's RHNA, as discussed in Section 2.14, Population and Housing Question a). Furthermore, according to Captain Buhr, since OCSD relies on a workload-based staffing model reliant on actual demand for police services as opposed to a population-based ratio, the station would staff accordingly irrespective of population growth resulting from the proposed project.[123]

Because the proposed project would not induce substantial unplanned population growth, it is anticipated that the proposed project would be adequately served by OCSD and would not create a need for new or physically altered police facilities to maintain acceptable service ratios, response times, or other performance objectives. The proposed project would also be required to comply with the City's Crime Prevention Through Environmental Design (CPTED) requirements in accordance with Municipal Code Section 15.50.020, CPTED Safety Requirements. OCSD would review the project plans to ensure the proposed project adheres to all applicable security requirements prior to issuing the building permit. Implementation of City requirements and approval of site plans by OCSD would further reduce potential impacts concerning police protection services. As such, impacts would be less than significant.

c) Schools?

Less than significant impact. The schools that would serve the proposed project would be Oak Grove Elementary (Transitional Kindergarten [TK] through Grade 5), Aliso Viejo Middle School (Grades 6 through 8), and Aliso Niguel High School (Grades 9 through 12). According to the number of new students for these schools generated as a result of the proposed project, it was estimated that Oak Grove Elementary would expect an additional 13 students, Aliso Viejo Middle School would expect an additional five students, and Aliso Niguel High School would expect an additional five students, for a total of 23 new students.[124] CUSD did not identify any potential issues regarding growth associated with the housing development and states that the school district can accommodate the number of projected students.[125]

[122] Buhr, Ryan. Chief of Police, Aliso Viejo Police Services. Personal communication: email. April 29, 2026.

[123] Ibid.

[124] Hampton, Clark D. Deputy Superintendent, Business and Support Services, Capistrano Unified School District (CUSD). Personal communication: email. April 14, 2026.

[125] Hampton, Clark D. Deputy Superintendent, Business and Support Services, Capistrano Unified School District (CUSD). Personal communication: email. April 14, 2026.

The 2026 Developer Fee Justification Study conducted by CUSD concluded that, while there is capacity for students in TK through Grade 5, student capacity at the CUSD is currently exceeded for Grades 6 through 12.[126] The proposed project would be subject to payment of school impact fees in accordance with SB 50. Pursuant to Government Code Section 65995(3)(h), payment of statutory fees is deemed to be "full and complete mitigation of impacts of any legislative or adjudicative act, or both, involving but not limited to the planning, use or development of real property. . ." The developer would be required to pay Level 1 Developer Fees in accordance with Government Code Section 65995(3)(h). Developer fees collected by CUSD pursuant to SB 50 are used for the provision of additional and reconstructed or modernized school facilities. The project applicant would be required to pay all statutory fees in place at the time and demonstrate proof of payment to the City for approval of a building permit. Payment of the Level 1 Developer Fees is considered full mitigation for increased school enrollment as a result of the proposed project. As such, CUSD would be able to accommodate the additional students generated by the proposed project, and potential impacts to schools would be less than significant.

d) Parks?

Less than significant impact. The proposed project would develop up to 58 dwelling units, which would generate an estimated 147 new residents (See Section 2.14, Population and Housing). The new residents would increase the demand on existing neighborhood and regional parks. The additional use would further contribute to the need for maintenance and improvements.

The City's Municipal Code requires usable open space to equal 25 percent (approximately 47,955 square feet) of the total site area. The proposed project is seeking an open space concession pursuant to the State's Density Bonus Law for the construction of 17,214 square feet of common open space, representing approximately 9 percent of the total site area. On-site recreational amenities for residents would include a dog play area, a community garden, a recreation/yoga lawn, and a barbecue area with an accompanying shade structure that would offset impacts to park facilities. In addition, the proposed project would install 7,611 square feet of private yards.

The proposed project also includes approximately 84,050 square feet of existing open space located on the site's northern and western portions of the site that would be preserved as part of the proposed project. These preserved areas consist of steeply sloped terrain and are intended to remain in a natural, undeveloped condition for visual buffering and site design purposes. Because these areas do not meet the City's definition of usable open space, they do not count toward the Municipal Code's minimum open space requirement.

Furthermore, the applicant would comply with Municipal Code Chapter 14.16, Dedication of Land for Park Facilities and Payment of In Lieu Fees, which requires payment of park and recreation impact fees to offset incremental demand on local parks. By providing on-site recreational amenities that exceed the required minimum open space and paying applicable park development fees, the

[126] King Consulting. 2026. Developer Fee Justification Study. Capistrano Unified School District. Website: https://drive.google.com/file/d/1aJ41P9yOjicsQr1d2qM1B-RSeAGU8cqQ/view. Accessed April 10, 2026.

proposed project would ensure that the incremental increase in recreational demand would not result in substantial physical deterioration of existing neighborhood and regional parks.

Although project residents would likely use public parks, implementation of the proposed project would not require new or physically altered park facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be less than significant.

e) Other public facilities?

Less than significant impact. A service letter was sent out to the Orange County Public Libraries Administration about expected impacts from the proposed project on April 7, 2026, and they responded on April 16, 2026.[127] The library anticipates that the proposed project's anticipated population generation would utilize library services and that the increase in visitors would not have a significant impact on the library or its services.[128] Although the proposed project would increase demand for library services, the anticipated growth generated by the proposed project would be within the population growth projections anticipated and planned for by local and regional planning documents. The proposed project's impacts to the overall availability per capita of books, media, computers, and library public service space would not result in significant physical or environmental impacts, as the population growth resulting from the proposed project is within current City projections. Therefore, impacts would be less than significant.

Mitigation Measures

None required.

[127] Oakley, Julie. Library Administration, Orange County Public Libraries. Personal communication: email. April 16, 2026.
[128] Ibid.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.16 Recreation				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Environmental Evaluation

Setting

As previously discussed in Section 2.15, Public Services, the closest park is Ridgecrest Park, located 220 feet (0.04 mile) northwest of the project site on the opposite side of the Aliso Creek Road/Glenwood Drive intersection. Ridgecrest Park is a private park owned and managed by AVCA.[129] Crosswalks and traffic lights are available on both Glenwood Drive and Aliso Creek Road, allowing for pedestrian access to Ridgecrest Park. The second two closest parks are Argonaut Park and Pinewood Park. Argonaut Park is located approximately 0.2 mile south of the project site and Pinewood Park is located 0.22 mile east of the project site on the opposite side of the business park. These parks provide public amenities such as picnic tables, barbecues, playgrounds, basketball courts, and softball fields.

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

[129] Aliso Viejo Community Association. 2026. Parks. Website: https://avca.net/community/parks. Accessed April 10, 2026.

Less than significant impact. The proposed project would develop 58 3-story townhomes. The City has an estimated population of 50,213 persons as of January 1, 2026.[130] As discussed previously in Section 2.14, Population and Housing, given that the proposed project would develop up to 58 dwelling units, the proposed project would generate up to 147 new residents, which would increase the demand on existing neighborhood and regional parks. The additional use would further contribute to the need for maintenance and improvements.

The City's Municipal Code requires usable open space to equal 25 percent (approximately 47,955 square feet) of the total site area. As previously mentioned under Impact 2.15(d), the proposed project is seeking an open space concession pursuant to the State's Density Bonus Law for the construction of 17,214 square feet of common open space, representing approximately 9 percent of the total site area. The existing open space located on the site's northern and western portions of the site that would be preserved does not count toward the Municipal Code's minimum open space requirement.

On-site recreational amenities would include a dog play area, a community garden, a recreation/yoga lawn, and a barbeque area with an accompanying shade structure and the proposed project would also incorporate 7,611 square feet of private yards, lessening the need for use of existing parks and recreational facilities by project residents. It is expected that these on-site recreational amenities would reduce the demand on neighborhood and regional parks and recreation facilities, and thereby reduce the proposed project's contribution to the deterioration of existing parks and recreational facilities.

To address the incremental increase in demand associated with the proposed project, the applicant would comply with Municipal Code Chapter 14.16, Dedication of Land for Park Facilities and Payment of In Lieu Fees, which requires developers to dedicate land for park facilities or pay park and recreation impact fees. By providing on-site recreational amenities that exceed the required minimum open space and paying applicable park development fees, the proposed project would ensure that the incremental increase in recreational demand would not result in substantial physical deterioration of existing neighborhood and regional parks. Therefore, impacts would be less than significant.

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

Less than significant impact. As discussed previously, the proposed project would provide a total of 17,214 square feet of usable open space and install 7,611 square feet of private yards, resulting in a combined proposed and existing square footage of 108,875 square feet of open space on-site. Impacts related to the construction of improvements have been addressed throughout this Draft

[130] California Department of Finance (DOF). 2026. E-5 City/County Population and Housing Estimates for Cities, Counties, and the State, 2020-2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2025/. Accessed April 10, 2026.

IS/MND and would be reduced through the implementation of all mitigation measures included in this Draft IS/MND.

Therefore, impacts would be less than significant.

Mitigation Measures

None required.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.17 Transportation *Would the project:*				
a) Conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Environmental Evaluation

Setting

This analysis is based in part on the Trip Generation & VMT Assessment prepared by Urban Crossroads, Inc. for the proposed project on July 20, 2026, and included as Appendix I in this report.[131]

Would the project:

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than significant impact.

Circulation System

The proposed project would result in a net reduction of daily trips compared to the existing office use on-site. According to the Trip Generation & VMT Assessment prepared for the proposed project, in its

[131] Urban Crossroads, Inc. 2026. Presidio Residential Trip Generation & VMT Assessment. July 20.

existing condition, the project site generates an average of 500 two-way trips per day, with 73 trips during the AM peak-hour and 77 trips during the PM peak-hour. The proposed project is anticipated to generate 418 two-way trips per day with 25 AM peak-hour trips and 32 PM peak-hour trips. Therefore, implementation of the proposed project would result in a net reduction of 82 two-way trips per day with a net reduction of 50 AM peak-hour trips and a net increase of 46 PM peak-hour trips when compared to the existing office use.[132] The City's Transportation Impact Guidelines indicate that projects that generate 1,600 ADT and add 51 or more trips during either the AM or PM peak-hours would result in potential significant impacts.[133] However, the proposed project is anticipated to generate fewer than 1,600 net new daily trips and fewer than 50 net new peak-hour trips. Therefore, impacts would be less than significant.

Transit Facilities

Public transportation services are provided by Orange County Transportation Authority (OCTA). Bus Route 90 provides service from Tustin to Dana Point via Moulton Parkway; a bus stop is located near the intersection of Moulton Parkway and Glenwood Drive. The nearest bus stop to the project site is the Moulton-Glenwood bus stop, located along Moulton Parkway, 0.66 mile east of the project site. There are no existing or planned transit facilities adjacent to the project site. Project implementation would not conflict with a program plan, ordinance, or policy addressing transit facilities.

Roadway Facilities

Vehicular access to the project site is currently provided from a driveway at the southeast corner of the project site along Argonaut. This existing driveway would be retained and utilized to serve the proposed project. An internal private roadway system would provide access to each unit's parking garage as well as to guest parking spaces that would be distributed throughout the site. Roadway facilities would continue to serve the project site and surrounding development. The proposed project would not involve modifications to any existing roadways within the area and, thus, would not conflict with a program, plan, ordinance, or policy addressing roadway facilities.

Bicycle Facilities

The Aliso Viejo General Plan Circulation Element (Figure C-2) identifies existing bicycle facilities within the City.[134] According to the General Plan Circulation Element and the OCTA 2009 Commuter Bikeways Strategic Plan, Class II on-road bicycle lanes currently exist along both sides of Glenwood Drive.[135] Additionally, Aliso Creek Road and Moulton Parkway have Class II on-road bicycle lanes.[136] There are no planned bicycle facilities near the project site. The proposed project would not involve

[132] Urban Crossroads, Inc. 2026. Presidio Residential Trip Generation & VMT Assessment. July 20.

[133] City of Aliso Viejo. 2020.Transportation Impact Guidelines for CEQA and General Plan Consistency. Website: https://avcity.org/DocumentCenter/View/4395/Traffic-Impact-Analysis-Guidelines?bidId=. Accessed May 12, 2026.

[134] City of Aliso Viejo. 2004. General Plan Circulation Element, Figure C-2, Bikeways. Website: https://avcity.org/DocumentCenter/View/392/Circulation-Element-PDF. Accessed April 10, 2026.

[135] Alta Planning + Design, KOA Corporation. 2009. Final 2009 OCTA Commuter Bikeways Strategic Plan for the Orange County Transportation Authority. Map 1-1. Website: https://www.octa.net/pdf/bikeways09.pdf. Accessed April 10, 2026.

[136] Orange County Transportation Authority (OCTA). 2026. Bikeways Planning, Orange County Bikeways Map. Website: https://www.octa.net/getting-around/active/oc-bike/bikeways-planning/overview/. Accessed April 10, 2026.

modifications to any of these roadways or bicycle lanes and thus would not conflict with a program, plan, ordinance, or policy addressing bicycle facilities.

Pedestrian Facilities

Pedestrian facilities, including crosswalks and sidewalks, are currently available along both sides of Glenwood Drive north of the project site, along both sides of Aliso Creek Road west of the project site, and along both sides of Argonaut south and west of the project site. Signalized crosswalks are available at the intersection of Glenwood Drive and Aliso Creek Road located at the northwest corner of the project site and at the intersection of Glenwood Drive and Argonaut east of the project site. Non-signalized crosswalks are available at the intersection of Argonaut located east of the project site. Pedestrians would circulate within the site via proposed internal pedestrian walkways and concrete sidewalks. The proposed internal pedestrian walkways and sidewalks would connect to the existing sidewalks along Argonaut via the existing driveway on the southeastern corner of the project site.

The proposed project would not conflict with any program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities. Therefore, impacts would be less than significant.

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

Less than significant impact. The project-specific Trip Generation and VMT Assessment (Appendix I) was prepared to evaluate transportation impacts pursuant to CEQA Guidelines Section 15064.3(b) and SB 743. The VMT assessment applies the City's Transportation Impact Guidelines to determine whether the proposed project meets established VMT screening criteria and would be expected to result in a less than significant impact or require additional VMT analysis.

VMT is a measurement of miles traveled by vehicles within a specified region and for a specified period of time. VMT is a measure of the use and efficiency of the transportation network and is calculated based on individual vehicle trips generated and their associated trip lengths. VMT accounts for two-way (round-trip) travel and is often estimated for a typical weekday for the purposes of measuring transportation impacts.

In September 2013, SB 743 was signed into law, which fundamentally changed transportation impact analysis as part of CEQA compliance. These changes include the elimination of auto delay, Level of Service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant traffic impacts. SB 743 identifies VMT as the most appropriate CEQA transportation metric. The justification for this paradigm shift is that LOS impacts lead to improvements that increase roadway capacity and, thus, induce more traffic and GHG emissions.

In May 2020, the City adopted its Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (AVTIG), which serves as the City's transportation analysis guidelines.[137] The AVTIG includes screening criteria that are intended to provide a simplified way to determine whether a project's VMT would be expected to cause a less than significant CEQA transportation impact without having to conduct a detailed VMT analysis. Below is a discussion of the various screening criteria outlined in the AVTIG and an analysis of whether the proposed project would be "screened" from requiring a detailed VMT analysis, either in its entirety or partially based on individual land uses.

City Guidelines outline appropriate screening criteria for identifying when a proposed land use project is expected to have a less than significant impact, thus avoiding the need for a more detailed analysis. The screening criteria are divided into the following:

- Step 1: Transit Priority Areas (TPA) Screening
- Step 2: Low VMT Area Screening
- Step 3: Project Type Screening

A land use project needs only to meet one of the above screening criteria to result in a less than significant impact.

Consistent with guidance identified in the City Guidelines, projects located within a TPA or High-quality Transit Area (HQTA) (i.e., within 0.5 mile of an existing "major transit stop" or an existing stop along a "high-quality transit corridor") may be presumed to have a less than significant impact absent substantial evidence to the contrary. However, consistent with City Guidelines, Aliso Viejo does not have any TPAs within the City.[138] Therefore, the Step 1: TPA screening criterion is not met.

The proposed project is not located within a low VMT-generating area and would not qualify for Step 2: Low VMT Area screening criterion.[139]

The City Guidelines state that local-serving uses such as day care centers, non-destination hotels, affordable housing, places of worship, municipal services, and other local essential services may be presumed to have a less than significant impact as local-serving in nature and would tend to shorten vehicle trips. The proposed project does not include any local-serving uses. However, according to the Trip Generation & VMT Assessment (Appendix I), the City Guidelines also consider small projects that generate fewer than 110 net new daily vehicle trips to have a less than significant VMT impact. Based on the results of the VMT assessment, the proposed residential development that would replace an existing office use is projected to result in a net reduction in daily vehicle trips compared to existing conditions. The proposed project is expected to generate a net reduction of 144 daily vehicle trips. Since the proposed project would result in a reduction of daily vehicle trips, it is below the 110

[137] City of Aliso Viejo. 2020.Transportation Impact Guidelines for CEQA and General Plan Consistency. Website: https://avcity.org/DocumentCenter/View/4395/Traffic-Impact-Analysis-Guidelines?bidId=. Accessed April 10, 2026.

[138] City of Aliso Viejo. 2020.Transportation Impact Guidelines for CEQA and General Plan Consistency. Page 18. Website: https://avcity.org/DocumentCenter/View/4395/Traffic-Impact-Analysis-Guidelines?bidId=. Accessed April 16, 2026.

[139] Ibid.

net new daily vehicle trip threshold.[140] Therefore, Step 3: Project Type screening criterion is met. Based on the City's VMT screening types and the net reduction of daily vehicle trips, the proposed project meets the Project Type screening criterion and is therefore considered to have a less than significant VMT impact. No additional VMT analysis is required, and impacts would be less than significant.

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

Less than significant impact. The proposed project would include the development of a new residential community consisting of 58 residential units. Because the General Plan land use designation of the proposed project would change to MDR, this would be consistent with the updated land use designation and existing development north of the project site. Therefore, the proposed project would not introduce an incompatible use to the project site. Additionally, the proposed project would not provide off-site roadway improvements that could substantially increase hazards due to a design feature. Argonaut currently provides access to the project site. No modifications to Argonaut are proposed. Furthermore, the internal roadway system would provide access to each residential unit. This internal roadway would be consistent with the Municipal Code Chapter 10, Streets and Sidewalks. As previously mentioned under Impact 2.9(f), operation of the proposed project would also be consistent with all applicable OCFA requirements, which would include those for road width and turning radii to facilitate fire department access.

As part of the City's Site Development Permit process required under Municipal Code Section 15.74.020, Site Development Permits, the proposed project would be reviewed and only approved after finding the proposed development conforms with applicable requirements and standards set forth in the Municipal Code and General Plan, including the Circulation Element's standards related to design, access, and circulation. The proposed project would be designed to ensure all driveways and ingress/egress points maintain adequate line of sight unobstructed by landscaping, signage, or other barriers.

Additionally, as the proposed project would introduce an urban use within an urbanized area, it would not introduce incompatible elements such as farm equipment. The proposed project is designed to be consistent with the existing residential land uses designated Very Low Density Residential and High Density Residential to the north of the project site. The project would adhere to Municipal Code Section 15.62.050 design review requirements to guarantee safe line of sight and would not create traffic hazards. Therefore, impacts would be less than significant.

d) Result in inadequate emergency access?

Less than significant impact. As discussed in Impact 2.9(f), the City has developed an EOP outlining the City's response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. The EOP establishes evacuation routes.

[140] Urban Crossroads, Inc. 2026. Presidio Residential Trip Generation and VMT Assessment. July 20.

Additionally, the General Plan Safety Element identifies evacuation routes in the City. Within the vicinity of the project site, Aliso Creek Road and Glenwood Drive are identified as primary evacuation routes.[141]

The project site is within Zone 20 of Aliso Viejo's Evacuation Zones. Designated evacuation zones within Zone 20 include Glenwood Drive, Aliso Creek Road, Aliso Viejo Parkway, and Moulton Parkway.[142] The project site is adjacent to both Glenwood Drive and Aliso Creek Road, and construction would not require closure or partial closure of Glenwood Drive or Aliso Creek Road. The proposed project would be constructed completely within the project site and construction equipment would access the project site via Argonaut, which is the main access point to the project site. If any road closures to Argonaut are required, the project applicant and construction crew would be required to coordinate with the City of Aliso Viejo Public Works Department to ensure that emergency access routes are maintained during construction. Thus, construction of the proposed project would not impede the use of surrounding roadways for emergencies or access for emergency response vehicles.

The proposed project would provide internal circulation for emergency vehicle access. The proposed project has been designed to provide emergency service providers access to the site from any of the public streets or the drive aisles. The proposed project has been designed to comply with applicable emergency service provider access standards, including those from OCFA for fire department access, turning radii with an inner radius of 20 feet and an outer radius of 49 feet, and emergency response requirements. The design of the proposed project would provide adequate emergency access consistent with City requirements, including the required number and design of access points and safety features. Therefore, the proposed project would not result in significant impacts to emergency access during construction and/or operation. The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

Mitigation Measures

None required.

[141] City of Aliso Viejo. 2004. General Plan. Safety Element. Figure S-1 Safety Policy Map. Website: https://avcity.org/DocumentCenter/View/384/Safety-Policy-Map-PDF. Accessed April 10, 2026.

[142] City of Aliso Viejo. 2024. Citywide Evacuation Zones. Website: https://avcity.org/DocumentCenter/View/3750. Accessed April 10, 2026.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.18 Tribal Cultural Resources *Would the project:*				
a) Cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:	☐	☒	☐	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☒	☐	☐

Environmental Evaluation

Would the proposed project cause a substantial adverse change in the significance of a TCR, defined in Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is

geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

a) Cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, or a cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or

Less than significant impact with mitigation incorporated. A review of the CRHR, local registers of historic resources, a records search conducted at the SCCIC, and a pedestrian survey failed to identify any listed TCRs that may be adversely affected by the proposed project. However, the NAHC SLF results were positive for TCRs on the project site, and subsequent Tribal outreach to obtain additional information pertaining to TCRs within the project site produced negative results. Should any undiscovered TCRs be encountered during project construction, implementation of MM TCR-1 through MM TCR-5 will ensure that potential impacts to TCRs will be reduced to a level of less than significant.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

Less than significant impact with mitigation incorporated. Tribal consultation efforts conducted by the City of Aliso Viejo pursuant to SB 18 and AB 52 to identify TCRs meeting the criteria set forth in Public Resources Code Section 5024.1(c) were initiated on April 24, 2026, when consultation letters were sent to the tribes identified on the NAHC consultation list. The Juaneño Band of Mission Indians, Acjachemen Nation–84A responded on April 24, 2026, and formally requested consultation with the City. The Tribe indicated that it has ancestral and cultural ties to the project area and an interest in protecting and preserving TCRs, sacred sites, and other traditional cultural places within its traditional territory. A consultation meeting between the City and the Tribe was held on May 1, 2026. Following the meeting, the Tribe provided proposed mitigation measures via email on May 5, 2026. On May 8, 2026, the Juaneño Band of Mission Indians, Acjachemen Nation–Belardes also provided proposed mitigation measures for the City's consideration. On August 7, 2026, the City transmitted draft tribal mitigation measures to both consulting tribes for review. On August 8, 2026, the Juaneño Band of Mission Indians, Acjachemen Nation–84A responded, indicating that it had reviewed and generally accepted the City's proposed mitigation measures, while identifying several outstanding questions.

Tribal consultation efforts conducted by the City pursuant to SB 18 and AB 52 are summarized above and informed the development of MM TCR-1 through MM TCR-5. These measures establish

procedures for tribal monitoring, the treatment of tribal cultural resources, inadvertent discoveries, and consultation in the event previously unidentified resources are encountered during ground-disturbing activities.

Should any undiscovered TCRs be encountered during project construction, implementation of MM TCR-1 through MM TCR-5 will ensure that potential impacts to TCRs will be reduced to a level of less than significant.

Mitigation Measures

MM TCR-1 **Retention of Qualified Archaeologist and Worker Training.** Prior to the issuance of a grading permit by the City of Aliso Viejo, evidence shall be provided to the City that a qualified archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (U.S. Secretary of the Interior 2008) has been retained by the Applicant to conduct any required training, evaluation, or treatment of archaeological resources that might be encountered during implementation of the project.

As part of this, prior to the start of grading, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel must be informed of the types of archaeological resources that may be encountered (both prehistoric and historical), and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The Applicant must ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. This documentation shall be made available to the City upon request.

MM TCR-2 **Native American Monitoring.** A Native American monitor from or approved by the project's consulting Tribes (Juaneño Band of Mission Indians Acjachemen Nation – 84A and Juaneño Band of Mission Indians Acjachemen Nation – Belardes) shall be present during all earth-moving construction activities. The Native American monitor shall be given the opportunity to participate in the cultural resource sensitivity training described in the preceding condition of approval. At least 30 days prior to issuance of grading permits by the City for the project site and any off-site improvements, a Native American Monitoring Agreement (Monitoring Agreement) shall be developed between the Applicant and the consulting party. The Monitoring Agreement shall pertain to prehistoric archaeological resources and Tribal Cultural Resources, respectively, and shall identify any monitoring requirements and treatment of cultural resources to meet the requirements of the Tribal representative. The Monitoring Agreement shall also address communication protocols in the event of an unanticipated discovery of cultural materials, and the roles, responsibilities, and authorities of the Native American Monitor. The Monitoring Agreement shall also detail the protocols for treatment and final disposition of any Native American cultural

resources, sacred sites, and human remains discovered on the site that the Native American Monitor shall implement in consultation and coordination with the Native American Most Likely Descendant, as identified by the NAHC. In accordance with the condition of approval below, discovery and treatment of human remains shall comply with State Health and Safety Code Section 7050.5 and Public Resources Code (PRC) Section 5097.98.

MM TCR-3 **Archaeological Resource and/or Tribal Cultural Resource Discovery and Treatment.** In the event of the unanticipated discovery of archaeological or other cultural resources, whether discovered through Native American monitoring or not, all work activities in the area (within approximately 100 feet of the discovery) shall be halted or redirected until the discovery can be evaluated by a qualified archaeologist. Construction shall not resume until a qualified archaeologist has conferred with the City and, in the case of prehistoric archaeological resources and tribal cultural resources, the Native American monitor, on the significance of the resource. If it is determined that the discovered archaeological resource and/or tribal cultural resource is significant, avoidance and preservation in place shall be the preferred manner of mitigation, pursuant to PRC Section 21083.2(b) and Section 21084.3. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Treatment Plan shall be prepared and implemented by a qualified archaeologist, in consultation with the City, that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource or cultural information in the event of a tribal cultural resource. The City and Applicant shall also consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those that are scientifically important, are considered. Any evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards.

MM TCR-4 **Treatment of Human Remains.** In accordance with California Health and Safety Code Section 7050.5, if human remains are found, the Orange County Sheriff's Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains (100 feet or as determined by the project archaeologist) shall occur until the procedures set forth in this measure have been implemented. If the County Coroner determines that the remains are, or are believed to be, Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased

Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

MM TCR-5 **Native American Monitoring.** The project applicant shall retain a Native American Monitor from or approved by the project's consulting Tribes (Juaneño Band of Mission Indians Acjachemen Nation – 84A and Juaneño Band of Mission Indians Acjachemen Nation – Belardes).

(a) The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

(b) A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

1. Construction coordination meeting shall be conducted prior to start of ground disturbing work (grading, trenching, or excavation) with Qualified Archaeologist, Construction Contractor, Tribal Representative(s).
2. Tribal Cultural Resource Monitoring shall be conducted during all initial ground- disturbing activities until both the Archaeologist and Tribal Monitor determine monitoring is no longer needed. During construction, if cultural materials or features are discovered. Construction contractor, Archaeologist, Tribal Monitor(s) and Lead Agency shall submit a discovery report documenting find, treatment measures, and confirmation that work did not resume until treatment was completed. If human remains are encountered during construction, the construction contractor, County Coroner, NAHC, MLD and Tribal Representative(s) shall follow the following: the coroner shall provide written documentation, the NAHC will be notified, and there shall be confirmation of respectful treatment/reburial as directed by the MLD and Tribe.
3. Qualified Archaeologist and/or Tribal Representative(s) shall submit documentation of recovered materials, correspondence confirming tribal disposition decision (e.g., reburial, return, or other treatment) during and following construction, if artifacts are recovered.
4. Qualified Archaeologist shall submit a Final Monitoring and Mitigation Summary Report and submit to project applicant and appropriate CHRIS repository.

5. Lead Agency, Construction Contractor and or Tribal Representative(s) shall submit records of coordination and confirmation that tribal ceremonies or blessings were accommodated safely and respectfully prior to and/or during construction, as requested by the Tribe.
6. Responsibility for conditions:
    a. Lead Agency shall ensure that all measures are implemented, documented and verified prior to and during construction activities; and
    b. Tribal Participation be a consulting and monitoring partner throughout all ground- disturbing activities; and
    c. Compliance Verification shall include documentation of implementation, including monitoring logs, consultation records, and correspondence. Records shall be maintained in the project file by the Lead Agency.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.19 Utilities and Service Systems *Would the project:*				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Evaluation

Setting

This analysis is based in part on the Drainage Report prepared for the proposed project by Advanced Civil Group, Inc., on April 7, 2026, and revised on July 14, 2026.[143]

According to the MNWD's 2020 Urban Water Management Plan (UWMP), MNWD relies on a combination of imported water and recycled water.[144] The District's potable water demands are supplied from imported sources via the Metropolitan Water District of Southern California (Metropolitan) through MWDOC.

Imported water represents approximately 79 percent of MNWD's total water supply. Metropolitan's water supply originates from two principal sources—the Colorado River via the Colorado River Aqueduct and the Feather River Watershed/Lake Oroville in Northern California through the State Water Project (SWP). Recycled water provides 21 percent of the district's water supplies and is produced at one of two local treatment plants.[145]

The MNWD is responsible for maintenance of the City's sewer and storm drain lines. Wastewater would be collected via the MNWD's wastewater collection system and sent to its Regional Treatment Plant in Laguna Niguel.[146]

Additionally, SoCalGas would provide natural gas service to the project site.[147] Telecommunication services would be provided by AT&T and Cox Communications.

Individual trash service would be provided through CR&R Incorporated, with collection occurring on a weekly basis. Waste from the City is disposed of at a number of solid waste facilities, with the majority of waste disposed at the Prima Deshecha Sanitary Landfill.[148]

[143] Advanced Civil Group, Inc. 2026. Drainage Report: Tract No. 19489. Proposed 58-unit Townhome Development Aliso Viejo, California. July 14.

[144] Moulton Niguel Water District (MNWD). 2021. Urban Water Management Plan. Website: https://www.mnwd.com/wp-content/uploads/2021/06/2020-Urban-Water-Management-Plan_Adopted.pdf. Accessed April 10, 2026.

[145] Ibid.

[146] Moulton Niguel Water District (MNWD). 2026. Wastewater Collection and Treatment. Website: https://www.mnwd.com/wastewater-treatment/. Accessed April 10, 2026.

[147] Southern California Gas (SoCalGas). 2026. About Us. Website: https://www.socalgas.com/about-us. Accessed April 10, 2026.

[148] California Department of Resources Recycling and Recovery (CalRecycle). 2026. RDRS Report 2: Jurisdiction Disposal and Beneficial Reuse by Destination. Website: https://www2.calrecycle.ca.gov/RecyclingDisposalReporting/Reports/JurisdictionDisposalAndBeneficial. Accessed April 10, 2026.

Would the project:

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

Less than significant impact.

Water

The proposed project would include water lines throughout the project site that would connect to existing water lines within Argonaut. As such, the existing water lines within Argonaut that connect to MNWD water services would sufficiently serve the proposed project. Impacts related to the construction of infrastructure improvements have been addressed throughout this Draft IS/MND and would be reduced through the implementation of all mitigation measures included in this Draft IS/MND. Therefore, the proposed project would not require and would not result in the construction of new water facilities or expansion of existing water facilities. Impacts would be less than significant.

Wastewater

Wastewater would be collected via the MNWD's wastewater collection system and sent to its Regional Treatment Plant in Laguna Niguel.[149] The proposed project would connect to existing sanitary sewer lines in Argonaut. As described under Impact 2.19(c) below, MNWD treats more than 10 MGD, and has sufficient capacity to accommodate wastewater generated by the proposed project. The proposed project is estimated to result in approximately 16,008.3 total gallons of wastewater a day, which is approximately 0.06 percent of MNWD's daily capacity, which is a nominal amount. Therefore, the proposed project would not require or result in relocation or construction of wastewater facilities, the construction or relocation of which could cause significant environmental effects.

Stormwater

The proposed project would include an on-site stormwater collection system consisting of catch basins, underground storm drain lines, and water quality treatment facilities designed to convey and manage runoff generated by the proposed project. Runoff would be collected from rooftops, drive aisles, parking areas, and landscaped areas and directed through the proposed drainage system prior to discharge to the existing public storm drain network. As further discussed in Section 2.10, Hydrology, the proposed project would be designed consistent with the approved drainage plan and would not exceed the capacity of the existing stormwater drainage system. The potential environmental effects associated with construction and operation of the proposed project, including the proposed stormwater facilities to serve the residential units are analyzed within this Initial Study and impacts have been determined to be less than significant with compliance with regulatory

[149] Moulton Niguel Water District (MNWD). 2026. Wastewater Collection and Treatment. Website: https://www.mnwd.com/wastewater-treatment/. Accessed April 10, 2026.

requirements and implementation of mitigation measures. As such, impacts would be less than significant.

Electric Power and Natural Gas

The project site is currently served by electrical and gas infrastructure associated with the existing office building. The proposed project would connect to existing electrical infrastructure. Natural gas would be provided by SoCalGas. Electrical service is currently available in the project area and would be provided by SCE. Electricity would connect to existing underground utility lines running within Argonaut and would not cause significant environmental effects. Impacts associated with the proposed project's electricity demand and natural gas demand are discussed previously in Section 2.6, Energy.

Telecommunications

The project site is currently fully developed and served by telecommunications infrastructure. The proposed project would connect to the existing telecommunications infrastructure. Therefore, the proposed project would not require the installation or development of new or improved telecommunications facilities such that environmental impacts would occur. Impacts would be less than significant.

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

Less than significant impact. As discussed above, the proposed project would connect to the existing water lines and system. The 2020 UWMP includes a supply and demand assessment for projected years between 2025 and 2045 for normal year, single dry year, and multiple dry year scenarios. Table 12, below, shows the multiple-dry year supply and demand comparison through 2045.

Table 12: Multiple Dry Year Supply and Demand Comparison (AFY)

		2025	2030	2035	2040	2045
First year	Supply totals	33,435	33,111	32,934	32,790	32,588
	Demand totals	33,435	33,111	32,934	32,790	32,588
	Difference	0	0	0	0	0
Second year	Supply totals	33,419	33,124	32,953	32,797	32,636
	Demand totals	33,419	33,124	32,953	32,797	32,636
	Difference	0	0	0	0	0
Third year	Supply totals	31,969	31,714	31,556	31,396	31,280
	Demand totals	31,969	31,714	31,556	31,396	31,280
	Difference	0	0	0	0	0

		2025	2030	2035	2040	2045
Fourth year	Supply totals	31,906	31,680	31,529	31,357	31,280
	Demand totals	31,906	31,680	31,529	31,357	31,280
	Difference	0	0	0	0	0
Fifth year	Supply totals	31,844	31,646	31,501	31,319	31,280
	Demand totals	31,844	31,646	31,501	31,319	31,280
	Difference	0	0	0	0	0

Source: Moulton Niguel Water District (MNWD). 2021 (MNWD). 2020 Urban Water Management Plan. Website: https://www.mnwd.com/wp-content/uploads/2021/12/2020-Urban-Water-Management-Plan.pdf. Accessed April 10, 2026.

The demands are expected to be met through a combination of imported and recycled water. MNWD works together with two primary agencies, MWDOC and Metropolitan, to ensure a safe and reliable water supply that would serve the community in periods of drought and shortage.[150] The UWMP accounts for projected water demand based on water consumption by single- and multi-family residences, commercial, and institutional/government customers.[151] The UWMP also accounts for projected land use, population, economic growth, and future conservation.[152] As noted in the UWMP and as shown in Table 12, the City would have sufficient water supplies for normal year, single dry year, and multiple dry years.

According to the DOF, the City has an average of 2.53 persons per household.[153] The proposed project would include the construction of up to 58 3-story townhomes, which would increase the City's population by up to 147 persons based on the average household size.[154] As discussed in Section 2.14, Population and Housing, this population growth is considered planned growth under SCAG's predictions. MNWD's 2020 actual consumption was 121 gallons per capita per day (GPCD). For the estimated 147 residents under the proposed project, this would result in an estimated water demand of approximately 17,787 gallons per day (GPD) or 19.9 AFY. As noted in the UWMP, the projected normal year water use in 2030 is 31,782 AFY.[155] The proposed project's demand would be approximately 0.06 percent of the total projected normal year 2030 demand. The UWMP also notes that during the fifth year of the multiple dry year scenario, the projected water demand and supply would be 31,646 AFY. The proposed project's demand would be approximately 0.06 percent of the

[150] Moulton Niguel Water District (MNWD). 2021. 2020 Urban Water Management Plan. Website: https://www.mnwd.com/wp-content/uploads/2021/12/2020-Urban-Water-Management-Plan.pdf. Accessed April 10, 2026.

[151] Ibid.

[152] Moulton Niguel Water District (MNWD). 2021. 2020 Urban Water Management Plan. Website: https://www.mnwd.com/wp-content/uploads/2021/12/2020-Urban-Water-Management-Plan.pdf. Accessed April 10, 2026.

[153] California Department of Finance (DOF). 2026. E-5 City/County Population and Housing Estimates for Cities, Counties, and the State, 2020-2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2026/. Accessed May 12, 2026.

[154] 2.53 persons per household * 58 residential units= 146.74 persons, or approximately 147 persons.

[155] Moulton Niguel Water District (MNWD). 2021. 2020 Urban Water Management Plan. Website: https://www.mnwd.com/wp-content/uploads/2021/12/2020-Urban-Water-Management-Plan.pdf. Accessed April 10, 2026.

total projected fifth multiple dry year demand. Additionally, water demand for the proposed project is partially offset by the existing water demand on-site currently used for landscaping and to service the existing office building. Therefore, the projected water use of the proposed project would be nominal, and water supplies would be sufficient to continue serving the project site. As such, the proposed project would not significantly impact water supplies. Impacts would be less than significant.

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

Less than significant impact. As discussed above, the proposed project would connect to existing sanitary sewer lines. The MNWD is responsible for the City's sewer lines. The MNWD collects and treats more than 10 million gallons of wastewater per day from residential and commercial customers throughout the district's service area. MNWD utilizes three different treatment plants to appropriately treat the wastewater, with two of those treatment plants equipped to produce recycled water. The 3A Treatment Plant in Mission Viejo is owned and operated by MNWD and has a capacity of 6 million GPD. The Regional Treatment Plant in Laguna Niguel is currently operated by a regional operator, South Orange County Wastewater Authority (SOCWA), but is also home to the largest recycled water facility that is owned and operated by MNWD. The Regional Treatment Plant has a capacity of 9.4 million GPD. Additionally, the J.B. Latham Treatment Plant in Dana Point, which is also operated by SOCWA, provides an additional facility for treatment of wastewater and has a capacity of 13 million GPD.[156] Any treated wastewater that cannot be utilized for irrigation purposes is then discharged to the ocean through one of two ocean outfalls, the Aliso Creek Ocean Outfall and the San Juan Creek Ocean Outfall. The MNWD works closely with SOCWA, as the regional permitting entity, and the appropriate regulatory agencies to ensure that all treated wastewater, whether used for irrigation purposes or discharged to the ocean, is compliant with all regulatory requirements.[157]

A Municipal Service Review was prepared for the Southwest Region of Orange County in 2023, which included a review of the MNWD.[158] The purpose of the review was in part—to review and study future growth in the service area and to determine whether Southwest Region of Orange County can efficiently, equitably, and reliably provide services. The review determined that MNWD existing and planned operations and infrastructure can meet current and future service demands.[159] The proposed project would result in approximately 16,008.3 total gallons of wastewater per day, which is equivalent to 0.016 million gallons per day (MGD).[160] Based on a total combined wastewater treatment capacity of 28.4 MGD, the proposed project's wastewater generation would be approximately 0.06 percent of the total daily capacity, which is a nominal amount. Furthermore, the proposed project's expected

[156] Moulton Niguel Water District (MNWD). 2026.Wastewater Collection and Treatment. Website: https:// www.mnwd.com/wastewater-treatment/. Accessed April 10, 2026.

[157] Ibid.

[158] Orange County Local Agency Formation Commission (Orange County LAFCo). 2023. Municipal Service Review and Sphere of Influence Reviews. August 9. Website: https:// oclafco.org/wp-content/uploads/2024/01/OCLAFCO_Southwest_MSR_-_Final_8.28.23.pdf. Accessed April 10, 2026.

[159] Ibid.

[160] Based on the assumption that wastewater generated is approximately 90 percent of indoor water use.

wastewater generation would be partially offset by the existing wastewater generated and treated from the on-site office building. Therefore, MNWD would have adequate capacity to continue serving the project site and the wastewater demands of the proposed project, and impacts would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than significant impact. Construction and operational activities associated with the proposed project would generate solid waste requiring disposal. CR&R Incorporated is a private recycling and nonhazardous solid waste hauler and provides solid waste services to the City, including the project site.[161] CR&R Incorporated collects solid waste for all residential, commercial, and industrial waste and recycling services. Solid waste is disposed of in Orange County landfills.

Solid waste within the City is primarily disposed of at the Prima Deshecha Sanitary Landfill. Other sanitary landfills, including Chiquita Canyon, El Sobrante, Frank R. Bowerman, Simi Valley, and Olinda Alpha received relatively small amounts of solid waste from the City. The Prima Deshecha Landfill is the closest facility to the City and would likely be the solid waste facility most often receiving waste from the project site.[162] According to the California Department of Resources Recycling and Recovery (CalRecycle) Solid Waste Information System (SWIS), the Prima Deshecha Landfill has a maximum daily capacity of 4,000 tons per day and a remaining capacity of 128,800,000 cubic yards. The facility's maximum permitted capacity is 172,100,000 cubic yards.[163]

CalRecycle provides a solid waste generation factor to estimate the amount of solid waste generated by residential projects. Using the generation rate of 12.23 pounds (lbs) per household per day for residential development[164], the proposed project would generate approximately 709.34 lbs per day of solid waste, or approximately 0.35 tons per day (based on 58 townhomes)—which represents less than 0.01 percent of the maximum daily capacity of the Prima Deshecha Sanitary Landfill.

Therefore, the Prima Deshecha Landfill would have sufficient capacity to serve the proposed project and solid waste generated during construction and operations would represent a negligible increase compared to the daily permitted tonnage. Furthermore, under existing conditions, the project site generates solid waste associated with the existing office building. The proposed project would continue to be served by the same solid waste collection services and therefore, the expected solid waste generation from the proposed project is partially offset by the existing office use currently occupying the project site. The proposed project would also include recycling, reuse, and/or salvage

[161] City of Aliso Viejo. 2025. Services. Website: https://avcity.org/101/Services. Accessed April 10, 2026.

[162] California Department of Resources Recycling and Recovery (CalRecycle). 2024. SWIS Facility/Site Activity Details. Website: https:// www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2750?siteID=2085. Accessed April 10, 2026.

[163] Ibid.

[164] California Department of Resources Recycling and Recovery (CalRecycle). 2026. Residential Sector Generation Rates. Website: https://www2.calrecycle.ca.gov/wastecharacterization/general/rates. Accessed April 10, 2026.

programs to reduce solid waste and comply with all applicable regulations for solid waste. Impacts would be less than significant.

e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

Less than significant impact. The City complies with all federal, State, and local statutes and regulations related to solid waste. Regulations specifically applicable to the proposed project include the California Integrated Waste Management Act of 1989 (AB 939), SB 2202, SB 1016, 2019 CALGreen Section 4.408, SB 1383, and AB 341, which requires multfamily residential development and commercial uses to implement recycling programs.

In accordance with State law and Municipal Code Section 13.02, Building Regulations, which adopts CALGreen, the proposed project would be required to divert at least 65 percent of the nonhazardous construction and demolition debris from the project site by recycling, reuse, and/or salvage. In addition, Municipal Code Chapter 7.05, Solid Waste Disposal, addresses solid waste disposal, including recycling and organic waste. Compliance with the Municipal Code would achieve compliance with State law, including SB 1383.

The City has a per capita population disposal rate target of 3.3 pounds per person per day and a per capita employment disposal rate of 9.4 pounds per person per day. Since 2007, the City has met these targets through its diversion programs. The most recent population disposal rate (2024) was 3.5 pounds per day per capita for population and 8.9 pounds per day per capita for employment.[165] Therefore, although the City met its disposal rate target for per capita employment disposal, it slightly exceeded its target for per capita disposal rates. It should be noted that this minor exceedance represents a small, short-term fluctuation, and does not reflect a failure to implement diversion programs. The City would continue to implement its diversion programs and requires compliance with all federal, State, and local statutes and regulations for solid waste, including those identified under the most current CALGreen standards and in compliance with SB 1383.

In 1989, the Legislature adopted AB 939, in order to “reduce, recycle, and reuse solid waste generated in the State to the maximum extent feasible.” AB 939 established a waste management hierarchy and required that each county prepare a new Integrated Waste Management Plan and each City prepare a Source Reduction and Recycling Element (SRRE) by July 1, 1991. The SRRE was required to identify how each jurisdiction would meet the mandatory State waste diversion goal of 50 percent by and after the year 2000.

SB 2202 made a number of changes to the municipal solid waste diversion requirements under AB 939. These changes included a revision to the statutory requirement for 50 percent diversion of solid waste to clarify that local governments shall continue to divert 50 percent of all solid waste on and after January 1, 2000.

[165] California Department of Resources Recycling and Recovery (CalRecycle), Jurisdiction Per Capita Disposal Rate Trends. Website: https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/ReviewReports. Accessed April 10, 2026.

SB 1016 introduced a per capita disposal measurement system that measures the 50 percent diversion requirement using a disposal measurement equivalent. SB 1016 repealed the prior 2-year process, requiring instead that CalRecycle to make a finding whether each jurisdiction was in compliance with the Act's diversion requirements for calendar year 2006 and determine compliance for the 2007 calendar year and beyond based on the jurisdiction's change in its per capita disposal rate. CalRecycle is required to review a jurisdiction's compliance with those diversion requirements in accordance with a specified schedule, which is conditioned upon the CalRecycle finding that the jurisdiction complies with those requirements or has implemented its SRRE and household hazardous waste element. SB 1016 requires CalRecycle to issue an order of compliance if it is determined that the jurisdiction has failed to make a good faith effort to implement its SRRE or its household hazardous waste element, pursuant to a specified procedure. The per capita disposal rate is a jurisdiction-specific index, which is used as one of several "factors" in determining a jurisdiction's compliance with the intent of AB 939 and allows CalRecycle and jurisdictions to set their primary focus on successful implementation of diversion programs.

SB 1383 requires counties to take the lead in collaborating with jurisdictions located within the county in planning for the necessary organic waste recycling and food recovery capacity needed to divert organic waste from landfills into recycling activities and food recovery organizations.

CALGreen Section 4.408 requires preparation of a Construction Waste Management Plan that provides an overview of ways in which the applicant would recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. As discussed above, during the construction phase, the proposed project would be required to comply with CALGreen through the recycling and reuse of at least 65 percent of the nonhazardous construction and demolition debris from the project site.

Participation in the City's recycling programs during project construction and operation, including CalRecycle's requirements, would ensure that the proposed project would not conflict with federal, State, and local statutes and regulations related to solid waste. Additionally, solid waste would be disposed of at existing Orange County Waste and Recycling landfills. Disposal of solid waste would comply with all federal, State, and local statutes and regulations related to solid waste. During operation, the proposed project would include receptacles for recyclables and garbage. Furthermore, the existing office use on-site complies with all aforementioned statutes and regulations related to solid waste. Therefore, continued and ongoing compliance with federal, State, and local mandates related to solid waste generated by the proposed project would reduce impacts on applicable federal, State, and local mandates related to solid waste to less than significant. Thus, impacts would be less than significant, and no mitigation is required.

Mitigation Measures

None required.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.20 Wildfire *If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the project:*				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Environmental Evaluation

Setting

The CAL FIRE FHSZ Map indicates the project site is not within a State Responsibility Area (SRA). The closest SRA is located approximately 1.3 miles west of the project site, in the Aliso and Wood Canyons Wilderness Park. No part of the City is listed as an SRA.[166]

[166] California Department of Forestry and Fire Protection (CAL FIRE). 2026. Fire Hazard Severity Zones. Website:

VHFHSZs are located along the southern and western boundaries of the City.[167]

The General Plan indicates that the closest VHFHSZ is located near Aliso Creek Road, 0.82 mile west of the project site.[168]

Would the project:

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

No impact. The project site is developed and located within an urbanized area with existing infrastructure. According to the CAL FIRE FHSZ Map, the project site is not located within a VHFHSZ, nor is it within or near an SRA. Additionally, the proposed project would comply with all City and OCFA requirements for fire prevention and safety measures, including adequate site access.

The City is divided into 22 all-hazard evacuation zones. The project site is within Zone 20 of Aliso Viejo's Evacuation Zones. Designated evacuation zones within Zone 20 include Glenwood Drive, Aliso Creek Road, Aliso Viejo Parkway, and Moulton Parkway.[169] As previously mentioned under Impact 2.9(f), the project site is adjacent to both Glenwood Drive and Aliso Creek Road, which would be accessible via the project site's access driveway on Argonaut, and construction would not require closure or partial closure of Glenwood Drive or Aliso Creek Road. The proposed project would be constructed completely within the project site and construction equipment would access the project site via Argonaut, which is the main access point to the project site. If any road closures to Argonaut are required, the project applicant and construction crew would be required to coordinate with the City of Aliso Viejo Public Works Department to ensure that emergency access routes are maintained during construction. Thus, construction of the proposed project would not impede the use of surrounding roadways for emergencies or access for emergency response vehicles.

The proposed project would have access to several different emergency evacuation routes as shown on the evacuation zone maps and would not impair access to any of these emergency evacuation routes. Furthermore, the proposed project would not interfere with the evacuation plan or evacuation routes identified in the City's EOP and the General Plan Safety Element (see Impact 2.9(f)). Therefore, the proposed project would not conflict with any adopted emergency response or evacuation plans. No impact related to emergency response or evacuation plans would occur.

https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed April 10, 2026.

[167] City of Aliso Viejo. 2004. General Plan Figure S-1 Safety Policy Map. Website: https://www.avcity.org/DocumentCenter/View/384/Safety-Policy-Map-PDF. Accessed April 1, 2026.

[168] Ibid.

[169] City of Aliso Viejo. 2024. Citywide Evacuation Zones. Website: https://avcity.org/DocumentCenter/View/3750. Accessed April 1, 2026.

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

Less than significant impact. The project site is developed and located within an urbanized area with existing infrastructure. According to the most recent CAL FIRE maps, the project site is not located within a FHSZ[170] and the project site does not have a history of wildfires.[171] Although the topography of the project site is relatively flat, the existing northern and western slopes of the project site would be preserved along with the existing screening trees as part of the proposed project. Therefore, the proposed project would be largely buffered from prevailing northeasterly winds that would exacerbate fire risk. Furthermore, the proposed project would implement all applicable fire prevention standards and would thus not exacerbate fire risk, and the proposed project would install a slope maintenance easement along the toe of the slope along the northern and western boundaries of the development footprint to ensure ongoing maintenance and preservation of the slope in order to prevent wildfire risks. Thus, the proposed project would not exacerbate fire risk from existing conditions, and impacts would be less than significant.

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

No impact. The proposed project does not include infrastructure improvements, such as roads, fuel breaks, emergency water sources, or new utility installations, that could exacerbate fire risk. The site is already developed with existing infrastructure in place. Compliance with fire safety standards and coordination with the OCFA ensures no additional infrastructure would create new fire risks or result in temporary or ongoing environmental impacts. Additionally, the proposed project would install one fire hydrant consistent with fire flow requirements in accordance with California Fire Code guidelines stipulated in Municipal Code Chapter 13.04 and would connect to existing water lines. Installation of this fire hydrant would not exacerbate any fire risks but would assist the City in preparing for and addressing potential fires.

The proposed internal roadways would be designed to allow for adequate emergency access, and a fire hydrant would be provided, consistent with California Fire Code fire flow requirements on-site. Through compliance with all applicable fire safety regulations for fire prevention and emergency access, the proposed project would not exacerbate fire risk from existing conditions. Therefore, there would be no impact.

[170] California Department of Forestry and Fire Protection (CAL FIRE). 2026. Fire Hazard Severity Zones. Website: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed April 10, 2026.

[171] California Department of Forestry and Fire Protection (CAL FIRE). 2024. California Wildfire History Map. Website: https://projects.capradio.org/california-fire-history/#10.64/33.5901/-117.7005. Accessed April 10, 2026.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than significant impact. Although the sloped areas along the northern and western boundaries of the project site are mapped as having landslide potential by General Plan Figure S-1, Safety Policy Map, the proposed project would be required to incorporate the site-specific recommendations from the Geotechnical Investigation in accordance with Municipal Code Chapter 13.08.170 and to incorporate additional recommendations to address landslide susceptibility. Through implementation of these recommendations as COA GEO-1a and COA GEO-1b, the proposed project would ensure that slopes are maintained over the life of the project and would establish minimum setback criteria for descending slopes. Implementation of COA GEO-1a would reduce the potential for landslide hazards by incorporating site-specific design recommendations into project construction plans and grading plans related to slope stability. Implementation of COA GEO-1b would require grading activities adjacent to the existing slopes along the western and northern boundaries of the site to be observed by a licensed California Geotechnical Engineer or Certified Engineering Geologist. COA GEO-1b would ensure that, if necessary, supplemental recommendations would be incorporated into construction and grading plans to address potential impacts related to landslide susceptibility.

Furthermore, the project site and surrounding areas do not have a history of wildfires and would not include changes to drainage patterns that could increase risks of flooding or slope instability. Compliance with existing stormwater and drainage regulations would further prevent any related risks. Through application of project-specific recommendations in accordance with the recommendations of the Geotechnical Investigation and local regulations, the proposed project would not expose people to significant risks as a result of post-fire slope instability or drainage changes. Therefore, impacts would be less than significant.

Mitigation Measures

None required.

Environmental Issues	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
2.21 Mandatory Findings of Significance				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Environmental Evaluation

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

Less than significant impact with mitigation incorporated. As discussed throughout this document, the proposed project does not have the potential to substantially degrade the quality of the environment or result in significant environmental impacts that cannot be mitigated or reduced to a less than significant level through compliance with the established regulatory framework and implementation of mitigation measures.

As demonstrated in Section 2.4, Biological Resources, the proposed project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project would be required to comply with the MBTA and other applicable regulations and to implement MM BIO-1a and MM BIO-1b, which require a pre-construction survey and avoidance of direct and indirect impacts on active nests. Implementation of these measures would reduce potential impacts to a less than significant level. Furthermore, the proposed project would not conflict with habitat because it does not contain Covered Habitats or suitable habitat for Identified Species covered under the CONCCP/HCP.

As demonstrated in Section 2.5, Cultural Resources, the proposed project would not eliminate important examples of the major periods of California history or prehistory. As concluded in Section 2.5, the proposed project would not result in significant adverse impacts to archaeological resources, TCRs, or human remains. MM CUL-1 would require WEAP training, a site survey conducted by a qualified Archaeologist, and archaeological monitoring. MM CUL-2 would require consultation with a qualified Archaeologist in the event that buried archaeological resources are discovered during construction, as well as inadvertent discovery procedures. MM CUL-3 would require specific procedures to be followed related to inadvertent discovery of human remains. Therefore, the proposed project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

As demonstrated in Section 2.18, Tribal Cultural Resources, the proposed project would not cause a substantial adverse change in the significance of a TCR, defined in Public Resources Code Section 21074. However, as concluded in Section 2.18, the proposed project's NAHC SLF results were positive for TCRs on the project site, and subsequent Tribal outreach to obtain additional information pertaining to TCRs within the project site produced negative results. However, should any

undiscovered TCRs be encountered during project construction, implementation of MM TCR-1 through MM TCR-5 as described above would reduce impacts to a less than significant level.

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

Less than significant impact with mitigation incorporated. A significant cumulative impact may occur if a project, in conjunction with related projects, would result in impacts that are less than significant when viewed individually but would be cumulatively significant when viewed together. Table 13 lists the development projects that have been proposed within the City. The nearest project is approximately 500 feet from the proposed project. Based on available information, there are no approved projects or projects currently under construction in the project's surrounding area at this time, nor are there any that would have a construction schedule that would overlap with the proposed project.[172] The projects were reviewed to identify whether the proposed project would contribute to cumulatively significant impacts when evaluated in combination with other projects.

Table 13: Current Projects in the Vicinity of the Proposed Project

Project Type	Location	Distance	Description	Status
City of Aliso Viejo[1]				
Residential	95 Argonaut	0.10 mile	Demolition of existing office building to accommodate the construction of 61 3-story townhomes.	Under review
Residential	27081 Aliso Creek Road	1.65 miles	Demolition of three existing office buildings and construction of a 137-unit, residential community.	Under review
Residential	26800–26970 Aliso Viejo Parkway	1.36 miles	Demolition of five 2-story office buildings to accommodate the construction of 215 residential units.	Under review
Residential	400–600 Freedom Lane	2.16 miles	Construction of a 134-unit residential community.	Under review
Mixed Use	26501 Aliso Creek Road	0.90 mile	Construction of a mixed-use building with 17,273 square feet of ground floor commercial space with 343 residential units above.	Under review

Notes:
[1] City of Aliso Viejo. Major Projects. Website: https://avcity.org/412/Major-Projects. Accessed May 11, 2026.

[172] City of Aliso Viejo. Major Projects. Website: https://avcity.org/412/Major-Projects. Accessed May 11, 2026.

When considering the proposed project in combination with other past, present, and reasonably foreseeable future projects in the vicinity of the project site, it is reasonably assumed, consistent with CEQA practice, that all cumulative development projects would be required to comply with applicable federal, State, and local regulations, performance standards, and environmental review requirements intended to avoid or reduce environmental impacts. Within this regulatory framework, past, present, and reasonably foreseeable future projects in the area consist primarily of infill or small-scale development and would not combine with the proposed project to create related or compounding environmental effects. Accordingly, the cumulative environmental setting would remain at less than significant levels with implementation of the proposed project.

Moreover, the proposed project does not result in environmental impacts that would incrementally contribute to a significant cumulative impact. The proposed project's impacts would be individually limited and not cumulatively considerable. The proposed project could result in potentially significant impacts related to biological resources, cultural resources, paleontological resources, and hazards and hazardous materials. However, these impacts would primarily be related to construction period activities, would be temporary in nature, and would not substantially contribute to any potential cumulative impacts associated with these topics. As there are no cumulative projects that would be undergoing construction simultaneously with the proposed project, less than significant cumulative impacts are anticipated.

Specifically, since the proposed project would not exceed South Coast AQMD thresholds of significance related to air quality, the proposed project would not result in a cumulatively considerable net increase of construction emissions, operational emissions, or TACs. As discussed more fully in Section 2.8 of this IS/MND, GHG emissions-related impacts are inherently cumulative in nature. The proposed project also would not conflict with any applicable GHG plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. As such, the proposed project, in conjunction with other existing, planned, and probable foreseeable projects, would not result in a significant cumulative impact related to GHG emissions generation. As for transportation and traffic impacts, construction of the proposed project would have the potential for temporary impacts to road hazards and emergency access. Use of local roads for transport of construction equipment and construction personnel would be temporary and short-term. Given the location of the project area in relation to other development projects in the region, the transportation network is sufficient to accommodate construction traffic to avoid significant impacts to any one area. Transportation and traffic impacts would be temporary and less than significant, and would not contribute to cumulatively considerable impacts.

Furthermore, compliance with the regulatory requirements and implementation of mitigation measures at the project level would reduce the potential for incremental effects that would occur with construction and operation of the proposed project relevant to the environmental topical areas discussed within this document to below a level of significance. The mitigation measures identified in this document, including MM BIO-1a, MM BIO-1b, MM CUL-1, MM CUL-2, MM CUL-3, MM GEO-1, MM HAZ-1, MM TCR-1, MM TCR-2, MM TCR-3, MM TCR-4, and MM TCR-5 would reduce the proposed project's incremental contribution to any potential cumulative impacts to below a level of

significance. No additional mitigation measures would be required to address cumulative impacts. Therefore, the proposed project would cause less than significant cumulative impacts.

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

Less than significant impact with mitigation incorporated. The proposed project would improve the housing stock in the City. Based on the discussion provided in the Project Description and the analysis presented in Sections 2.1 through 2.20 of this document, the proposed project would not cause substantial adverse effects on human beings, either directly or indirectly, because the proposed project's potential impacts would be mitigated to a less than significant level. Therefore, with implementation of MM BIO-1a, MM BIO-1b, MM CUL-1, MM CUL-2, MM CUL-3, MM GEO-1, MM HAZ-1, MM TCR-1, MM TCR-2, MM TCR-3, MM TCR-4, and MM TCR-5. The proposed project would not result in substantial adverse effects on human beings. Impacts would be less than significant with mitigation incorporated.

Mitigation Measures

Implement MM BIO-1a, MM BIO-1b, MM CUL-1, MM CUL-2, MM CUL-3, MM GEO-1, MM HAZ-1, MM TCR-1, MM TCR-2, MM TCR-3, MM TCR-4, and MM TCR-5.

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Appendix A: Air Quality, Greenhouse Gas Emissions, and Energy Supporting Information

CalEEMod Outputs and Calculations 1
Construction and Operation Energy Calculations 44

15 Argonaut Custom Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

2. Emissions Summary

2.2. Construction Emissions by Year

2.2.1. Total Construction Emissions by Year, Unmitigated

2.2.2. Onsite Construction Emissions by Year, Unmitigated

2.2.3. Offsite Construction Emissions by Year, Unmitigated

2.4. Operations Emissions by Sector, Unmitigated

3. Construction Emissions Details

3.1. Demolition (2027)

3.1.1. Onsite - Unmitigated

3.1.2. Offsite - Unmitigated

3.2. Site Preparation (2027)

3.2.1. Onsite - Unmitigated

3.2.2. Offsite - Unmitigated

3.3. Grading (2027)

3.3.1. Onsite - Unmitigated

3.3.2. Offsite - Unmitigated

3.4. Building Construction (2027)

3.4.1. Onsite - Unmitigated

3.4.2. Offsite - Unmitigated

3.5. Building Construction (2028)

3.5.1. Onsite - Unmitigated

3.5.2. Offsite - Unmitigated

3.6. Paving (2028)

3.6.1. Onsite - Unmitigated

3.6.2. Offsite - Unmitigated

3.7. Architectural Coating (2028)

3.7.1. Onsite - Unmitigated

3.7.2. Offsite - Unmitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

8. User Changes to Default Data

8.1. Justifications

8.3. Land Use

8.4. Construction

8.4.1. Construction Phases

8.4.6. Trips and VMT

8.4.9. Paving

8.5. Operations

8.5.1. Mobile Sources

8.5.1.1. Vehicle Data

8.5.2. Area Sources

8.5.2.1. Hearths

8.5.3. Energy Usage

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	15 Argonaut
Construction Start Date	3/30/2027
Operational Year	2028
Lead Agency	City of Aliso Viejo
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50000
Precipitation (days)	6.00000
Location	15 Argonaut, Aliso Viejo, CA 92656, USA
County	Orange
City	Aliso Viejo
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	6039
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.43

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Condo/Townhouse	58.0000	Dwelling Unit	4.40000	94,061.0	14,092.0	0.00000	173.000	—

2. Emissions Summary

2.2. Construction Emissions by Year

2.2.1. Total Construction Emissions by Year, Unmitigated

Includes both onsite and offsite emissions.

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

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	3.70557	3.10494	28.2124	29.2367	0.04989	1.17353	5.37649	6.55002	1.07979	2.69061	3.77040	—	5,662.03	5,662.03	0.24939	0.26186	3.28696	5,690.76
2028	1.33384	1.11083	9.21474	14.9748	0.02479	0.30163	0.59889	0.90052	0.27761	0.14260	0.42021	—	3,108.99	3,108.99	0.11221	0.04827	1.92565	3,128.11
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.81816	2.27711	21.6698	20.0140	0.04222	0.81439	1.72988	2.54427	0.75072	0.32708	1.07780	—	5,016.18	5,016.18	0.24972	0.26186	0.08523	5,100.54
2028	21.9616	21.9351	9.24166	14.7020	0.02479	0.30163	0.59889	0.90052	0.27761	0.14260	0.42021	—	3,083.78	3,083.78	0.11326	0.06530	0.04988	3,106.12
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.97860	0.80889	7.16481	9.18452	0.01606	0.26597	0.68858	0.95455	0.24489	0.24077	0.48566	—	1,956.29	1,956.29	0.07927	0.05431	0.50913	1,974.96
2028	2.30878	2.19337	4.78242	7.65509	0.01262	0.15615	0.30592	0.46207	0.14372	0.07284	0.21656	—	1,573.98	1,573.98	0.05794	0.03366	0.42559	1,585.89
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.17859	0.14762	1.30758	1.67617	0.00293	0.04854	0.12567	0.17421	0.04469	0.04394	0.08863	—	323.886	323.886	0.01312	0.00899	0.08429	326.978
2028	0.42135	0.40029	0.87279	1.39705	0.00230	0.02850	0.05583	0.08433	0.02623	0.01329	0.03952	—	260.591	260.591	0.00959	0.00557	0.07046	262.562

2.2.2. Onsite Construction Emissions by Year, Unmitigated

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

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

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	3.63178	3.05170	27.9724	28.2794	0.04891	1.17173	5.11082	6.28256	1.07799	2.62664	3.70463	—	5,297.82	5,297.82	0.21490	0.04298	0.00000	5,316.00
2028	1.18481	0.99143	8.92495	12.9352	0.02340	0.30024	0.00000	0.30024	0.27622	0.00000	0.27622	—	2,397.46	2,397.46	0.09725	0.01945	0.00000	2,405.68
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.63907	2.21478	19.9005	18.6307	0.03253	0.79594	1.15513	1.95107	0.73226	0.17492	0.90718	—	3,426.90	3,426.90	0.13901	0.02780	0.00000	3,438.66
2028	21.9348	21.9122	8.92495	12.9352	0.02340	0.30024	0.00000	0.30024	0.27622	0.00000	0.27622	—	2,397.46	2,397.46	0.09725	0.01945	0.00000	2,405.68
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.89981	0.75433	6.84587	8.27414	0.01452	0.26351	0.39556	0.65907	0.24243	0.16945	0.41188	—	1,516.17	1,516.17	0.06150	0.01230	0.00000	1,521.37
2028	2.23200	2.13206	4.61585	6.70892	0.01190	0.15537	0.00000	0.15537	0.14294	0.00000	0.14294	—	1,217.99	1,217.99	0.04941	0.00988	0.00000	1,222.17
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.16422	0.13766	1.24937	1.51003	0.00265	0.04809	0.07219	0.12028	0.04424	0.03092	0.07517	—	251.019	251.019	0.01018	0.00204	0.00000	251.881
2028	0.40734	0.38910	0.84239	1.22438	0.00217	0.02836	0.00000	0.02836	0.02609	0.00000	0.02609	—	201.653	201.653	0.00818	0.00164	0.00000	202.345

2.2.3. Offsite Construction Emissions by Year, Unmitigated

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

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.18094	0.12322	1.69957	2.15953	0.00969	0.01845	0.59889	0.60029	0.01845	0.15216	0.17061	—	1,598.03	1,598.03	0.11038	0.23406	3.28696	1,673.83
2028	0.14903	0.11940	0.28979	2.03954	0.00139	0.00180	0.59889	0.60029	0.00180	0.14260	0.14400	—	711.537	711.537	0.01496	0.02882	1.92565	722.424
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.17909	0.12216	1.76929	1.87263	0.00969	0.01845	0.59889	0.60029	0.01845	0.15216	0.17061	—	1,589.29	1,589.29	0.11071	0.23406	0.08523	1,661.89
2028	0.14784	0.11848	0.31670	1.76678	0.00139	0.00139	0.59889	0.60029	0.00139	0.14260	0.14400	—	686.318	686.318	0.01601	0.04585	0.04988	700.431

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.07879	0.05457	0.31894	0.91038	0.00153	0.00246	0.29303	0.29548	0.00246	0.07132	0.07378	—	440.119	440.119	0.01777	0.04201	0.50913	453.592
2028	0.07677	0.06131	0.16657	0.94617	0.00072	0.00077	0.30592	0.30670	0.00077	0.07284	0.07362	—	355.990	355.990	0.00853	0.02378	0.42559	363.716
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.01438	0.00996	0.05821	0.16614	0.00028	0.00045	0.05348	0.05393	0.00045	0.01302	0.01346	—	72.8667	72.8667	0.00294	0.00696	0.08429	75.0974
2028	0.01401	0.01119	0.03040	0.17268	0.00013	0.00014	0.05583	0.05597	0.00014	0.01329	0.01344	—	58.9382	58.9382	0.00141	0.00394	0.07046	60.2173

2.4. Operations Emissions by Sector, Unmitigated

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

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.12836	1.03108	0.70676	8.44245	0.02265	0.01286	2.22547	2.23833	0.01198	0.56487	0.57686	—	2,312.81	2,312.81	0.09974	0.08759	6.50925	2,347.92
Area	2.47707	2.46099	0.03116	3.29632	0.00014	0.00154	—	0.00154	0.00116	—	0.00116	0.00000	8.79786	8.79786	0.00037	0.00007	—	8.82881
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	400.497	400.497	0.03818	0.00463	—	402.830
Water	—	—	—	—	—	—	—	—	—	—	—	4.17066	15.1763	19.3470	0.42910	0.01034	—	33.1547
Waste	—	—	—	—	—	—	—	—	—	—	—	23.1360	0.00000	23.1360	2.31236	0.00000	—	80.9451
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67367	0.67367
Total	3.60543	3.49208	0.73792	11.7388	0.02279	0.01440	2.22547	2.23987	0.01315	0.56487	0.57802	27.3067	2,737.28	2,764.59	2.87975	0.10262	7.18292	2,874.35
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.12145	1.02290	0.76763	7.86759	0.02177	0.01287	2.22547	2.23834	0.01199	0.56487	0.57686	—	2,224.42	2,224.42	0.10379	0.09156	0.16878	2,254.47
Area	2.17420	2.17420	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	400.497	400.497	0.03818	0.00463	—	402.830
Water	—	—	—	—	—	—	—	—	—	—	—	4.17066	15.1763	19.3470	0.42910	0.01034	—	33.1547
Waste	—	—	—	—	—	—	—	—	—	—	—	23.1360	0.00000	23.1360	2.31236	0.00000	—	80.9451
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67367	0.67367

Total	3.29566	3.19711	0.76763	7.86759	0.02177	0.01287	2.22547	2.23834	0.01199	0.56487	0.57686	27.3067	2,640.10	2,667.40	2.88343	0.10653	0.84244	2,772.07
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.11376	1.01537	0.77483	8.05123	0.02201	0.01286	2.21691	2.22977	0.01199	0.56273	0.57472	—	2,248.26	2,248.26	0.10311	0.09182	2.81064	2,281.01
Area	2.38164	2.37063	0.02134	2.25775	0.00010	0.00106	—	0.00106	0.00080	—	0.00080	0.00000	6.02593	6.02593	0.00025	0.00005	—	6.04713
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	400.497	400.497	0.03818	0.00463	—	402.830
Water	—	—	—	—	—	—	—	—	—	—	—	4.17066	15.1763	19.3470	0.42910	0.01034	—	33.1547
Waste	—	—	—	—	—	—	—	—	—	—	—	23.1360	0.00000	23.1360	2.31236	0.00000	—	80.9451
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67367	0.67367
Total	3.49540	3.38600	0.79617	10.3090	0.02211	0.01392	2.21691	2.23083	0.01278	0.56273	0.57551	27.3067	2,669.96	2,697.27	2.88300	0.10683	3.48431	2,804.66
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.20326	0.18530	0.14141	1.46935	0.00402	0.00235	0.40459	0.40693	0.00219	0.10270	0.10489	—	372.225	372.225	0.01707	0.01520	0.46533	377.648
Area	0.43465	0.43264	0.00390	0.41204	0.00002	0.00019	—	0.00019	0.00015	—	0.00015	0.00000	0.99766	0.99766	0.00004	0.00001	—	1.00117
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	66.3068	66.3068	0.00632	0.00077	—	66.6931
Water	—	—	—	—	—	—	—	—	—	—	—	0.69050	2.51262	3.20312	0.07104	0.00171	—	5.48914
Waste	—	—	—	—	—	—	—	—	—	—	—	3.83043	0.00000	3.83043	0.38284	0.00000	—	13.4014
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11153	0.11153
Total	0.63791	0.61795	0.14530	1.88139	0.00403	0.00254	0.40459	0.40713	0.00233	0.10270	0.10503	4.52093	442.043	446.563	0.47731	0.01769	0.57687	464.344

3. Construction Emissions Details

3.1. Demolition (2027)

3.1.1. Onsite - Unmitigated

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

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

Off-Roa Equipment	2.63907	2.21478	19.9005	18.6307	0.03253	0.79594	—	0.79594	0.73226	—	0.73226	—	3,426.90	3,426.90	0.13901	0.02780	—	3,438.66
Demolition	—	—	—	—	—	—	1.15513	1.15513	—	0.17492	0.17492	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.63907	2.21478	19.9005	18.6307	0.03253	0.79594	—	0.79594	0.73226	—	0.73226	—	3,426.90	3,426.90	0.13901	0.02780	—	3,438.66
Demolition	—	—	—	—	—	—	1.15513	1.15513	—	0.17492	0.17492	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18799	0.15777	1.41757	1.32712	0.00232	0.05670	—	0.05670	0.05216	—	0.05216	—	244.108	244.108	0.00990	0.00198	—	244.945
Demolition	—	—	—	—	—	—	0.08228	0.08228	—	0.01246	0.01246	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03431	0.02879	0.25871	0.24220	0.00042	0.01035	—	0.01035	0.00952	—	0.00952	—	40.4148	40.4148	0.00164	0.00033	—	40.5535
Demolition	—	—	—	—	—	—	0.01502	0.01502	—	0.00227	0.00227	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.1.2. Offsite - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04993	0.04282	0.04497	0.74175	0.00000	0.00000	0.19606	0.19606	0.00000	0.04596	0.04596	—	192.036	192.036	0.00198	0.00711	0.60890	194.813
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.13100	0.02168	1.65459	0.73896	0.00969	0.01845	0.37869	0.39714	0.01845	0.10620	0.12465	—	1,405.99	1,405.99	0.10840	0.22695	2.67807	1,479.01
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04993	0.04249	0.04597	0.63791	0.00000	0.00000	0.19606	0.19606	0.00000	0.04596	0.04596	—	182.764	182.764	0.00231	0.00711	0.01583	184.957
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.12916	0.01983	1.72332	0.74542	0.00969	0.01845	0.37869	0.39714	0.01845	0.10620	0.12465	—	1,406.52	1,406.52	0.10840	0.22695	0.06939	1,476.93
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00353	0.00303	0.00369	0.04738	0.00000	0.00000	0.01391	0.01391	0.00000	0.00326	0.00326	—	13.1966	13.1966	0.00016	0.00051	0.01876	13.3704
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00930	0.00148	0.12351	0.05284	0.00069	0.00131	0.02689	0.02821	0.00131	0.00754	0.00886	—	100.169	100.169	0.00772	0.01617	0.08232	105.262
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00064	0.00055	0.00067	0.00865	0.00000	0.00000	0.00254	0.00254	0.00000	0.00059	0.00059	—	2.18485	2.18485	0.00003	0.00008	0.00311	2.21363
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00170	0.00027	0.02254	0.00964	0.00013	0.00024	0.00491	0.00515	0.00024	0.00138	0.00162	—	16.5841	16.5841	0.00128	0.00268	0.01363	17.4273

3.2. Site Preparation (2027)

3.2.1. Onsite - Unmitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.63178	3.05170	27.9724	28.2794	0.04891	1.17173	—	1.17173	1.07799	—	1.07799	—	5,297.82	5,297.82	0.21490	0.04298	—	5,316.00
Dust From Material Movement	—	—	—	—	—	—	5.11082	5.11082	—	2.62664	2.62664	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12935	0.10869	0.99628	1.00721	0.00174	0.04173	—	0.04173	0.03839	—	0.03839	—	188.689	188.689	0.00765	0.00153	—	189.337
Dust From Material Movement	—	—	—	—	—	—	0.18203	0.18203	—	0.09355	0.09355	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02361	0.01984	0.18182	0.18382	0.00032	0.00762	—	0.00762	0.00701	—	0.00701	—	31.2397	31.2397	0.00127	0.00025	—	31.3469
Dust From Material Movement	—	—	—	—	—	—	0.03322	0.03322	—	0.01707	0.01707	—	—	—	—	—	—	—

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.2.2. Offsite - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05826	0.04996	0.05247	0.86537	0.00000	0.00000	0.22874	0.22874	0.00000	0.05362	0.05362	—	224.042	224.042	0.00231	0.00829	0.71038	227.282
Vendor	0.01554	0.00328	0.18755	0.09201	0.00099	0.00180	0.03692	0.03872	0.00180	0.01035	0.01215	—	140.167	140.167	0.01208	0.02265	0.26111	147.479
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00206	0.00177	0.00215	0.02764	0.00000	0.00000	0.00812	0.00812	0.00000	0.00190	0.00190	—	7.69803	7.69803	0.00010	0.00030	0.01094	7.79942
Vendor	0.00055	0.00011	0.00697	0.00330	0.00004	0.00006	0.00131	0.00138	0.00006	0.00037	0.00043	—	4.99377	4.99377	0.00043	0.00081	0.00401	5.24889
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00038	0.00032	0.00039	0.00504	0.00000	0.00000	0.00148	0.00148	0.00000	0.00035	0.00035	—	1.27450	1.27450	0.00002	0.00005	0.00181	1.29128
Vendor	0.00010	0.00002	0.00127	0.00060	0.00001	0.00001	0.00024	0.00025	0.00001	0.00007	0.00008	—	0.82678	0.82678	0.00007	0.00013	0.00066	0.86901
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3. Grading (2027)

3.3.1. Onsite - Unmitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.88795	1.58640	14.2321	17.2743	0.02733	0.59767	—	0.59767	0.54986	—	0.54986	—	2,960.07	2,960.07	0.12007	0.02401	—	2,970.23
Dust From Material Movement	—	—	—	—	—	—	1.84247	1.84247	—	0.89058	0.89058	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13448	0.11300	1.01379	1.23050	0.00195	0.04257	—	0.04257	0.03917	—	0.03917	—	210.854	210.854	0.00855	0.00171	—	211.578
Dust From Material Movement	—	—	—	—	—	—	0.13124	0.13124	—	0.06344	0.06344	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02454	0.02062	0.18502	0.22457	0.00036	0.00777	—	0.00777	0.00715	—	0.00715	—	34.9094	34.9094	0.00142	0.00028	—	35.0292
Dust From Material Movement	—	—	—	—	—	—	0.02395	0.02395	—	0.01158	0.01158	—	—	—	—	—	—	—

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3.2. Offsite - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04993	0.04282	0.04497	0.74175	0.00000	0.00000	0.19606	0.19606	0.00000	0.04596	0.04596	—	192.036	192.036	0.00198	0.00711	0.60890	194.813
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.05707	0.00945	0.72084	0.32194	0.00422	0.00804	0.16498	0.17302	0.00804	0.04627	0.05431	—	612.538	612.538	0.04723	0.09887	1.16673	644.350
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00353	0.00303	0.00369	0.04738	0.00000	0.00000	0.01391	0.01391	0.00000	0.00326	0.00326	—	13.1966	13.1966	0.00016	0.00051	0.01876	13.3704
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00405	0.00064	0.05381	0.02302	0.00030	0.00057	0.01172	0.01229	0.00057	0.00329	0.00386	—	43.6397	43.6397	0.00336	0.00704	0.03586	45.8585
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00064	0.00055	0.00067	0.00865	0.00000	0.00000	0.00254	0.00254	0.00000	0.00059	0.00059	—	2.18485	2.18485	0.00003	0.00008	0.00311	2.21363
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00074	0.00012	0.00982	0.00420	0.00005	0.00010	0.00214	0.00224	0.00010	0.00060	0.00070	—	7.22506	7.22506	0.00056	0.00117	0.00594	7.59240

3.4. Building Construction (2027)

3.4.1. Onsite - Unmitigated

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

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

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23076	1.02988	9.39093	12.9379	0.02340	0.33657	—	0.33657	0.30965	—	0.30965	—	2,397.08	2,397.08	0.09724	0.01945	—	2,405.30
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23076	1.02988	9.39093	12.9379	0.02340	0.33657	—	0.33657	0.30965	—	0.30965	—	2,397.08	2,397.08	0.09724	0.01945	—	2,405.30
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44799	0.37487	3.41823	4.70931	0.00852	0.12251	—	0.12251	0.11271	—	0.11271	—	872.518	872.518	0.03539	0.00708	—	875.512
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08176	0.06841	0.62383	0.85945	0.00155	0.02236	—	0.02236	0.02057	—	0.02057	—	144.455	144.455	0.00586	0.00117	—	144.951
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.4.2. Offsite - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13902	0.11922	0.12521	2.06502	0.00000	0.00000	0.54584	0.54584	0.00000	0.12794	0.12794	—	534.627	534.627	0.00552	0.01979	1.69516	542.359
Vendor	0.01509	0.00399	0.19033	0.09451	0.00139	0.00139	0.05305	0.05444	0.00139	0.01466	0.01605	—	190.871	190.871	0.00971	0.02605	0.45657	199.334
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13902	0.11830	0.12797	1.77593	0.00000	0.00000	0.54584	0.54584	0.00000	0.12794	0.12794	—	508.816	508.816	0.00644	0.01979	0.04408	514.920
Vendor	0.01495	0.00385	0.19837	0.09670	0.00139	0.00139	0.05305	0.05444	0.00139	0.01466	0.01605	—	190.972	190.972	0.00957	0.02605	0.01182	198.987
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05027	0.04306	0.05244	0.67407	0.00000	0.00000	0.19792	0.19792	0.00000	0.04638	0.04638	—	187.734	187.734	0.00235	0.00720	0.26685	190.207
Vendor	0.00549	0.00145	0.07267	0.03475	0.00051	0.00051	0.01925	0.01975	0.00051	0.00532	0.00583	—	69.4911	69.4911	0.00348	0.00948	0.07163	72.4758
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00917	0.00786	0.00957	0.12302	0.00000	0.00000	0.03612	0.03612	0.00000	0.00846	0.00846	—	31.0816	31.0816	0.00039	0.00119	0.04418	31.4909
Vendor	0.00100	0.00027	0.01326	0.00634	0.00009	0.00009	0.00351	0.00361	0.00009	0.00097	0.00106	—	11.5050	11.5050	0.00058	0.00157	0.01186	11.9992
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5. Building Construction (2028)

3.5.1. Onsite - Unmitigated

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

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

Off-Roa Equipment	1.18481	0.99143	8.92495	12.9352	0.02340	0.30024	—	0.30024	0.27622	—	0.27622	—	2,397.46	2,397.46	0.09725	0.01945	—	2,405.68
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	1.18481	0.99143	8.92495	12.9352	0.02340	0.30024	—	0.30024	0.27622	—	0.27622	—	2,397.46	2,397.46	0.09725	0.01945	—	2,405.68
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	0.54951	0.45982	4.13936	5.99932	0.01085	0.13925	—	0.13925	0.12811	—	0.12811	—	1,111.93	1,111.93	0.04510	0.00902	—	1,115.75
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	0.10029	0.08392	0.75543	1.09488	0.00198	0.02541	—	0.02541	0.02338	—	0.02338	—	184.093	184.093	0.00747	0.00149	—	184.725
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5.2. Offsite - Unmitigated

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

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

Worker	0.13534	0.11554	0.10726	1.94810	0.00000	0.00000	0.54584	0.54584	0.00000	0.12794	0.12794	—	525.091	525.091	0.00552	0.00276	1.51493	527.567
Vendor	0.01370	0.00385	0.18254	0.09145	0.00139	0.00139	0.05305	0.05444	0.00139	0.01466	0.01605	—	186.446	186.446	0.00943	0.02605	0.41072	194.856
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13441	0.11462	0.12613	1.67328	0.00000	0.00000	0.54584	0.54584	0.00000	0.12794	0.12794	—	499.768	499.768	0.00644	0.01979	0.03921	505.867
Vendor	0.01342	0.00385	0.19057	0.09350	0.00139	0.00139	0.05305	0.05444	0.00139	0.01466	0.01605	—	186.550	186.550	0.00957	0.02605	0.01067	194.564
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06277	0.05359	0.05850	0.81129	0.00000	0.00000	0.25218	0.25218	0.00000	0.05910	0.05910	—	234.959	234.959	0.00299	0.00918	0.30387	238.073
Vendor	0.00629	0.00185	0.08840	0.04286	0.00065	0.00065	0.02452	0.02517	0.00065	0.00678	0.00742	—	86.4935	86.4935	0.00444	0.01208	0.08230	90.2876
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01146	0.00978	0.01068	0.14806	0.00000	0.00000	0.04602	0.04602	0.00000	0.01079	0.01079	—	38.9001	38.9001	0.00049	0.00152	0.05031	39.4157
Vendor	0.00115	0.00034	0.01613	0.00782	0.00012	0.00012	0.00448	0.00459	0.00012	0.00124	0.00135	—	14.3200	14.3200	0.00073	0.00200	0.01363	14.9481
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.6. Paving (2028)

3.6.1. Onsite - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.74648	0.62588	5.84990	8.80025	0.01296	0.21041	—	0.21041	0.19358	—	0.19358	—	1,350.28	1,350.28	0.05477	0.01095	—	1,354.92

Paving	0.09472	0.09472	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05317	0.04458	0.41671	0.62687	0.00092	0.01499	—	0.01499	0.01379	—	0.01379	—	96.1844	96.1844	0.00390	0.00078	—	96.5145
Paving	0.00675	0.00675	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00970	0.00814	0.07605	0.11440	0.00017	0.00274	—	0.00274	0.00252	—	0.00252	—	15.9244	15.9244	0.00065	0.00013	—	15.9791
Paving	0.00123	0.00123	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.6.2. Offsite - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06482	0.05534	0.05137	0.93300	0.00000	0.00000	0.26142	0.26142	0.00000	0.06128	0.06128	—	251.480	251.480	0.00265	0.00132	0.72554	252.666
Vendor	0.01545	0.00328	0.18136	0.09030	0.00099	0.00180	0.03692	0.03872	0.00180	0.01035	0.01215	—	136.974	136.974	0.01109	0.02175	0.24053	143.972
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00462	0.00394	0.00430	0.05968	0.00000	0.00000	0.01855	0.01855	0.00000	0.00435	0.00435	—	17.2828	17.2828	0.00022	0.00068	0.02235	17.5119
Vendor	0.00109	0.00022	0.01351	0.00647	0.00007	0.00013	0.00262	0.00275	0.00013	0.00074	0.00086	—	9.76017	9.76017	0.00079	0.00155	0.00738	10.2489
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00084	0.00072	0.00079	0.01089	0.00000	0.00000	0.00339	0.00339	0.00000	0.00079	0.00079	—	2.86137	2.86137	0.00004	0.00011	0.00370	2.89929
Vendor	0.00020	0.00004	0.00246	0.00118	0.00001	0.00002	0.00048	0.00050	0.00002	0.00013	0.00016	—	1.61591	1.61591	0.00013	0.00026	0.00122	1.69683
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7. Architectural Coating (2028)

3.7.1. Onsite - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12985	0.10731	0.80814	1.11833	0.00173	0.01536	—	0.01536	0.01413	—	0.01413	—	133.517	133.517	0.00542	0.00108	—	133.975
Architectural Coatings	21.8049	21.8049	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00961	0.00794	0.05978	0.08273	0.00013	0.00114	—	0.00114	0.00105	—	0.00105	—	9.87660	9.87660	0.00040	0.00008	—	9.91050
Architectural Coatings	1.61297	1.61297	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00175	0.00145	0.01091	0.01510	0.00002	0.00021	—	0.00021	0.00019	—	0.00019	—	1.63518	1.63518	0.00007	0.00001	—	1.64080
Architectural Coatings	0.29437	0.29437	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7.2. Offsite - Unmitigated

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

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02688	0.02292	0.02523	0.33466	0.00000	0.00000	0.10917	0.10917	0.00000	0.02559	0.02559	—	99.9535	99.9535	0.00129	0.00396	0.00784	101.173
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00200	0.00171	0.00187	0.02588	0.00000	0.00000	0.00804	0.00804	0.00000	0.00189	0.00189	—	7.49489	7.49489	0.00010	0.00029	0.00969	7.59423
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00037	0.00031	0.00034	0.00472	0.00000	0.00000	0.00147	0.00147	0.00000	0.00034	0.00034	—	1.24086	1.24086	0.00002	0.00005	0.00160	1.25731
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.12836	1.03108	0.70676	8.44245	0.02265	0.01286	2.22547	2.23833	0.01198	0.56487	0.57686	—	2,312.81	2,312.81	0.09974	0.08759	6.50925	2,347.92
Total	1.12836	1.03108	0.70676	8.44245	0.02265	0.01286	2.22547	2.23833	0.01198	0.56487	0.57686	—	2,312.81	2,312.81	0.09974	0.08759	6.50925	2,347.92
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	1.12145	1.02290	0.76763	7.86759	0.02177	0.01287	2.22547	2.23834	0.01199	0.56487	0.57686	—	2,224.42	2,224.42	0.10379	0.09156	0.16878	2,254.47

Total	1.12145	1.02290	0.76763	7.86759	0.02177	0.01287	2.22547	2.23834	0.01199	0.56487	0.57686	—	2,224.42	2,224.42	0.10379	0.09156	0.16878	2,254.47
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.20326	0.18530	0.14141	1.46935	0.00402	0.00235	0.40459	0.40693	0.00219	0.10270	0.10489	—	372.225	372.225	0.01707	0.01520	0.46533	377.648
Total	0.20326	0.18530	0.14141	1.46935	0.00402	0.00235	0.40459	0.40693	0.00219	0.10270	0.10489	—	372.225	372.225	0.01707	0.01520	0.46533	377.648

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	400.497	400.497	0.03818	0.00463	—	402.830
Total	—	—	—	—	—	—	—	—	—	—	—	—	400.497	400.497	0.03818	0.00463	—	402.830
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	400.497	400.497	0.03818	0.00463	—	402.830
Total	—	—	—	—	—	—	—	—	—	—	—	—	400.497	400.497	0.03818	0.00463	—	402.830
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	66.3068	66.3068	0.00632	0.00077	—	66.6931
Total	—	—	—	—	—	—	—	—	—	—	—	—	66.3068	66.3068	0.00632	0.00077	—	66.6931

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000

4.3. Area Emissions by Source

4.3.1. Unmitigated

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

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—26	0.0

Consum Products	2.01291	2.01291	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.16130	0.16130	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.30286	0.28679	0.03116	3.29632	0.00014	0.00154	—	0.00154	0.00116	—	0.00116	—	8.79786	8.79786	0.00037	0.00007	—	8.82881
Total	2.47707	2.46099	0.03116	3.29632	0.00014	0.00154	—	0.00154	0.00116	—	0.00116	0.00000	8.79786	8.79786	0.00037	0.00007	—	8.82881
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	2.01291	2.01291	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.16130	0.16130	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.17420	2.17420	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Consumer Products	0.36736	0.36736	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02944	0.02944	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipment	0.03786	0.03585	0.00390	0.41204	0.00002	0.00019	—	0.00019	0.00015	—	0.00015	—	0.99766	0.99766	0.00004	0.00001	—	1.00117
Total	0.43465	0.43264	0.00390	0.41204	0.00002	0.00019	—	0.00019	0.00015	—	0.00015	0.00000	0.99766	0.99766	0.00004	0.00001	—	1.00117

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	4.17066	15.1763	19.3470	0.42910	0.01034	—	33.1547
Total	—	—	—	—	—	—	—	—	—	—	—	4.17066	15.1763	19.3470	0.42910	0.01034	—	33.1547
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	4.17066	15.1763	19.3470	0.42910	0.01034	—	33.1547
Total	—	—	—	—	—	—	—	—	—	—	—	4.17066	15.1763	19.3470	0.42910	0.01034	—	33.1547
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	0.69050	2.51262	3.20312	0.07104	0.00171	—	5.48914
Total	—	—	—	—	—	—	—	—	—	—	—	0.69050	2.51262	3.20312	0.07104	0.00171	—	5.48914

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

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

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	23.1360	0.00000	23.1360	2.31236	0.00000	—	80.9451
Total	—	—	—	—	—	—	—	—	—	—	—	23.1360	0.00000	23.1360	2.31236	0.00000	—	80.9451
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	23.1360	0.00000	23.1360	2.31236	0.00000	—	80.9451
Total	—	—	—	—	—	—	—	—	—	—	—	23.1360	0.00000	23.1360	2.31236	0.00000	—	80.9451
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	3.83043	0.00000	3.83043	0.38284	0.00000	—	13.4014
Total	—	—	—	—	—	—	—	—	—	—	—	3.83043	0.00000	3.83043	0.38284	0.00000	—	13.4014

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

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

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

Condo/T	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67367	0.67367
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67367	0.67367
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67367	0.67367
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.67367	0.67367
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11153	0.11153
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11153	0.11153

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	3/30/2027	5/4/2027	5.00000	26.0000	—
Site Preparation	Site Preparation	5/5/2027	5/21/2027	5.00000	13.0000	—
Grading	Grading	5/24/2027	6/28/2027	5.00000	26.0000	—
Building Construction	Building Construction	6/29/2027	8/24/2028	5.00000	303.000	—
Paving	Paving	8/25/2028	9/29/2028	5.00000	26.0000	—
Architectural Coating	Architectural Coating	10/2/2028	11/7/2028	5.00000	27.0000	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

Demolition	Concrete/Industrial Saws	Diesel	Average	1.000000	8.00000	33.0000	0.73000
Demolition	Excavators	Diesel	Average	3.00000	8.00000	36.0000	0.38000
Demolition	Rubber Tired Dozers	Diesel	Average	2.00000	8.00000	367.000	0.40000
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00000	8.00000	367.000	0.40000
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00000	8.00000	84.0000	0.37000
Grading	Excavators	Diesel	Average	1.000000	8.00000	36.0000	0.38000
Grading	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Grading	Rubber Tired Dozers	Diesel	Average	1.000000	8.00000	367.000	0.40000
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00000	8.00000	84.0000	0.37000
Building Construction	Cranes	Diesel	Average	1.000000	7.00000	367.000	0.29000
Building Construction	Forklifts	Diesel	Average	3.00000	8.00000	82.0000	0.20000
Building Construction	Generator Sets	Diesel	Average	1.000000	8.00000	14.0000	0.74000
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00000	7.00000	84.0000	0.37000
Building Construction	Welders	Diesel	Average	1.000000	8.00000	46.0000	0.45000
Paving	Pavers	Diesel	Average	1.000000	8.00000	81.0000	0.42000
Paving	Paving Equipment	Diesel	Average	2.00000	6.00000	89.0000	0.36000
Paving	Rollers	Diesel	Average	2.00000	6.00000	36.0000	0.38000
Paving	Cement and Mortar Mixers	Diesel	Average	2.00000	6.00000	10.00000	0.56000
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.000000	8.00000	84.0000	0.37000
Architectural Coating	Air Compressors	Diesel	Average	1.000000	6.00000	37.0000	0.48000

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	15.0000	18.5000	LDA,LDT1,LDT2
Demolition	Vendor	0.00000	10.2000	HHDT,MHDT
Demolition	Hauling	20.9231	20.0000	HHDT
Demolition	Onsite truck	0.00000	0.00000	HHDT
Site Preparation	Worker	17.5000	18.5000	LDA,LDT1,LDT2
Site Preparation	Vendor	4.00000	10.2000	HHDT
Site Preparation	Hauling	0.00000	20.0000	HHDT
Site Preparation	Onsite truck	0.00000	0.00000	HHDT
Grading	Worker	15.0000	18.5000	LDA,LDT1,LDT2
Grading	Vendor	0.00000	10.2000	HHDT,MHDT
Grading	Hauling	9.11538	20.0000	HHDT
Grading	Onsite truck	0.00000	0.00000	HHDT
Building Construction	Worker	41.7600	18.5000	LDA,LDT1,LDT2
Building Construction	Vendor	6.20020	10.2000	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	0.00000	0.00000	HHDT
Paving	Worker	20.0000	18.5000	LDA,LDT1,LDT2
Paving	Vendor	4.00000	10.2000	HHDT
Paving	Hauling	0.00000	20.0000	HHDT
Paving	Onsite truck	0.00000	0.00000	HHDT
Architectural Coating	Worker	8.35200	18.5000	LDA,LDT1,LDT2
Architectural Coating	Vendor	0.00000	10.2000	HHDT,MHDT
Architectural Coating	Hauling	0.00000	20.0000	HHDT
Architectural Coating	Onsite truck	0.00000	0.00000	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	190,474	63,491.2	0.00000	0.00000	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00000	0.00000	0.00000	2,173.00	0.00000
Site Preparation	0.00000	0.00000	19.5000	0.00000	0.00000
Grading	0.00000	1,890.00	26.0000	0.00000	0.00000
Paving	0.00000	0.00000	0.00000	0.00000	0.94000

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Condo/Townhouse	0.94000	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2027	0.00000	531.983	0.03300	0.00400
2028	0.00000	531.983	0.03300	0.00400

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	356.000	356.000	356.000	129,940	3,145.07	3,145.07	3,145.07	1,147,950

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Condo/Townhouse	Wood Fireplaces	0	0
Condo/Townhouse	Gas Fireplaces	0	0
Condo/Townhouse	Propane Fireplaces	0	0
Condo/Townhouse	Electric Fireplaces	0	0
Condo/Townhouse	No Fireplaces	58	58
Condo/Townhouse	Conventional Wood Stoves	0	0
Condo/Townhouse	Catalytic Wood Stoves	3	3
Condo/Townhouse	Non-Catalytic Wood Stoves	3	3
Condo/Townhouse	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

190,474	63,491.2	0.00000	0.00000	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	250.000

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	422,250	346.196	0.0330	0.0040	0.00000

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	2,176,488	223,224

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	42.9289	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088.00	0.00225	2.50000	2.50000	10.00000
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430.00	0.11538	0.60000	0.00000	1.000000

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Per project description the project consists of 58 Townhomes with 94,061 SF of building space and 14,092 SF of landscaping area per the site plan.
Construction: Construction Phases	Adjusted construction schedule based on the applicant's construction timeline.
Construction: Trips and VMT	Conservatively added 4 additional trips for vendor trips during site prep phase. Asphalt vendor trips based on paved acreage.
Construction: Paving	Paved area = site area (191,664SF) minus open space and slope (98142 SF) - bldg coverage (42,933 SF) = 50,589 SF/43,560-22.4% = 0.94.
Operations: Vehicle Data	Trip rates were adjusted per project specific traffic study prepared by Urban Crossroad, Inc for 15 Argonaut.
Operations: Hearths	Wood stoves is prohibited. Project will be all electric.
Operations: Energy Use	Updated as per Measure E-15 using CAPCOA GHG Handbook, Table E 15.1 and 2. Commercial Energy Consumption by End Use, Electricity Demand Forecast Zone, and Building Type. CAPCOA, 2024. https://caleemod.com/documents/handbook/full_handbook.pdf

8.3. Land Use

Model Parameter		Units	Default Value	New Value	
Lot Area	Appendix A	acre	3.62500	4.40000	36

Building Area	sq. ft	61,480.0	94,061.0
Landscape Area	sq. ft	—	14,092.0
Special Landscape Area	sq. ft	—	0.00000

8.4. Construction

8.4.1. Construction Phases

Phase Type	Phase Name	Model Parameter	Default Value	New Value
Demolition	Demolition	End Date	4/27/2027	5/4/2027
Demolition	Demolition	Work Days per Phase	20.0000	26.0000
Site Preparation	Site Preparation	Start Date	4/28/2027	5/5/2027
Site Preparation	Site Preparation	End Date	5/5/2027	5/21/2027
Site Preparation	Site Preparation	Work Days per Phase	5.00000	13.0000
Grading	Grading	Start Date	5/6/2027	5/24/2027
Grading	Grading	End Date	5/17/2027	6/28/2027
Grading	Grading	Work Days per Phase	8.00000	26.0000
Building Construction	Building Construction	Start Date	5/18/2027	6/29/2027
Building Construction	Building Construction	End Date	4/4/2028	8/24/2028
Building Construction	Building Construction	Work Days per Phase	230.000	303.000
Paving	Paving	Start Date	4/5/2028	8/25/2028
Paving	Paving	End Date	4/30/2028	9/29/2028
Paving	Paving	Work Days per Phase	18.0000	26.0000
Architectural Coating	Architectural Coating	Start Date	5/1/2028	10/2/2028
Architectural Coating	Architectural Coating	End Date	5/26/2028	11/7/2028
Architectural Coating	Architectural Coating	Work Days per Phase	18.0000	27.0000

8.4.6. Trips and VMT

Phase Name	Trip Type	Model Parameter	Default Value	New Value

Site Preparation	Vendor	One-Way Trips per Day	—	4.00000
Site Preparation	Vendor	Vehicle Mix	HHDT,MHDT	HHDT
Paving	Vendor	One-Way Trips per Day	—	4.00000
Paving	Vendor	Vehicle Mix	HHDT,MHDT	HHDT

8.4.9. Paving

Phase Name	Land Use	Model Parameter	Units	Default Value	New Value
Paving	Condo/Townhouse	Area Paved	acres	—	0.94000
Paving	Condo/Townhouse	% Asphalt	%	0.00000	100.0000

8.5. Operations

8.5.1. Mobile Sources

8.5.1.1. Vehicle Data

Land Use	Model Parameter	Units	Default Value	New Value
Condo/Townhouse	Weekday Trip Rate	size/day	7.32000	6.13793
Condo/Townhouse	Saturday Trip Rate	size/day	8.14000	6.13793
Condo/Townhouse	Sunday Trip Rate	size/day	6.28000	6.13793

8.5.2. Area Sources

8.5.2.1. Hearths

Land Use	Model Parameter	Units	Default Value	New Value
Condo/Townhouse	Wood Fireplaces	—	3	0
Condo/Townhouse	Gas Fireplaces	—	49	0
Condo/Townhouse	No Fireplaces	—	6	58
Condo/Townhouse	Wood Mass	lb/year	1,019	0

Condo/Townhouse	Wood Mass	lb/year	1,000	0

8.5.3. Energy Usage

Land Use	Model Parameter	Units	Default Value	New Value
Condo/Townhouse	Electricity	kWh/yr	266,346	422,250
Condo/Townhouse	Electricity (Subject to Title 24)	kWh/yr	65,650.4	180,142
Condo/Townhouse	Electricity (Not Subject to Title 24)	kWh/yr	200,695	242,108
Condo/Townhouse	Natural Gas	kBTU/yr	1,393,761	0.00000
Condo/Townhouse	Natural Gas (Subject to Title 24)	kBTU/yr	1,241,553	0.00000
Condo/Townhouse	Natural Gas (Not Subject to Title 24)	kBTU/yr	152,208	0.00000

15 Argonaut

Construction -Material Movement

Calculations:

Description	Building Footprint (sf)	Building footprint (sq yards)	Foundation Depth (yards)	Excavation (cubic yards)	Additional 20%*
Building Footprint	42933	4770.333333	0.33	1574.21	1889.052

Notes:

1. Assumptions: 12" foundation pursuant to the California Building Code Section R301 to calculate soil cut and export.
2. *Applied an additional 20% to model a worst-case, conservative scenario.

15 Argonaut

Construction - Demolition

Description	Area (sq ft)	height/depth (ft)	Volume (ft^3)	Demolition Waste Fraction	Demolition Volume (ft^3)	Demolition Waste Density (tons/cy)	Demolition Weight (tons)
Buildings	41,519	10	415,190	0.25	103,798	0.50	1,922
Pavement	3,348	1	3,348	1	3,348	2.025	251
						Totals	**2,173**

Notes:

1. Assumptions: Building demolition estimates are based on methods used in CalEEMod (CAPCOA, 2022), based on 1 story building , assume 10 ft per floor where 1 square ft floor area = 10 cubic ft (ft^3) of building volume, and 1 ft^3 of building volume = 0.25 ft^3 of waste. This approach can be used to estimate demolition for multiple story buildings. It also assumes 1 cubic yard (cy) building waste = 0.5 ton weight

2. Assumptions: 1 cubic yard of asphalt = 2.025 tons or 4050 lbs.

3. Source: ICF in collaboration with Sacramento Metropolitan Air Quality Management District, Fehr & Peers, STI and Ramboll. 2022. CalEEMod Appendix C Emission Calculation Details for CalEEMod. April.

15 Argonaut

Construction - Pavement Trips

Calculations: Asphalt Pavement Vendor Trips

Landuse Asphalt Paved Area	Asphalt Paved Area (sf)	Asphalt volume (cubic feet)	Asphalt Volume (cy)	Capacity per vendor truck (cy per truck)	One Way Trips Total	Days in Paving Phase	One Way Vendor Trips Per Day (Asphalt)
Condo/Townhouse	50,589	25,295	937	16	118	26	5

Notes:

1. Assumptions: Asphalt paved areas includes driveways
2. Assumptions: Asphalt volume (cubic feet) assumes 6 inch pavement

15 Argonaut

Measure E-15 All-Electric

CEC Electricity Demand Forecast Zone (EDFZ) 7

Land Use Subtype	Size	Units	Per Unit Annual Energy Use by Land Use Subtype and EDFZ[1] Total	Title 24	Non Title 24	Additional electricity use per Unit for equivalent electrified end uses Title 24 Water Heater	Title 24 Primary Heat	Non Title 24 Cooking	Non Title 24 Dryer
Condo/Townhouse	58	Dwelling Units	4,592	1,132	3,460	1,365	609	292	422

Notes:

Source: CalEEMod Table G-28. Annual Energy Use by Land Use Subtype and EDFZ . Recreational Pool building assigned Health Club Usage

Land Use Subtype	Size	Units	CalEEMod Defaults Baseline Annual Energy Usage for Project Landuse Total	Title 24	Non Title 24	for equivalent electrified end uses Title 24 Water Heater	Title 24 Primary Heat	Non Title 24 Cooking	Non Title 24 Dryer
Condo/Townhouse	58	Dwelling Units	**266,346**	65,650	200,695	79,170	35,322	16,936	24,476

Notes:

Source: CAPCOA GHG Handbook, Table E 15.1 and 2. Commercial Energy Consumption by End Use,1 Electricity Demand Forecast Zone, and Building Type

Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. Available at: Available at: https://www.airquality.org/ClimateChange/Documents/Final%20Handbook_AB434.pdf.

Building Type / LandUse	Amount	Units	Adjustment for Measure E-15 Annual Electrical Usage (kWhr) Total	Title 24	Non Title 24
Condo/Townhouse	58	Dwelling Units	**422,250**	**180,142**	**242,107**

15 Argonaut

Construction Energy

Scenario: Unmitigated (5.2.1 / 5.3.1)

Sources

Field	Value
Project Name	15 Argonaut
County	Orange
EMFAC Region	Orange
Construction Year	2027
CalEEMod Version	2022.1.1.43
CalEEMod workbook	15 Argonaut (3).xlsx
EMFAC Annual CSV	EMFAC2025EI-EMFAC2007Class-Orange-2027-Annual-20260512134437.csv
Off-road sheet used	5.2.1
Vehicles sheet used	5.3.1
Off-Road BSFC (gal/bhp-hr)	0.054
Referenced CalEEMod Sections	5.1 Schedule; 5.2.x Off-Road; 5.3.x Construction Vehicles

Methods & Assumptions

- EMFAC Region: Orange; Construction Year: 2027.
- Off-road equipment fuel uses BSFC applied to HP × load × hours × work days by phase (liquid fuels in gallons; electric in kWh).
- On-road construction trips apply EMFAC fuel consumption factors (gal/mi) to allocated VMT (vehicles are liquid-only in this app; no EVMT/kWh/mi).
- Totals report liquid fuels in gallons and off-road electric in kWh.

Off-Road Equipment — Estimated Fuel Consumption

Phase Name	Equipment Type	Qty/Day	HP	Load Factor	Hours/Day	hp-hr/day	Work Days	Fuel	Est. gallons
Demolition	Concrete/Industrial Saws	1	33	0.73	8	193	26	Diesel	271
	Excavators	3	36	0.38	8	328	26	Diesel	461
	Rubber Tired Dozers	2	367	0.40	8	2,349	26	Diesel	3,298
Site Preparation	Rubber Tired Dozers	3	367	0.40	8	3,523	13	Diesel	2,473
	Tractors/Loaders/Backhoes	4	84	0.37	8	995	13	Diesel	698
Grading	Excavators	1	36	0.38	8	109	26	Diesel	154
	Graders	1	148	0.41	8	485	26	Diesel	682
	Rubber Tired Dozers	1	367	0.40	8	1,174	26	Diesel	1,649
	Tractors/Loaders/Backhoes	3	84	0.37	8	746	26	Diesel	1,047
Building Construction	Cranes	1	367	0.29	7	745	303	Diesel	12,190
	Forklifts	3	82	0.20	8	394	303	Diesel	6,440
	Generator Sets	1	14	0.74	8	83	303	Diesel	1,356
	Tractors/Loaders/Backhoes	3	84	0.37	7	653	303	Diesel	10,679
	Welders	1	46	0.45	8	166	303	Diesel	2,710
Paving	Pavers	1	81	0.42	8	272	26	Diesel	382
	Paving Equipment	2	89	0.36	6	384	26	Diesel	540
	Rollers	2	36	0.38	6	164	26	Diesel	230
	Cement and Mortar Mixers	2	10	0.56	6	67	26	Diesel	94
	Tractors/Loaders/Backhoes	1	84	0.37	8	249	26	Diesel	349
Architectural Coating	Air Compressors	1	37	0.48	6	107	27	Diesel	155
TOTAL									45,858

Sources: CalEEMod Section 5.1 (schedule) and CalEEMod Section 5.2 (equipment per phase, quantity/day, hours/day, horsepower, and load factor).

Notes: HP = horsepower; BSFC = Brake Specific Fuel Consumption. Fuel (gal) = Qty × HP × Load × Hours/Day → hp-hr/day × Work days × BSFC. A BSFC factor of 0.054 gal/bhp-hr corresponds to ~18.5 bhp-hr/gal (CARB-derived). Total Electricity (not shown per equipment): 0 kWh.

Estimated VMT and Fuel Consumption - On-Road Construction Trips

Phase Name	Trip Type	Vehicle Mix	Fuel	VMT	EMFAC gal/mi	Est. gallons
Demolition	Worker	LDA,LDT1,LDT2	Gasoline	7,215	0.0429	309
Demolition	Vendor	HHDT,MHDT	Diesel	0	0.1343	0
Demolition	Hauling	HHDT	Diesel	10,880	0.1571	1,709
Demolition	Onsite Truck	HHDT	Diesel	0	0.1571	0
Site Preparation	Worker	LDA,LDT1,LDT2	Gasoline	4,209	0.0429	180
Site Preparation	Vendor	HHDT	Diesel	530	0.1571	83
Site Preparation	Hauling	HHDT	Diesel	0	0.1571	0
Site Preparation	Onsite Truck	HHDT	Diesel	0	0.1571	0
Grading	Worker	LDA,LDT1,LDT2	Gasoline	7,215	0.0429	309
Grading	Vendor	HHDT,MHDT	Diesel	0	0.1343	0
Grading	Hauling	HHDT	Diesel	4,740	0.1571	745
Grading	Onsite Truck	HHDT	Diesel	0	0.1571	0
Building Construction	Worker	LDA,LDT1,LDT2	Gasoline	234,086	0.0429	10,038
Building Construction	Vendor	HHDT,MHDT	Diesel	19,162	0.1343	2,573
Building Construction	Hauling	HHDT	Diesel	0	0.1571	0
Building Construction	Onsite Truck	HHDT	Diesel	0	0.1571	0
Paving	Worker	LDA,LDT1,LDT2	Gasoline	9,620	0.0429	413
Paving	Vendor	HHDT	Diesel	1,061	0.1571	167
Paving	Hauling	HHDT	Diesel	0	0.1571	0
Paving	Onsite Truck	HHDT	Diesel	0	0.1571	0
Architectural Coating	Worker	LDA,LDT1,LDT2	Gasoline	4,172	0.0429	179
Architectural Coating	Vendor	HHDT,MHDT	Diesel	0	0.1343	0
Architectural Coating	Hauling	HHDT	Diesel	0	0.1571	0
Architectural Coating	Onsite Truck	HHDT	Diesel	0	0.1571	0
TOTAL				302,890		16,706

Phase Name	Trip Type	Vehicle Mix	Fuel	VMT	EMFAC gal/mi	Est. gallons

Sources: CalEEMod Section 5.1 (# of work days per phase) and CalEEMod Section 5.3 (trip type, vehicle mix, and VMT).

Notes: VMT = vehicle miles traveled; mpg = miles per gallon. VMT was derived as one-way trips per day × miles per one-way trip Estimated gallons for on-road trips: Fuel (gal) = VMT × EMFAC gal/mi. EMFAC gal/mi factors originate from CARB's EMFAC model for the applicable county and construction year.

EMFAC Fuel Consumption Rates by Vehicle Mix (County = Orange; Calendar Year=2027)

Vehicle Category	Diesel (gal/mi)	Gasoline (gal/mi)
HHDT	0.1571	—
MHDT	0.1115	—
LDA	—	0.0373
LDT1	—	0.0450
LDT2	—	0.0442

Notes: Fuel consumption from EMFAC2021v1.0.2

CalEEMod Vehicle Mix – EMFAC Rates

Vehicle Mix	Fuel	gal/mi
LDA,LDT1,LDT2	Gasoline	0.0429
HHDT,MHDT	Diesel	0.1343

Notes: Light-duty=25/50/25; Heavy-duty (HHDT,MHDT)=50/50.

Totals Summary

Metric	Value
Total estimated gallons — On-road	16,706
Total estimated gallons — Off-road (liquid fuels)	45,858
Total estimated kWh — Off-road (electric)	0
Grand total (reporting note)	Liquid fuels in gallons; electric in kWh
County (CalEEMod 1.1)	Orange
EMFAC Region	Orange
Year (from 1.1 Construction Start Date)	2027

Notes: Scenario codes shown above (e.g., 5.2.1/5.3.1 or 5.2.2/5.3.2).

15 Argonaut

Operational Energy

Scope: Full (Vehicles + Buildings + Stationary)

Sources

Field	Value
Project Name	15 Argonaut
County	Orange
EMFAC Region	Orange
Op Year	2028
CalEEMod Version	2022.1.1.43
CalEEMod workbook	15 Argonaut (3).xlsx
EMFAC Annual CSV	EMFAC2025EI-EMFAC2007Class-Orange-2028-Annual-20260512134451.csv
Land Use Sheet	1.2
Mobile Source Sheet	5.9.1
Operational Energy consumption sheet	5.11.1
Building Energy Title 24 and Non-Title 24 (overrides) Sheet	8.5.3

Methods & Assumptions

- Mobile energy is calculated as: Annual VMT by land use (CalEEMod 5.9.1) × vehicle-class mix (CalEEMod 8.5.1.2, Annual/Season A when provided; otherwise EMFAC population mix) × EMFAC effective per-mile energy rates.
- Plug-in hybrids contribute to both gasoline and electricity buckets per EMFAC fuel/energy accounting.
- “Natural Gas” in EMFAC is reported in diesel-equivalent gallons and is included in the CNG totals.
- Building energy (CalEEMod 5.11.1) and Title 24 / Non-Title 24 overrides (CalEEMod 8.5.3) are shown separately from mobile energy.
- Off-road (5.15.1 / 5.15.2) hp-hr/yr = HP × Load Factor × Hours/Day × Number/Day × Days/Year (assumed 260) and converted using construction-style factors; Generators/Fire Pumps (5.16.1) use Hours/Year.
- All reported values are annual totals: electricity (kWh/yr), natural gas (kBTU/yr), and liquid fuels (gallons/yr; diesel-equivalent gallons for CNG).

Project Land Uses and Descriptions

Land Use Subtype	Size	Unit	Description
Condo/Townhouse	58	Dwelling Unit	

Source: CalEEMod worksheet 1.2).

Trips by Land Use

Land Use	Description	Trips (Weekday)	Trips (Saturday)	Trips (Sunday)	Trips (Year)
Condo/Townhouse		356	356	356	129,940
TOTAL		**356**	**356**	**356**	**129,940**

CalEEMod Section 5.9.1.

VMT by Land Use

Land Use	Description	VMT (Weekday)	VMT (Saturday)	VMT (Sunday)	VMT (Year)
Condo/Townhouse		3,145	3,145	3,145	1,147,950
TOTAL		**3,145**	**3,145**	**3,145**	**1,147,950**

CalEEMod Section 5.9.1.

CalEEMod Fleet by Land Use (Percent of Annual VMT)

Land Use	Description	HHDT	LDA	LDT1	LDT2	LHDT1	LHDT2	MCY	MDV	MH	MHDT	OBUS	SBUS	UBUS
Condo/Townhouse		0.67	45.82	3.96	25.43	2.59	1.15	2.31	15.97	0.44	1.45	0.06	0.09	0.05

Notes:
1. Fleet mix values represent the percentage of annual VMT allocated to each vehicle class for each land use, and percentages sum to 100% across all classes.
2. Where available, CalEEMod 8.5.1.2 (Annual/Season A) fleet mix is used; otherwise EMFAC default fleet population mix is used.
3. Vehicle class abbreviations follow standard EMFAC conventions (e.g., LDA = Light-Duty Auto; HHDT = Heavy-Heavy-Duty Truck; MCY = Motorcycle).

EMFAC Technology Parameters by Vehicle Category

Vehicle Category	Fuel/Tech	gal/mi	kWh/mi	CVMT frac	EVMT frac	within-class share
HHDT	Diesel	0.154	—	1	—	0.938
	Electricity	—	1.79	—	1	0.004
	Fuel Cell Electric Vehicle	—	0	—	1	0.000
	Gasoline	0.258	—	1	—	0.001
	Natural Gas	0.155	—	1	—	0.057
LDA	Diesel	0.0269	—	1	—	0.001
	Electricity	—	0.332	—	1	0.153
	Fuel Cell Electric Vehicle	—	0	—	1	0.001
	Gasoline	0.0368	—	1	—	0.737
	Plug-in Hybrid	0.0359	0.367	0.393	0.607	0.108
LDT1	Diesel	0.0439	—	1	—	0.000
	Electricity	—	0.374	—	1	0.129
	Gasoline	0.0446	—	1	—	0.774
	Plug-in Hybrid	0.036	0.429	0.460	0.540	0.097
LDT2	Diesel	0.0337	—	1	—	0.002
	Electricity	—	0.415	—	1	0.013
	Gasoline	0.0435	—	1	—	0.870
	Plug-in Hybrid	0.0361	0.489	0.467	0.533	0.116
LHDT1	Diesel	0.0469	—	1	—	0.326
	Electricity	—	0.564	—	1	0.010
	Fuel Cell Electric Vehicle	—	0	—	1	0.001
	Gasoline	0.0668	—	1	—	0.663
LHDT2	Diesel	0.0524	—	1	—	0.697
	Electricity	—	0.564	—	1	0.014
	Fuel Cell Electric Vehicle	—	0	—	1	0.001
	Gasoline	0.0719	—	1	—	0.288
MCY	Gasoline	0.0248	—	1	—	1

Vehicle Category	Fuel/Tech	gal/mi	kWh/mi	CVMT frac	EVMT frac	within-class share
MDV	Diesel	0.0403	—	1	—	0.032
	Electricity	—	0.496	—	1	0.077
	Gasoline	0.0533	—	1	—	0.849
	Plug-in Hybrid	0.0365	0.611	0.475	0.525	0.042
MH	Diesel	0.0987	—	1	—	0.333
	Gasoline	0.205	—	1	—	0.667
MHDT	Diesel	0.111	—	1	—	0.660
	Electricity	—	1.25	—	1	0.016
	Fuel Cell Electric Vehicle	—	0	—	1	0.001
	Gasoline	0.186	—	1	—	0.318
	Natural Gas	0.117	—	1	—	0.006
OBUS	Diesel	0.133	—	1	—	0.416
	Electricity	—	1.24	—	1	0.071
	Fuel Cell Electric Vehicle	—	0	—	1	0.002
	Gasoline	0.193	—	1	—	0.431
	Natural Gas	0.00327	—	1	—	0.080
SBUS	Diesel	0.135	—	1	—	0.225
	Electricity	—	1.37	—	1	0.026
	Fuel Cell Electric Vehicle	—	0	—	1	0.001
	Gasoline	0.107	—	1	—	0.372
	Natural Gas	0.233	—	1	—	0.376
UBUS	Electricity	—	2.13	—	1	0.140
	Fuel Cell Electric Vehicle	—	0	—	1	0.001
	Gasoline	0.13	—	1	—	0.305
	Natural Gas	0.222	—	1	—	0.554

Note: Fractions & shares from EMFAC class/fuel VMT.

Annual Mobile Energy Consumption by Land Use

Land Use	Description	Gasoline (gal/yr)	Diesel (gal/yr)	CNG (gal/yr)	Electricity (kWh/yr)
Condo/ Townhouse		40,826	3,775	235	63,330
TOTAL		**40,826**	**3,775**	**235**	**63,330**

Computed from VMT, fleet mix, and EMFAC effective class rates. EMFAC population mix was used for land uses without 8.5.1.2 entries. EMFAC 'Natural Gas' is reported in diesel-equivalent gallons and is included in the CNG totals.

Annual Building Energy by Land Use

Land Use	Description	Electricity (kWh/yr)	Natural Gas (kBTU/yr)
Condo/Townhouse		422,250	0
TOTAL		**422,250**	**0**

Note: Annual electricity and natural gas usage from CalEEMod Section 5.11.1.

Title 24 / Non-Title-24 Energy Consumption by Land Use

Land Use	Description	Elec T24 (kWh)	Elec Non-T24 (kWh)	NG T24 (kBTU)	NG Non-T24 (kBTU)
Condo/Townhouse		180,142	242,108	0	0

Note: Energy usage adjustments from CalEEMod Section 8.5.3.

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Appendix B:

Biological Resources Supporting Information

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Table 1: Special-status Plant Species Potentially Occurring within the Project Site

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Dicots						
Abronia maritima red sand-verbena	—	—	4.2	Perennial herb found in coastal dunes. Elevation: 0–100 m Bloom period: February–November	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Aphanisma blitoides aphanisma	—	—	1B.2	Annual herb found in gravelly (sometimes) and sandy (sometimes) soils in coastal bluff scrub, coastal dunes, and coastal scrub. Elevation: 1–305 m Bloom period: February–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are three recent and three historical records between five and ten miles from the project site.	No
Artemisia palmeri San Diego sagewort	—	—	4.2	Perennial deciduous shrub found in mesic and sandy soils in chaparral, coastal scrub, riparian forest, riparian scrub, and riparian woodland. Elevation: 5–915 m Bloom period: May–September	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Astragalus brauntonii Braunton's milk-vetch	FE	—	1B.1	Perennial herb found in carbonate and sandstone soils in chaparral, coastal scrub, and valley and foothill grassland communities. Typically found in burned areas and sometimes in disturbed areas. Elevation: 4–640 m Bloom period: January–August	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one recent record between five and ten miles from the project site.	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Atriplex coulteri Coulter's saltbush	—	—	1B.2	Perennial herb found in alkaline or clay soils (sometimes) in coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland communities. Elevation: 3–460 m Bloom period: March–October	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records within five miles of the project site and there are three recent and eight historical records between five and ten miles from the project site.	No
Atriplex pacifica south coast saltscale	—	—	1B.2	Annual herb found in coastal bluff scrub, coastal dunes, coastal scrub, and playas. Elevation: 0–140 m Bloom period: March–October	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records within five miles of the project site and one recent and two historical records between five and ten miles from the project site.	No
Atriplex parishii Parish's brittlescale	—	—	1B.1	Annual herb found in alkaline soils in chenopod scrub, playas, and vernal pools. Elevation: 25–1900 m Bloom period: June–October	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site. This species may be locally extirpated.	No
Atriplex serenana var. *davidsonii* Davidson's saltscale	—	—	1B.2	Annual herb found in alkaline soils in coastal bluff scrub and coastal scrub. Elevation: 10–200 m Bloom period: April–October	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one record within five miles of the project site	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
					and three historical records between five and ten miles from the project site.	
Bahiopsis laciniata San Diego County viguiera	—	—	4.3	Perennial shrub found in chaparral and coastal scrub. Elevation: 60–750 m Bloom period: February–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Berberis nevinii Nevin's Barberry	FE	SE	1B.1	Perennial, evergreen shrub found on steep, north-facing slopes or in low-grade sandy washes in coastal scrub, chaparral, cismontane woodland, and riparian scrub communities. Elevation: 290–1,575 m Blooming period: March–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Camissoniopsis lewisii Lewis' evening-primrose	—	—	3	Annual herb found in clay and sandy soils (sometimes) in coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland communities. Elevation: 0–300 m Bloom period: March–May	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Caulanthus simulans Payson's jewelflower	—	—	4.2	Annual herb found in granitic and sandy soils in chaparral and coastal scrub communities. Elevation: 90–2,200 m Bloom period: March–May	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Centromadia parryi ssp. *australis* southern tarplant	—	—	1B.1	Annual herb found in marshes and swamps (margins), valley and foothill grassland (vernally mesic), and vernal pools. Elevation: 0–480 m	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
				Bloom period: May–November	one recent record within five miles of the project site and six recent and thirteen historical records between five and ten miles from the project site.	
Chaenactis glabriuscula var. *orcuttiana* Orcutt's pincushion	—	—	1B.1	Annual herb found in coastal bluff scrub (sandy) and coastal dunes. Elevation: 0–100 m Bloom period: January–August	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and one recent and two historical records between five and ten miles from the project site.	No
Chloropyron maritimum salt marsh bird's-beak	FE	SE	1B.2	Annual, hemiparasitic herb found in coastal dunes, marsh and swamp, salt marsh, and wetlands communities. Elevation: 0–30 m Bloom period: May–October	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one recent record between five and ten miles from the project site.	No
Chorizanthe leptotheca Peninsular spineflower	—	—	4.2	Annual herb found in granitic soils in chaparral, coastal scrub, and lower montane coniferous forest communities. Elevation: 300–1,900 m Bloom period: May–August	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Chorizanthe polygonoides var. *longispina* long-spined spineflower	—	—	1B.2	Annual herb that occurs in valley and foothill grassland, coastal scrub, chaparral, meadows and seeps, and vernal pools. Elevation: 30–1,530 m Bloom period: April–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Cistanthe maritima seaside cistanthe	—	—	4.2	Annual herb found in sandy soils in coastal bluff scrub, coastal scrub, and valley and foothill grassland. Elevation: 5–300 m Bloom period: March–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Clinopodium chandleri San Miguel savory	—	—	1B.2	Perennial shrub found in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Sometimes in gabbroic and rocky soils. Elevation: 120–1,075 m Bloom period: March–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one record between five and ten miles from the project site.	No
Comarostaphylis diversifolia ssp. *diversifolia* summer holly	—	—	1B.2	Perennial evergreen shrub found in chaparral and cismontane woodland. Elevation: 30–790 m Bloom period: April–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are one recent and five historical records between five and ten miles from the project site.	No
Convolvulus simulans small-flowered morning-glory	—	—	4.2	Annual herb found in clay soils, seeps, and serpentine soils in openings in chaparral, coastal scrub, and valley and foothill grassland communities. Elevation: 30–740 m Bloom period: March–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Deinandra paniculata paniculate tarplant	—	—	4.2	Annual herb found in sandy soils (sometimes) and in vernally mesic soils (usually) in coastal scrub, valley and foothill grassland, vernal pool communities.	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
				Elevation: 25–940 m Bloom period: April–November		
Dichondra occidentalis western dichondra	CONCCP/ HCP	CONCCP/ HCP	4.2	Perennial rhizomatous herb found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland communities. Elevation: 50–500 m Bloom period: March–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Diplacus clevelandii Cleveland's bush monkeyflower	—	—	4.2	Perennial rhizomatous herb found in chaparral, cismontane woodland, and lower montane coniferous forest. In disturbed areas, gabbroic soils, openings, and rocky areas. Elevation: 450–2,000 m Bloom period: April–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Dudleya blochmaniae ssp. *blochmaniae* Blochman's dudleya	CONCCP/ HCP	CONCCP/ HCP	1B.1	Perennial herb found in clay (often), rocky, and serpentine soils in coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland. Elevation: 5–450 m Bloom period: April–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are four historical records between five and ten miles from the project site.	No
Dudleya chasmophyta Santiago Canyon dudleya	—	—	1B.1	Perennial herb found in rocky soils and steep cliffs of conglomerate rock in chaparral and coastal scrub communities. Elevation: 475–515 m Bloom period: May–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Dudleya multicaulis many-stemmed dudleya	—	—	1B.2	Perennial herb found in clay soils (usually) in chaparral, coastal scrub, and valley and foothill grassland communities. Elevation: 15–790 m Bloom period: April–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are three recent and 22 historical records within five miles of the project site and eight recent and eighteen historical records between five and ten miles from the project site.	No
Dudleya stolonifera Laguna Beach dudleya	FT CONCCP/ HCP	CT CONCCP/ HCP	1B.1	Perennial stoloniferous herb found in rocky soils in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland communities. Elevation: 10–260 m Bloom period: May–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one recent record within five miles of the project site.	No
Dudleya viscida sticky dudleya	—	—	1B.2	Perennial herb found in rocky areas in coastal bluff scrub, chaparral, cismontane woodland, and coastal scrub. Elevation: 10–550 m Bloom period: May–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Eryngium pendletonense Pendleton button-celery	—	—	1B.1	Perennial herb found in clay and vernally mesic soils in coastal bluff scrub, valley foothill grassland, and vernal pools. Elevation: 15–110 m Bloom period: April–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Erythranthe diffusa Palomar monkeyflower	—	—	4.3	Annual herb found in gravelly and sandy soils (sometimes) in chaparral and lower montane coniferous forest communities.	**None:** The project site has been subjected to significant historical surface disturbances and	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
				Elevation: 1,220–1,830 m Bloom period: April – June	does not contain suitable habitat(s) that would support occurrence of this species.	
Euphorbia misera Cliff spurge	CONCCP/ HCP	CONCCP/ HCP	2B.2	Perennial shrub found in rocky soils in coastal bluff scrub, coastal scrub, and Mojavean desert scrub. Elevation: 10–500 m Bloom period: December–August	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are two recent and two historical records between five and ten miles from the project site.	No
Harpagonella palmeri Palmer's grapplinghook	CONCCP/ HCP	CONCCP/ HCP	4.2	Annual herb found in clay soils and openings in chaparral, coastal scrub, and valley and foothill grassland communities. Elevation: 20–955 m	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Helianthus nuttallii ssp. *parishii* Los Angeles sunflower	—	—	1A	Perennial rhizomatous herb found in marshes and swamps (freshwater, coastal salt). Elevation: 10–1525 m Bloom period: August–October	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Holocarpha virgata ssp. *elongata* graceful tarplant	—	—	4.2	Annual herb found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Elevation: 60–1,100 m Bloom period: May–November	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Horkelia cuneata var. *puberula* mesa horkelia	—	—	1B.1	Perennial herb found in chaparral, coastal scrub, and cismontane woodland communities.	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
				Bloom period: February–July Elevation: 70–810 m Bloom period: March–May	support occurrence of this species. There is one historical record within five miles of the project site and one historical record between five and ten miles from the project site.	
Isocoma menziesii var. *decumbens* decumbent goldenbush	—	—	1B.2	Perennial shrub found in chaparral and coastal scrub (often disturbed areas, sandy). Elevation: 10–250 m Bloom period: April–November	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record between five and ten miles from the project site.	No
Juglans californica southern California black walnut	—	—	4.2	Perennial, deciduous tree found in chaparral, cismontane woodland, coastal scrub, and riparian woodland communities. Elevation: 50–900 m Bloom period: March–August	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Lasthenia glabrata ssp. *coulteri* Coulter's goldfields	—	—	1B.1	Annual herb found in marshes and swamps, playas, and vernal pools. Elevation: 1–1,220 m Bloom period: February–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records between five and ten miles from the project site.	No
Lepechinia cardiophylla heart-leaved pitcher sage	CONCCP/ HCP	CONCCP/ HCP	1B.2	Perennial shrub found in closed-cone coniferous forest, chaparral, and cismontane woodland communities. Elevation: 520– 1,370 m Bloom period: April–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Lepidium virginicum var. *robinsonii*	—	—	4.3	Annual herb found in dry soils in chaparral and coastal scrub communities.	**None:** The project site has been subjected to significant historical surface disturbances and	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Robinson's pepper-grass				Elevation: 1–855 m Bloom period: January–July	does not contain suitable habitat(s) that would support occurrence of this species. There are two recent and two historical records between five and ten miles from the project site.	
Lessingia hololeuca woolly-headed lessingia	—	—	3	Annual herb found in clay and serpentine soils in broadleafed upland forest, coastal scrub, lower montane coniferous forest, and valley and foothill grassland. Elevation: 15–305 m Bloom period: June–October	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Lycium brevipes var. *hassei* Santa Catalina Island desert-thorn	—	—	3.1	Perennial deciduous shrub found in coastal bluff scrub and coastal scrub communities. Elevation: 65–300 m Bloom period: June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Lycium californicum California box-thorn	—	—	4.2	Perennial shrub found in coastal bluff scrub and coastal scrub communities. Elevation: 5–150 m Bloom period: March–August	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Malacothrix saxatilis var. *saxatilis* cliff malacothrix	—	—	4.2	Perennial rhizomatous herb found in coastal bluff scrub and coastal scrub communities. Elevation: 3–200 m Bloom period: March–September	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Microseris douglasii ssp. *platycarpha* small-flowered microseris	—	—	4.2	Annual herb found in clay soils in cismontane woodland, coastal scrub, valley and foothill grassland, and vernal pool communities. Elevation: 15–1,070 m Bloom period: March–May	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
Monardella hypoleuca ssp. *intermedia* intermediate monardella	—	—	1B.3	Perennial rhizomatous herb that occurs in chaparral, cismontane woodland, and lower montane coniferous forest communities. Elevation: 400–1,250 m Bloom period: April–September	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are three recent records between five and ten miles from the project site.	No
Monardella macrantha ssp. *hallii* Hall's monardella	—	—	1B.3	Perennial rhizomatous herb found in broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grassland. Elevation: 730–2,195 m Bloom period: June–October	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Myosurus minimus ssp. *apus* little mousetail	—	—	3.1	Annual herb found in alkaline soils in valley and foothill grassland and vernal pools. Elevation: 20– 640 m Bloom period: March–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Nama stenocarpa mud nama	—	—	2B.2	Annual/perennial herb found in marshes and swamps. Elevation: 5–500 m Bloom period: January–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records within five miles of the project site and three historical records between five and ten miles from the project site.	No
Nasturtium gambelii Gambel's water cress	FE	CT	1B.1	Perennial rhizomatous herb found in marshes and swamps (brackish, freshwater). Elevation: 5–330 m	**None:** The project site has been subjected to significant historical surface disturbances and	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
				Bloom period: April–October	does not contain suitable habitat(s) that would support occurrence of this species.	
Navarretia prostrata prostrate vernal pool navarretia	—	—	1B.2	Annual herb found in mesic, alkaline soils in coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pool communities. Elevation: 3–1,210 m Bloom period: April–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site.	No
Nemacaulis denudata var. *denudata* coast woolly-heads	—	—	1B.2	Annual herb found in coastal dunes. Elevation: 0–100 m Bloom period: April–September	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record within five miles of the project site and two historical records between five and ten miles from the project site.	No
Pentachaeta aurea ssp. *allenii* Allen's pentachaeta	—	—	1B.1	Annual herb found in openings in coastal scrub and valley and foothill grassland communities. Elevation: 75–520 m Bloom period: March–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records within five miles of the project site and three historical records between five and ten miles from the project site.	No
Pentachaeta aurea ssp. *aurea* golden-rayed pentachaeta	—	—	4.2	Annual herb found in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland, and valley and foothill grassland communities.	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
				Elevation: 80–1,850 m Bloom period: March–July		
Phacelia hubbyi Hubby's phacelia	—	—	4.2	Annual herb found in gravelly, rocky, and talus soils in chaparral, coastal scrub, and valley and foothill grassland. Elevation: 0–1,000 m Bloom period: April–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Phacelia keckii Santiago Peak phacelia	—	—	1B.3	Annual herb found in closed-cone coniferous forest and chaparral communities. Elevation: 545–1,600 m Bloom period: May–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Phacelia ramosissima var. *austrolitoralis* south coast branching phacelia	—	—	3.2	Perennial herb found in rocky (sometimes) and sandy soils in chaparral, coastal dunes, coastal scrub, and marshes and swamps (coastal salt). Elevation: 5–300 m Bloom period: March–August	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Pseudognaphalium leucocephalum white rabbit-tobacco	—	—	2B.2	Perennial herb found in gravelly and sandy soils in chaparral, cismontane woodland, coastal scrub, and riparian woodland communities. Elevation: 0–2,100 m Bloom period: August–November	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and three recent and two historical records between five and ten miles from the project site.	No
Quercus dumosa Nuttall's scrub oak	CONCCP/ HCP	CONCCP/ HCP	1B.1	Perennial evergreen shrub found in clay, loam, and sandy soils in closed-cone	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
				coniferous forest, chaparral, and coastal scrub. Elevation: 15–400 m Bloom period: February–April	support occurrence of this species. There is one historical record within five miles of the project site and three recent and five historical records between five and ten miles from the project site.	
Quercus engelmannii Engelmann oak	—	—	4.2	Perennial deciduous tree found in chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland communities. Elevation: 50–1,300 m Bloom period: March–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Rhinotropis cornuta var. *fishiae* Fish's milkwort	—	—	4.3	Perennial deciduous shrub found in chaparral, cismontane woodland, and riparian woodland communities. Elevation: 100–1,000 m Bloom period: May–August	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Romneya coulteri Coulter's matilija poppy	CONCCP/ HCP	CONCCP/ HCP	4.2	Perennial, rhizomatous herb found in chaparral and coastal scrub, often in burned areas. Elevation: 20–1,200 m Bloom period: March–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Senecio aphanactis chaparral ragwort	—	—	2B.2	Annual herb found in drying alkaline flats (usually) in chaparral, cismontane woodland, and coastal scrub communities. Elevation: 15–800 m Bloom period: January–April	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records between five and ten miles from the project site.	No
Sidalcea neomexicana salt spring checkerbloom	—	—	2B.2	Perennial herb found in playas and in alkaline, mesic soils in chaparral, coastal	**None:** The project site has been subjected to significant historical surface disturbances and	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
				scrub, lower montane coniferous forest, and Mojavean desert scrub communities. Elevation: 15–1,500 m Bloom period: March–June	does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record between five and ten miles from the project site.	
Suaeda esteroa estuary seablite	—	—	1B.2	Perennial herb found in marshes and swamps (coastal salt). Elevation: 0–5 m Bloom period: July–October	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are two recent and one historical record between five and ten miles from the project site.	No
Suaeda taxifolia woolly seablite	—	—	4.2	Perennial evergreen shrub found in coastal bluff scrub, coastal dunes, and marshes and swamps (coastal margins). Elevation: 0–50 m Bloom period: January–December	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Symphyotrichum defoliatum San Bernardino aster	—	—	1B.2	Perennial, rhizomatous herb found in banks of ditches, streams, and springs in cismontane woodlands, coastal scrub, lower montane coniferous forests, meadows and seeps, marshes and swamps, and vernally mesic valley and foothill grassland communities. Elevation: 2–2,040 m Bloom period: July–November	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records between five and ten miles from the project site.	No
Verbesina dissita big-leaved crownbeard	FT	CT	1B.1	Perennial herb found in chaparral (maritime) and coastal scrub communities. Elevation: 45–205 m Bloom period: April–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
					one recent record within five miles of the project site and one recent record between five and ten miles from the project site.	
Ferns						
Asplenium vespertinum western spleenwort	—	—	4.2	Perennial, rhizomatous herb found in rocky areas in chaparral, cismontane woodland, and coastal scrub. Elevation: 180–1,000 m Bloom period: February–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Gymnosperms						
Hesperocyparis forbesii Tecate cypress	CONCCP/ HCP	CONCCP/ HCP	1B.1	Perennial, evergreen tree found in clay and gabbroic (sometimes) soils in closed-cone coniferous forest and chaparral communities. Elevation: 80–1,500 m	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Lycophytes						
Selaginella cinerascens ashy spike-moss	—	—	4.1	Perennial rhizomatous herb found in chaparral and coastal scrub communities. Elevation: 20–640 m	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Monocots						
Brodiaea filifolia thread-leaved brodiaea	FT	CE	1B.1	Perennial, bulbiferous herb found in clay soils in chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Elevation: 25–1,120 m Bloom period: March–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record within five miles of the project site and five recent	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
					and four historical records between five and ten miles from the project site.	
Calochortus plummerae Plummer's mariposa-lily	—	—	4.2	Perennial, bulbiferous herb found in granitic and rocky soils in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grassland communities. Elevation: 100– 1,700 m Bloom period: May–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Calochortus weedii var. *intermedius* intermediate mariposa-lily	CONCCP/ HCP	CONCCP/ HCP	1B.2	Perennial, bulbiferous herb that occurs in calcareous soils on rocky sites in coastal scrub, chaparral, and valley and foothill grassland communities. Elevation: 105–855 m Bloom period: May–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are twelve recent and nine historical records within five miles of the project site and 36 recent and sixteen historical records between five and ten miles from the project site.	No
Hordeum intercedens vernal barley	—	—	3.2	Annual herb found in vernal pools and depressions and saline flats in coastal dunes, coastal scrub, and valley and foothill grassland communities. Elevation: 5–1,000 m Bloom period: March–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Imperata brevifolia California satintail	—	—	2B.1	Perennial rhizomatous herb found in mesic soils in chaparral, coastal scrub, Mojavean desert scrub, meadows and seeps (often alkali), and riparian scrub. Elevation: 0–1,215 m	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There is	No

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			
				Bloom period: September–May	one historical record between five and ten miles from the project site.	
Juncus acutus ssp. *leopoldii* southwestern spiny rush	—	—	4.2	Perennial, rhizomatous herb found in mesic soils in coastal dunes, meadows and alkaline seeps and coastal salt marshes and swamps. Elevation: 3–900 m Bloom period: May–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Lilium humboldtii ssp. *ocellatum* ocellated Humboldt lily	—	—	4.2	Perennial, bulbiferous herb found in openings in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and riparian woodland communities. Elevation: 30–1,800 m Bloom period: March–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Nolina cismontana chaparral nolina	—	—	1B.2	Perennial, evergreen shrub occurring in gabbroic soils and sandstone (sometimes) in chaparral and coastal scrub communities. Elevation: 140–1,275 m Bloom period: May–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species. There are six recent and two historical records between five and ten miles from the project site.	No
Orcuttia californica California Orcutt grass	FE	CE	1B.1	Annual herb found in vernal pools. Elevation: 15–660 m Bloom period: April–August	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No
Piperia cooperi chaparral rein orchid	—	—	4.2	Perennial herb found in chaparral, cismontane woodland, and valley and foothill grassland. Elevation: 15–1,585 m Bloom period: March–June	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No

Scientific Name Common Name	Status USFWS[1]	 CDFW[2]	 CNPS[3]	Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
Piperia leptopetala narrow-petaled rein orchid	—	—	4.3	Perennial herb found in cismontane woodland, lower montane coniferous forest, and upper montane coniferous forest. Elevation: 380–2,225 m Bloom period: May–July	**None:** The project site has been subjected to significant historical surface disturbances and does not contain suitable habitat(s) that would support occurrence of this species.	No

Code Designations

[1] Federal Status: 2026 USFWS Listing

- **FE** = Listed as endangered under Federal Endangered Species Act (FESA)
- **FT** = Listed as threatened under FESA
- **FC** = Candidate for listing (threatened or endangered) under FESA
- **FD** = Delisted in accordance with FESA
- **FPD** = Federally Proposed to be Delisted
- **—** = Not federally listed

[2] State Status: 2026 CDFW Listing

- **SE** = Listed as endangered under California Endangered Species Act (CESA)
- **ST** = Listed as threatened under CESA
- **SC** = Candidate for listing (threatened or endangered) under CESA
- **CR** = Rare in California
- **—** = Not State listed

[3] CNPS: 2026 CNPS Listing

- **Rank 1A** = Plants species that presumed extinct in California.
- **Rank 1B** = Plant species that are rare, threatened, or endangered in California and elsewhere.
- **Rank 2** = Plant species that are rare, threatened, or endangered in California, but more common elsewhere.
- **Rank 3** = Plants about which we need more information—A Review List
- **Rank 4** = Plants of limited distribution—A Watch List
- **CBR** = Considered But Rejected
- **Blooming period:** Months in parentheses are uncommon.

Notes:

[4] **Habitat Description**: Habitat description adapted from CNDDB and CNPS online inventory or other specified source.

[5] **Potential to Occur and Rationale**: Location of recorded species occurrences determined by geospatial information from BIOS 6 or other specified source.

Sources:

California Department of Fish and Wildlife (CDFW). 2026. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed April 14, 2026.

Scientific Name Common Name	Status			Habitat Description4	Potential to Occur and Rationale5	Included in Impact Analysis
	USFWS[1]	CDFW[2]	CNPS[3]			

California Native Plant Society (CNPS). 2026. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed April 14, 2026.

California Department of Fish and Wildlife (CDFW). 2026. Biogeographic Information and Observation System (BIOS 6). Website: https://map.dfg.ca.gov/bios/. Accessed April 14, 2026.

Table 2: Special-status Wildlife Species Potentially Occurring within the Project

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Insects					
Bombus crotchii Crotch bumble bee	—	SC	This species occurs primarily in California, including coastal habitats, western Mojave Desert, San Joaquin Valley, and adjacent foothills through most of southwestern California. It inhabits arid grasslands and shrublands, and its food sources including milkweeds, pincushions, lupines, clovers, phacelias, sages, clarkias, poppies, and buckwheats.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record within five miles of the project site and five recent records between five and ten miles from the project site.	No
Bombus pensylvanicus American bumble bee	—	—	Occurs in coastal prairie, Great Basin grassland, and valley & foothill grassland communities. Nests above ground under long grass or underground.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are 14 recent and two historical records within five miles of the project site and 44 recent and six historical records between five and ten miles from the project site.	No
Cicindela hirticollis gravida sandy beach tiger beetle	—	—	Occurs in coastal dunes adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Cicindela latesignata western beach tiger beetle	—	—	Occurs in mudflats and beaches of coastal estuaries from San Diego County to Los Angeles County. Typically inhabit wet or dry sandy beaches and mud, sand, or salt flats.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records between five and ten miles from the project site.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Coelus globosus globose dune beetle	—	—	Occurs in coastal sand dune habitat. Inhabits foredunes and sand hummocks; burrows beneath the sand surface and is most common beneath dune vegetation.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Danaus plexippus monarch butterfly (California overwintering population)	FC	—	Occurs in temperate climates, such as eastern and western North America and undergoes long-distance migration. Lays eggs on obligate milkweed host plant (primarily *Asclepias* spp.). Roosts located in wind protected Eucalyptus, Monterey pine, and Cypress tree groves with nectar and water sources nearby	**None:** The project site does not contain suitable overwintering habitat or the obligate host plant that would support occurrence of this species.	No
Habroscelimorpha gabbii western tidal-flat tiger beetle	—	—	Occurs in estuaries and mudflats along the coast of Southern California. Generally found on dark-colored mud in the lower zone; occasionally found on dry saline flats of estuaries.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site. This species is believed to be locally extirpated.	No
Mollusks					
Tryonia imitator mimic tryonia (=California brackishwater snail)	—	—	Occurs in coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County. Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Crustaceans					
Branchinecta sandiegonensis San Diego fairy shrimp	FE CONCCP/ HCP	CONCCP /HCP	Small, shallow (5-30 cm deep) vernal pools with cool water (10-20ºC), moderate alkalinity and conductivity, and less than 1 m deep.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and two historical	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
				records between five and ten miles from the project site.	
Streptocephalus woottoni Riverside fairy shrimp	FE CONCCP/ HCP	CONCCP /HCP	Vernal pools on the Santa Rosa Plateau on Murrieta stony clay loams, Las Posas series, Wyman clay loam, and Willows soils.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three recent and six historical records between five and ten miles from the project site.	No
Fish					
Eucyclogobius newberryi tidewater goby	FE	SSC	Occurs in shallow lagoons and lower stream reaches with fairly still but not stagnant water and high oxygen levels.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and one historical record between five and ten miles from the project site.	No
Gila orcuttii arroyo chub	—	SSC	Native to the streams and rivers of the Los Angeles plain in Southern California. Arroyo chub are adapted to survive in streams that fluctuate between large winter storm flows, and low summer flows, and the low dissolved oxygen and wide temperature fluctuations. Feeds on plants such as algae and water fern, as well as insects and mollusks.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records within five miles of the project site and four historical records between five and ten miles from the project site.	No
Oncorhynchus mykiss irideus pop. 10 steelhead-southern California DPS	FE	SC	Occurs in Pacific coast streams, including the Santa Ana River.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and one recent and one historical record between five and ten miles from the project site.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Rhinichthys gabrielino Santa Ana speckled dace	—	SSC	Occurs in small springs, streams, large rivers, and deep lakes, including headwaters of the Santa Ana and San Gabriel Rivers.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records between five and ten miles from the project site.	No
Amphibians					
Anaxyrus californicus arroyo toad	FE CONCCP/ HCP	SSC CONCCP /HCP	Occurs in washes, arroyos, sandy riverbanks, riparian areas with willows, sycamores, oaks, cottonwoods. Requires exposed sandy streamsides with stable terraces for burrowing with scattered vegetation for shelter, and areas of quiet water or pools free of predatory fishes with sandy or gravel bottoms without silt for breeding.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Spea hammondii western spadefoot	CONCCP/ HCP	SSC CONCCP /HCP	Occurs in open areas with sandy or gravelly soils in mixed woodlands, grasslands, coastal sage and Riversidean alluvial fan sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Breeds in ephemeral rain pools that do not contain bullfrogs, fish, or crayfish.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are eight recent and seven historical records within five miles of the project site and seventeen recent and fifteen historical records between five and ten miles from the project site.	No
Reptiles					
Actinemys pallida southwestern pond turtle	—	SSC	Occurs in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are one recent and six historical records within five miles of the project site and one recent and eight historical records between five and ten miles from the project site.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Anniella stebbinsi southern California legless lizard	—	SSC	Occurs in moist, loose soil in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. Tolerant of disturbances.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and one recent and one historical record between five and ten miles from the project site.	No
Arizona elegans occidentalis California glossy snake	—	SSC	Occurs in areas of rocky washes and loose, sandy soils and for burrowing in desert scrub grassland, coastal sage and Riversidean alluvial fan sage scrub, and chaparral habitats. Prefer open sandy areas with scattered brush, but also found in rocky areas.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records within five miles of the project site and one historical record between five and ten miles from the project site.	No
Aspidoscelis hyperythra orange-throated whiptail	CONCCP/ HCP	WL CONCCP /HCP	Occurs primarily on coarse soils in open coastal sage and Riversidean alluvial fan sage scrub habitat.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and six historical records within five miles of the project site and five recent and ten historical records between five and ten miles from the project site.	No
Aspidoscelis tigris stejnegeri San Diegan (coastal) whiptail	CONCCP/HCP	SSC CONCCP /HCP	Occurs in dry, open areas with sparse foliage in coastal sage and Riversidean alluvial fan sage scrub, chaparral, woodland, and riparian habitats.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and one recent and one historical record between five and ten miles from the project site.	No
Crotalus ruber red-diamond rattlesnake	CONCCP/ HCP	SSC CONCCP /HCP	Occurs in arid, rocky areas in creosote scrub, coastal sage and Riversidean alluvial fan sage scrub, chaparral, oak and pine woodlands, grasslands, on cultivated areas.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records within five miles of the project site and four historical	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
				records between five and ten miles from the project site.	
Phrynosoma blainvillii coast horned lizard	CONCCP/ HCP	SSC CONCCP /HCP	Occurs in open areas with sandy soil and low vegetation in grasslands, coniferous forests, woodlands, and chaparral.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are six historical records within five miles of the project site and one recent and twelve historical records between five and ten miles from the project site.	No
Salvadora hexalepis virgultea coast patch-nosed snake	—	SSC	Occurs in brushy or shrubby vegetation. Dependent on small mammal burrows.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Thamnophis hammondii two-striped gartersnake	—	SSC	Occurs in or near permanent fresh water in marshes and swamps, riparian scrub, riparian woodlands, and wetlands.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record within five miles of the project site and two historical records between five and ten miles from the project site.	No
Birds					
Agelaius tricolor tricolored blackbird	MBTA	FT SSC FGC	Occurs and nests in large freshwater marshes with dense stands of hydrophytic vegetation (cattails, bulrushes, etc.). Short-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are four historical records within five miles of the project site and one recent and five historical records between five and ten miles from the project site.	No
Aimophila ruficeps canescens	MBTA	WL FGC	Occurs and nests on steep, often rocky hillsides with grass and forb patches in coastal sage and	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
southern California rufous-crowned sparrow	CONCCP/ HCP	CONCCP /HCP	Riversidean alluvial fan sage scrub and sparse mixed chaparral habitats. Year-round resident in southern California.	species. There are fourteen historical records within five miles of the project site and four recent and six historical records between five and ten miles from the project site.	
Ammodramus savannarum grasshopper sparrow	MBTA	SSC	Occurs and nests in dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and one historical record between five and ten miles from the project site.	No
Anarhynchus nivosus nivosus western snowy plover	FT MBTA	SSC	Occurs in sandy beaches, salt pond levees and shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent record between five and ten miles from the project site.	No
Aquila chrysaetos golden eagle	BGEPA MBTA CONCCP/ HCP	FP WL CONCCP /HCP	Forages in areas of rolling foothills, mountainous areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one record between five and ten miles from the project site.	No
Asio otus long-eared owl	MBTA	FP FGC	Occurs and nests in conifer, oak, riparian, pinyon-juniper, and desert woodlands that are either open or are adjacent to grasslands, meadows, or shrublands.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are four historical records between five and ten miles from the project site.	No
Athene cunicularia burrowing owl	MBTA	SSC FGC	Occurs and nests in open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. A subterranean nester, dependent upon burrowing mammals, most notably the California ground squirrel. Short-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record within five miles of the project site and four recent and three historical records between five and ten miles from the project site.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Buteo regalis ferruginous hawk	MBTA	WL	Occurs in grassland and arid shrublands with an abundance of prey species, such as pocket gophers, black-tailed jackrabbits, and desert cottontails. Will winter near cultivated fields that have an abundance of pocket gophers.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records between five and ten miles from the project site.	No
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	MBTA CONCCP/ HCP	SSC FGC CONCCP /HCP	Occurs and nests in coastal sage scrub. Requires tall opuntia cactus or *Yucca* trees for nesting and roosting.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are ten historical records within five miles of the project site and five recent and 32 historical records between five and ten miles from the project site.	No
Circus hudsonius northern harrier	MBTA CONCCP/H CP	SSC BCC CONCCP /HCP	Frequents meadows, grasslands, open rangelands, freshwater emergent wetlands; uncommon in wooded habitats.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Coturnicops noveboracensis yellow rail	MBTA	SSC FGC	Occurs in shallow marshes and wet meadows. In winter, this species inhabits drier fresh-water and brackish marshes, as well as dense, deep grass, and rice fields.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Elanus leucurus white-tailed kite	MBTA	FP FGC	Occurs and nests in grasslands and open coastal scrub in coastal and valley lowlands; rarely found away from agricultural areas. Inhabits herbaceous, open stages of most habitats mostly in cismontane California. Year-round resident in southern California.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are six recent records within five miles of the project site and thirteen recent and one historical records between five and ten miles from the project site.	No
Empidonax traillii extimus southwestern willow flycatcher	FE MBTA	SE CONCCP /HCP	Occurs and nests in dense riparian woodlands. Long-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and two historical	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
	CONCCP/HCP			records between five and ten miles from the project site.	
Eremophila alpestris actia California horned lark	MBTA	WL FGC	Occurs and nests in open areas with sparse vegetation. Year-round resident in southern California.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records within five miles of the project site and two historical records between five and ten miles from the project site.	No
Icteria virens yellow-breasted chat	MBTA	SSC FGC	Occurs and nests in riparian thickets of willow and other bushy tangles near watercourses. Long-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record within five miles of the project site and three historical records between five and ten miles from the project site.	No
Laterallus jamaicensis coturniculus California black rail	MBTA	ST FP FGC	Occurs and nests in freshwater marshes, wet meadows, and shallow margins of saltwater marshes bordering larger bays. Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Pandion haliaetus osprey	MBTA	WL	Occurs in ocean shore, bays, freshwater lakes, and larger streams.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent record between five and ten miles from the project site.	No
Passerculus sandwichensis beldingi Belding's savannah sparrow	MBTA	SE	Occurs in coastal wetlands and marshes.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent record within five miles of the project site and one historical record between five and ten miles from the project site.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Polioptila californica californica coastal California gnatcatcher	FT MBTA CONCCP/ HCP	SSC FGC CONCCP /HCP	Occurs and nests in arid washes, on mesas, and slopes in coastal sage scrub below 2,500 ft. Year-round resident in California.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are 44 recent and twelve historical records within five miles of the project site and 83 recent and 49 historical records between five and ten miles from the project site.	No
Rallus obsoletus levipes light-footed Ridgway's rail	FE MBTA	SE FP	Occurs in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed (required for nesting or escape cover) are the dominant vegetation.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two recent records between five and ten miles from the project site.	No
Setophaga petechia yellow warbler	MBTA	SSC FGC	Occurs and nests in willow shrubs and thickets, cottonwoods, sycamores, ash, and alders, predominantly in riparian habitats. Long-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent record within five miles of the project site and one recent record between five and ten miles from the project site.	No
Sternula antillarum browni California least tern	FE MBTA	SE FP	Occurs and nests on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and one historical record between five and ten miles from the project site.	No
Vireo bellii pusillus least Bell’s vireo	FE MBTA CONCCP/ HCP	SE CONCCP /HCP	Occurs and nests in low riparian habitat in the vicinity of water or in dry river bottoms. Long-distance migrant.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are ten recent and one historical records within five miles of the project site and 22 recent and five historical records between five and ten miles from the project site.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Mammals					
Antrozous pallidus pallid bat	—	SSC	Occurs in deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Species is very sensitive to disturbance of roosting sites.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are two historical records between five and ten miles from the project site.	No
Chaetodipus californicus femoralis Dulzura pocket mouse	—	—	Occurs in coastal scrub, chaparral and grassland in San Diego County.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Chaetodipus fallax fallax northwestern San Diego pocket mouse	—	SSC	Occurs in sandy, herbaceous areas, usually in association with rocks or coarse gravel, in coastal sage and Riversidean alluvial fan sage scrub, chaparral, and grasslands.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent record between five and ten miles from the project site.	No
Eumops perotis californicus western mastiff bat	—	SSC	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are four historical records within five miles of the project site and five records between five and ten miles from the project site.	No
Lasiurus frantzii western red bat	—	SSC	Occurs in cismontane woodland, lower montane coniferous forest, riparian forest, riparian woodland. Prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Myotis yumanensis Yuma myotis	—	—	Occurs in open forests and woodlands with sources of water over which to feed. Maternity colonies in caves, mines, buildings or crevices.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
				species. There is one historical record within five miles of the project site.	
Neotoma lepida intermedia San Diego desert woodrat	CONCCP/HCP	SSC CONCCP/HCP	Occurs in rock outcrops, rocky cliffs, and slopes in coastal sage and Riversidean alluvial fan sage scrub with moderate to dense canopies.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent and two historical records between five and ten miles from the project site.	No
Nyctinomops macrotis big free-tailed bat	—	SSC	Occurs in rocky habitats in arid landscapes and has been found in a variety of plant associations, including desert shrub, woodlands, and evergreen forests. Roosts by day in crevices on cliff faces. These bats forage mostly for large moths, but may eat other insects as well.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No
Onychomys torridus ramona southern grasshopper mouse	—	SSC	Occurs in desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one recent record between five and ten miles from the project site.	No
Perognathus longimembris pacificus Pacific pocket mouse	FE CONCCP/HCP	SSC CONCCP/HCP	Occurs in coastal strand, coastal dunes, and coastal sage scrub growing on marine terraces. Prefers soils of fine alluvial sands near the ocean.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There are three historical records between five and ten miles from the project site.	No
Sorex ornatus salicornicus southern California saltmarsh shrew	—	SSC	Occurs in coastal marshes in Los Angeles, Orange and Ventura counties. Requires dense vegetation and woody debris for cover.	**None:** The project site does not contain suitable habitat(s) that would support occurrence of this species. There is one historical record between five and ten miles from the project site.	No

Scientific Name Common Name	Status		Habitat Description[3]	Potential to Occur and Rationale[4]	Included in Impact Analysis
	USFWS[1]	CDFW[2]			
Code Designations					
[1] Federal Status: 2026 USFWS Listing			**[2] State Status: 2026 CDFW Listing**		
ESU = Evolutionary Significant Unit is a distinctive population. **FE** = Listed as endangered under the Endangered Species Act. **FT** = Listed as threatened under the Endangered Species Act. **FC** = Candidate for listing (threatened or endangered) under the Endangered Species Act. **FD** = Delisted in accordance with the Endangered Species Act. **FPD** = Federally Proposed to be Delisted. **BCC** = Bird of Conservation Concern **MBTA** = protected by the Migratory Bird Treaty Act **—** = Not federally listed			**SE** = Listed as endangered under the California Endangered Species Act (CESA). **ST** = Listed as threatened under the CESA. **SSC** = Species of Special Concern as identified by CDFW. **FP** = Listed as fully protected under the Fish and Game Code. **FGC** = protected by Fish and Game Code 3503-3513 **CE** = Candidate endangered under CESA. **WL** = CDFW Watch List **—** = Not State listed		

Notes:

[3] Habitat Description: Habitat description adapted from CNDDB or other specified source

[4] Potential to Occur and Rationale: Location of recorded species occurrences determined by geospatial information from BIOS 6 or other specified source.

Sources:

California Department of Fish and Wildlife (CDFW). 2026. Biogeographic Information and Observation System (BIOS 6). Website: https://map.dfg.ca.gov/bios/. Accessed April 14, 2026.

California Department of Fish and Wildlife (CDFW). 2026. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed April 14, 2026.

U.S. Fish and Wildlife Service (USFWS). 2026. Information for Planning and Consultation. Website: https://ecos.fws.gov/ipac/. Accessed April 14, 2026.

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Appendix C:

Cultural Resources Supporting Information

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Photograph 1: Overview of the project site from the northern parking lot corner. View southeast



Photograph 2: Overview of the project site from the northeastern parking lot corner View southwest.



Photograph 3: Overview of the project site from the western corner. View east.



Photograph 4: Overview of the project site from the southwestern corner. View northeast.



Photograph 5: Overview of the project site from the southern parking lot corner. View north.



Photograph 6: Overview of the project site from the southern parking lot corner View northeast.



Photograph 7: Overview of the project site from the southeastern boundary. View northwest.



Photograph 8: Overview of the project site from the eastern parking lot corner. View west.



Photograph 9: Overview of the project site entrance from Argonaut/east. View west.



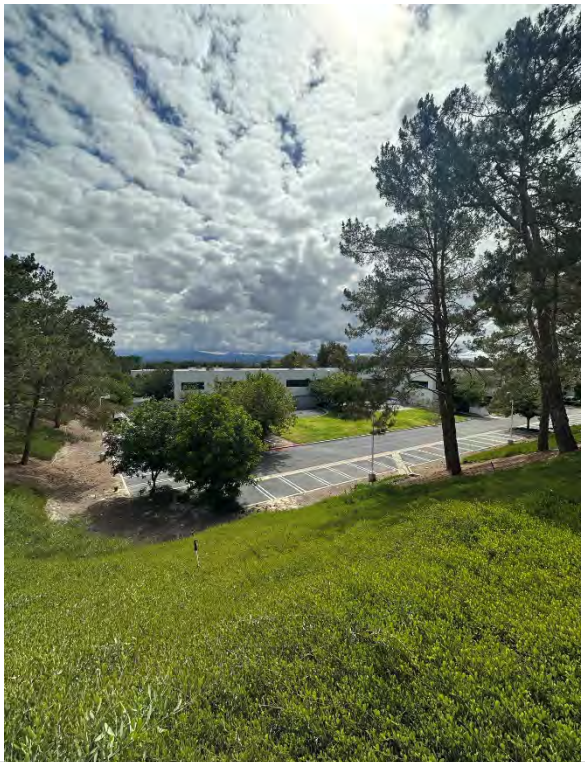
Photograph 10: Overview of the project site from the southeastern boundary. View southwest.



Photograph 11: Overview of the project site from the entrance. View northwest.



Photograph 12: Overview of the project site boundary taken along Aliso Creek Road. View northwest.



Photograph 13: Overview of the project site taken relative to Aliso Creek Road and Glenwood Drive. View east.

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April 27, 2026

Stefanie Griffin
FCS

Via Email to: sgriffin@fcs-intl.com

Re: Tribal Consultation Under CEQA, 15 Argonaut Project, Orange County

To Whom It May Concern:

Pursuant to your request, attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Additionally, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on the information submitted for the above referenced project. The results were positive. Please contact the Juaneno Band of Mission Indians Acjachemen Nation – Belardes on the attached list for more information. Be aware that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, an SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area. Please contact all of the listed tribes as they may have information about sacred sites within the project area that is not listed with the NAHC.

Additionally, the NAHC recommends that agencies include with their notification letters, information regarding any cultural resources assessment that has been completed on the Area of Potential Effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of the Sacred Lands File check conducted through the Native American Heritage Commission.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource, which is why consultation is vital.

This information will aid tribes in determining whether to request formal consultation. If consultation is requested, having the information beforehand will help to facilitate the process.

If you receive notification of a change of address or phone number from a tribe, please inform the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions or require additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Orange County
4/27/2026

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/1/2024
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	12/4/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	13191 Crossroads Parkway North, Suite 375 City of Industry, CA, 91746	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	11/6/2025
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	1/28/2026
Gabrielino-Tongva Tribe	N	Linda Candelaria, Chairperson	73465 Royal Palm Dr. #1 Palm Desert, CA, 92260	(626) 676-1184		gabrielinotongva1@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	1/28/2026
Juaneno Band of Mission Indians	N	Sonia Johnston, Chairperson	P.O. Box 25628 Santa Ana, CA, 92799			sonia.johnston@sbcglobal.net	Juaneno	Orange,Riverside,San Diego	
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	3/17/2023
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, THPO/MLD	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		thpo@jbmian.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/4/2025
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Nathan Banda, Chairman	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 426-8804		nbanda@jbmian.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/4/2025
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Shannon Wingfield, Secretary	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 488-3484			Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/4/2025
La Jolla Band of Luiseno Indians	F	Wesley Ruise, Tribal Chairman	22000 Highway 76 Pauma Valley, CA, 92061	(760) 742-3771		wesley.ruisejr@lajolla-nsn.gov	Luiseno	Orange,Riverside,San Diego	5/19/2025
Morongo Band of Mission Indians	F	Bernadette Ann Brierty, Tribal Historic Preservation Officer	12700 Pumarra Road Banning, CA, 92220	(951) 663-2842		abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Orange,Riverside,San Bernardino,San Diego,Ventura	11/21/2025
Morongo Band of Mission Indians	F	Lena Broderick, Executive Assistant to Tribal Chairman	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110		lbroderick@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Orange,Riverside,San Bernardino,San Diego,Ventura	11/21/2025
Morongo Band of Mission Indians	F	Charles Martin, MBMI Chairman	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110		chairman@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Orange,Riverside,San Bernardino,San Diego,Ventura	11/21/2025
Pala Band of Mission Indians	F	John Pepper, THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3732		jpepper@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	4/1/2026
Pala Band of Mission Indians	F	Shasta Gaughen, Executive Director	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	4/1/2026
Pala Band of Mission Indians	F	Chris Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	4/1/2026
Pauma Band of Luiseno Indians	F	Lucia Majel, Pauma Cultural Resource Project Manager	P.O. Box 369 Pauma Valley, CA, 92061	(760) 742-1289		crm@Pauma-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Ventura	8/1/2025
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Mercedes Estrada, Cultural Director	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	mestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	5/21/2025
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vminott@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

Native American Heritage Commission
Native American Contact List
Orange County
4/27/2026

Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed 15 Argonaut Project, Orange County.

Record: PROJ-2026-002255
Report Type: AB52 GIS
Counties: Orange
NAHC Group: All

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New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

May 7, 2026

Cahuilla Band of Indians
BobbyRay Esparza, Cultural Director
52701 CA Highway 371
Anza, CA, 92539

Subject: 15 Argonaut Project

Dear Mr. Esparza:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

FCS understands that Brandywine Homes (applicant) is proposing the demolition of an approximately 47,096-square-foot existing office building on an approximately 4.4-acre site to facilitate the development of 58 three-story townhome units. The proposed townhomes would range from approximately 1,320 to 1,827 square feet in size and would consist of 3- and 4-bedroom units. The project site is located in the city of Aliso Viejo, Orange County, California. The project site is associated with Assessor's Parcel Numbers 623-093-10 and 623-093-11.

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Sincerely,

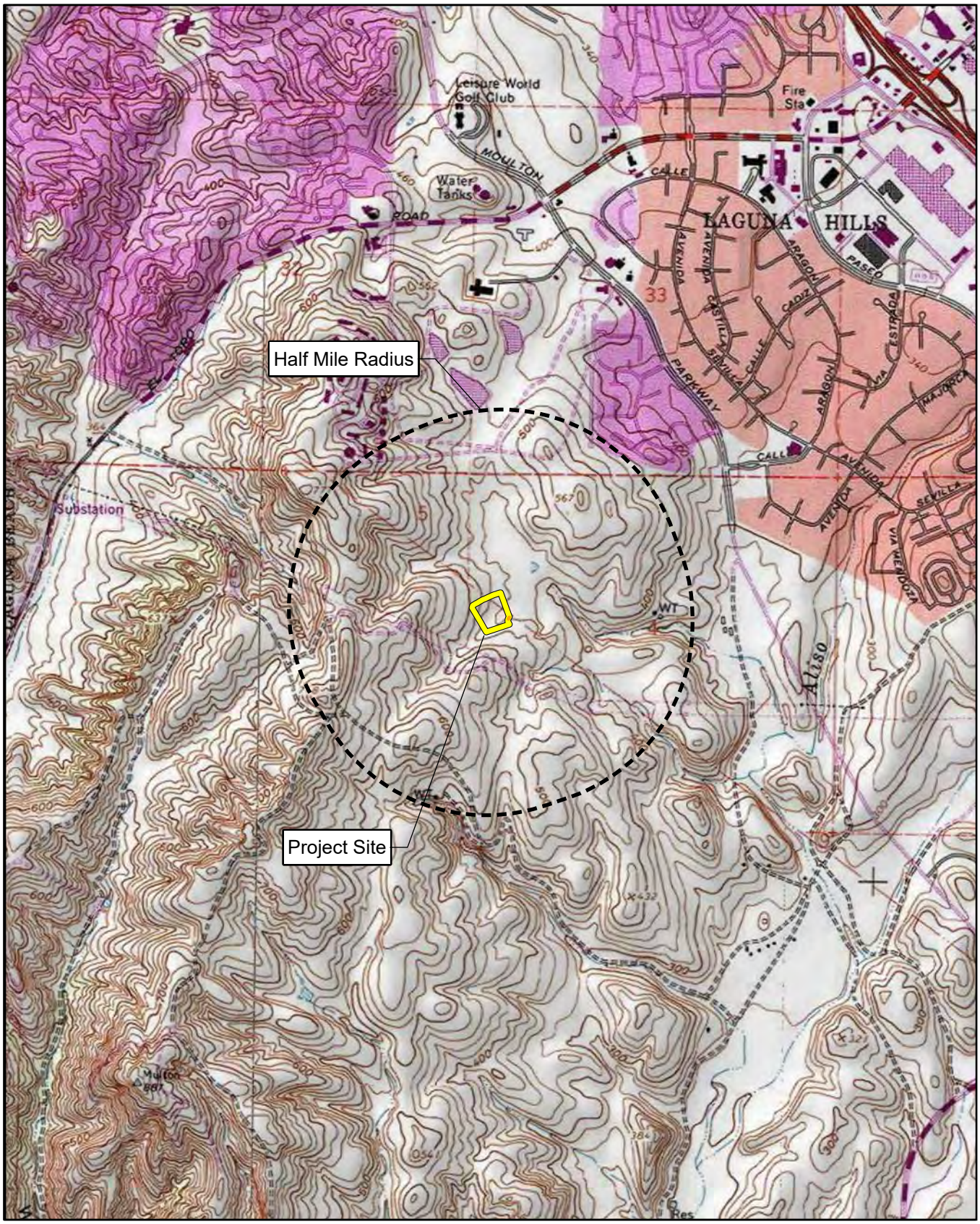


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enclosed

Attachment A: Record Search Map

Attachment A:
Records Search Map



Source: USGS San Juan Capistrano 7.5' Quadrangle / T07S, R08W, sec 4, 5, 32, 33.
Project Site USGS San Juan Capistrano 7.5' Quadrangle / T07S, R08W, sec 4.

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Exhibit 1
Local Vicinity Map, Topographic Base

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56 Broome Corporate Parkway
Conklin, NY 13748

May 7, 2026

Cahuilla Band of Indians
Anthony Madrigal, Tribal Historic Preservation Officer
52701 CA Highway 371
Anza, CA, 92539

Subject: 15 Argonaut Project

Dear Mr. Madrigal:

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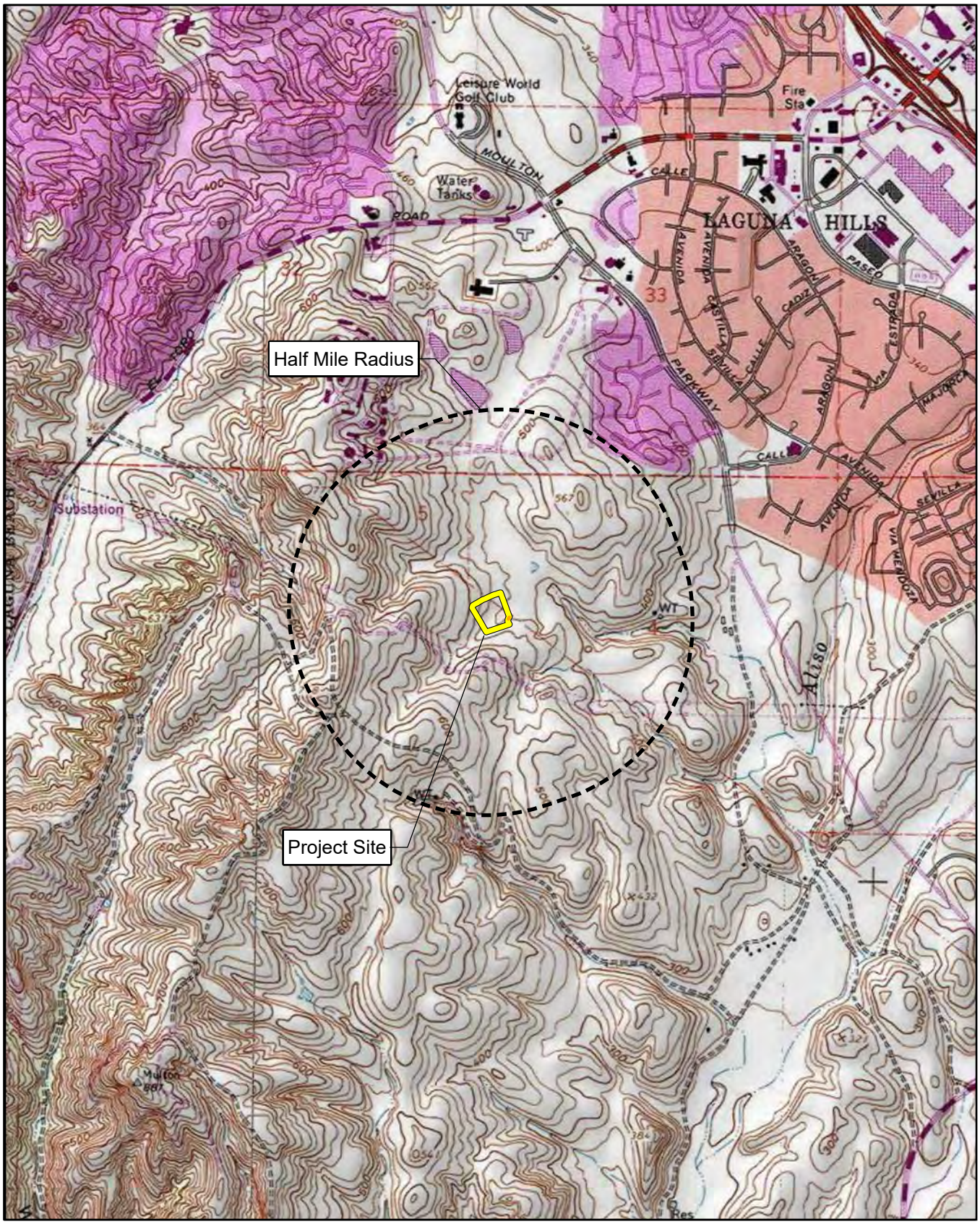


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56 Broome Corporate Parkway
Conklin, NY 13748

May 7, 2026

Cahuilla Band of Indians
Erica Schenk, Chairperson
52701 CA Highway 371
Anza, CA, 92539

Subject: 15 Argonaut Project

Dear Chairperson Schenk:

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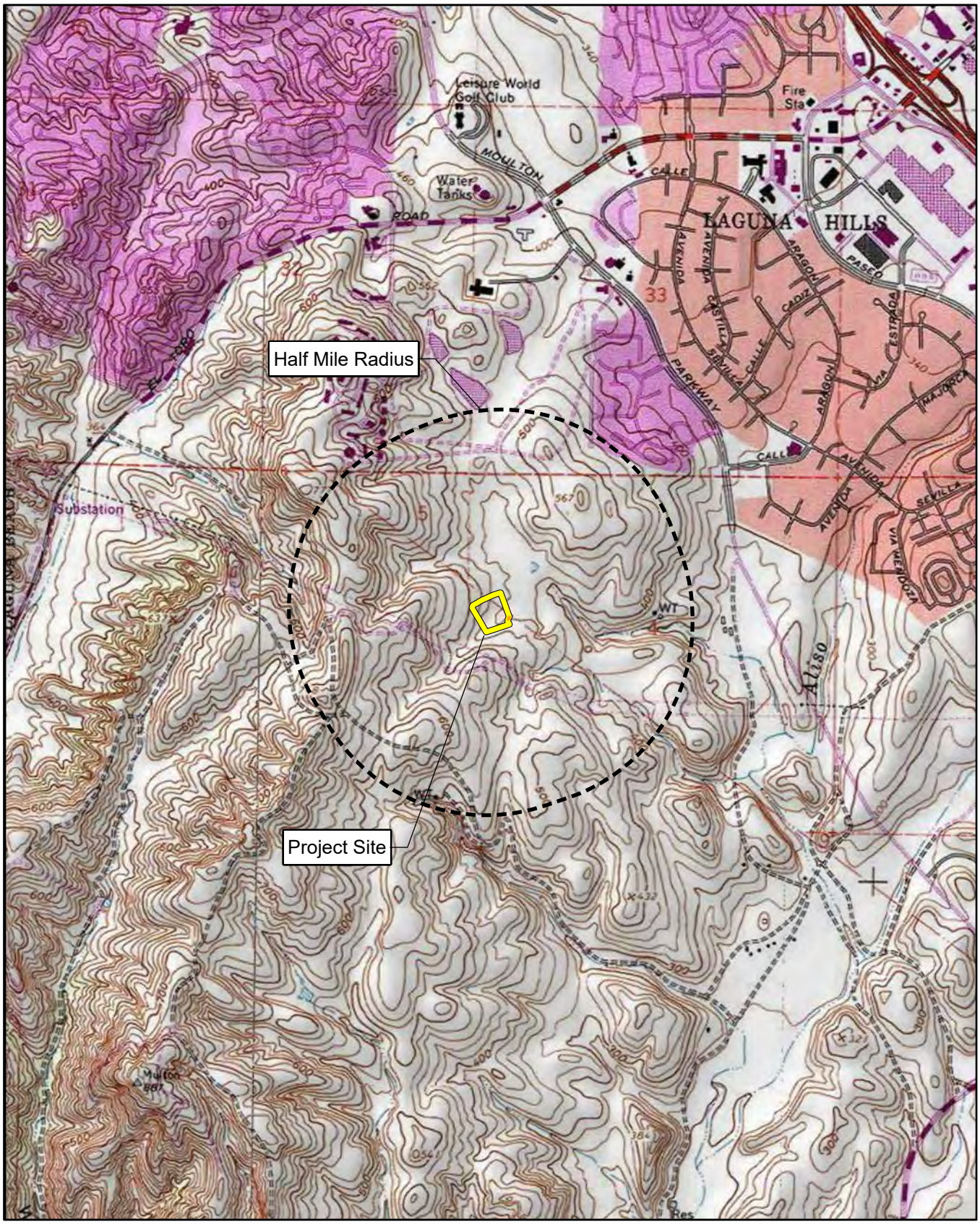


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
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56 Broome Corporate Parkway
Conklin, NY 13748

May 7, 2026

Gabrielino/Tongva Nation
Linda Candelaria, Chairperson
73465 Royal Palm Drive, #1
Palm Desert, CA 92260

Subject: 15 Argonaut Project

Dear Chairperson Candelaria:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

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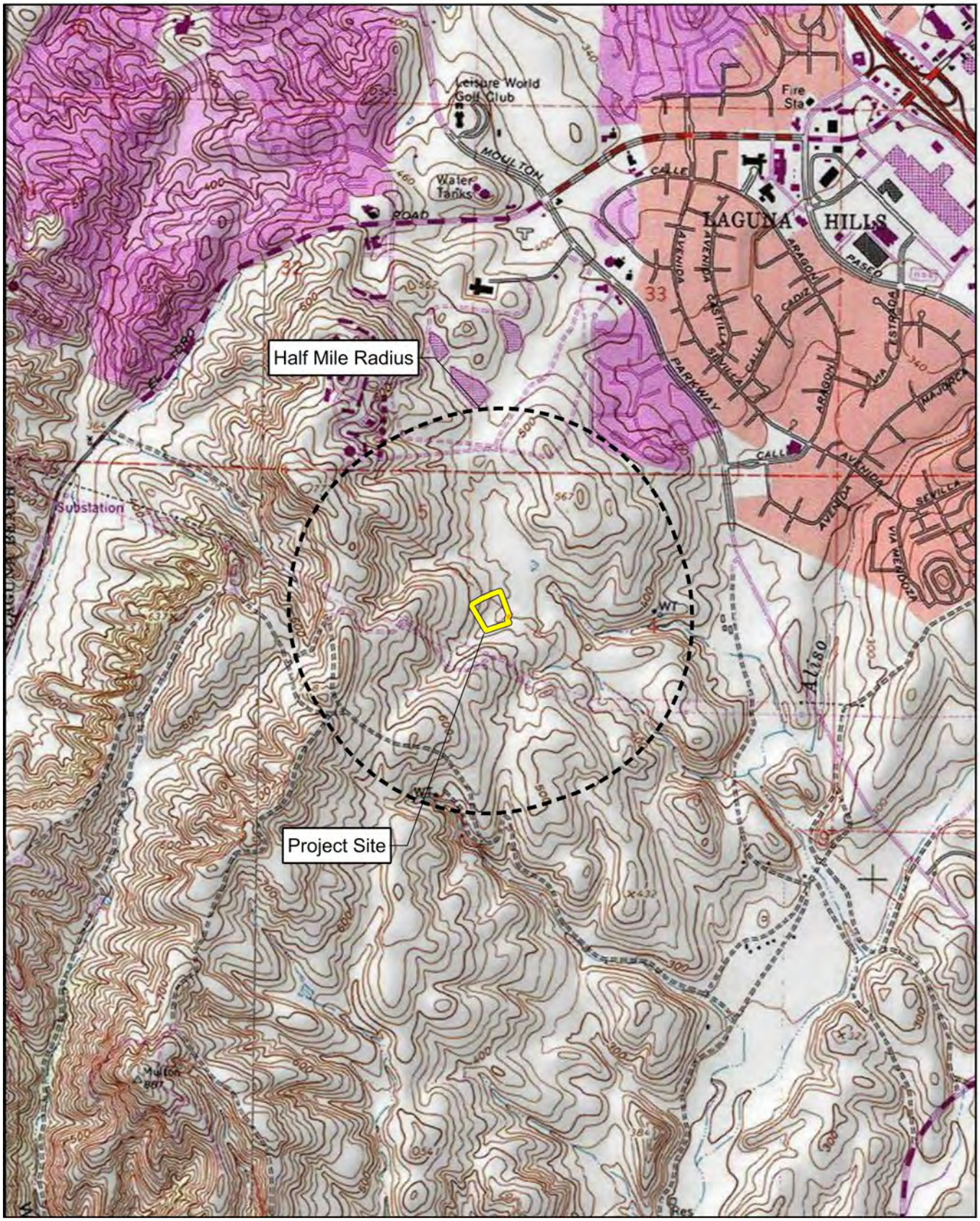


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enclosed

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Exhibit 1

Local Vicinity Map, Topographic Base

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FCS INTERNATIONAL, INC.

May 7, 2026

Gabrielino-Tongva Tribe
Sam Dunlap, Cultural Resource Director
P.O. Box 3919
Seal Beach, CA 90740

Subject: 15 Argonaut Project

Dear Mr. Dunlap:

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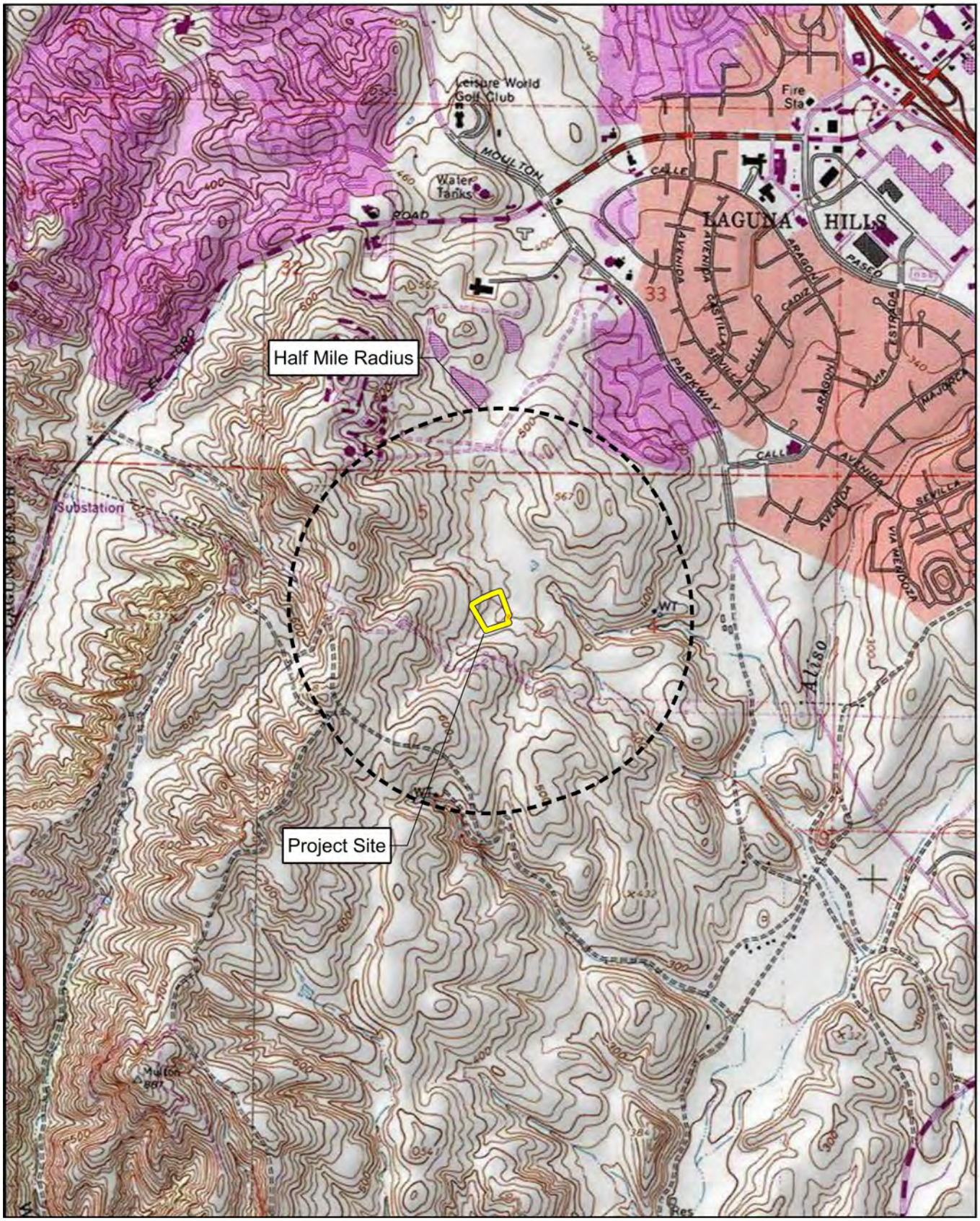


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Enclosed

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May 7, 2026

Gabrielino Tongva Indians of California Tribal Council
Christina Conley, Cultural Resource Administrator
P.O. Box 941078
San Gabriel, CA 93094

Subject: 15 Argonaut Project

Dear Ms. Conley:

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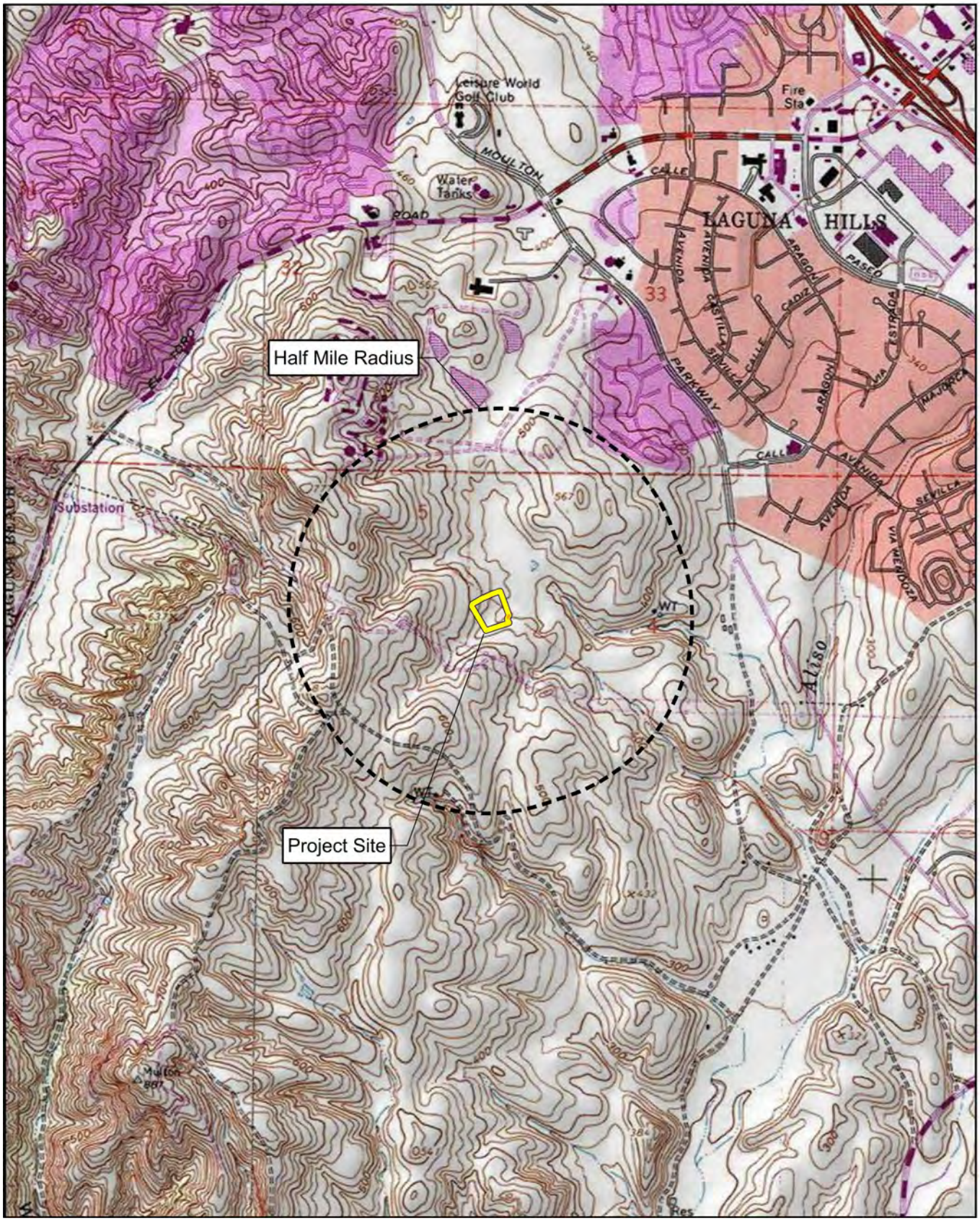


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Records Search Map



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Project Site USGS San Juan Capistrano 7.5' Quadrangle/ T07S, R08W, sec 4.

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Exhibit 1
Local Vicinity Map, Topographic Base

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UNITED STATES

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T +1 714 508 4100
T 303 938 5500
F +1 714 508 4110
E info@fcs-intl.com

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250 Commerce
Suite 210
Irvine, CA 92602

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New York
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Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

May 7, 2026

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA 90707

Subject: 15 Argonaut Project

Dear Mr. Dorame:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

FCS understands that Brandywine Homes (applicant) is proposing the demolition of an approximately 47,096-square-foot existing office building on an approximately 4.4-acre site to facilitate the development of 58 three-story townhome units. The proposed townhomes would range from approximately 1,320 to 1,827 square feet in size and would consist of 3- and 4-bedroom units. The project site is located in the city of Aliso Viejo, Orange County, California. The project site is associated with Assessor's Parcel Numbers 623-093-10 and 623-093-11.

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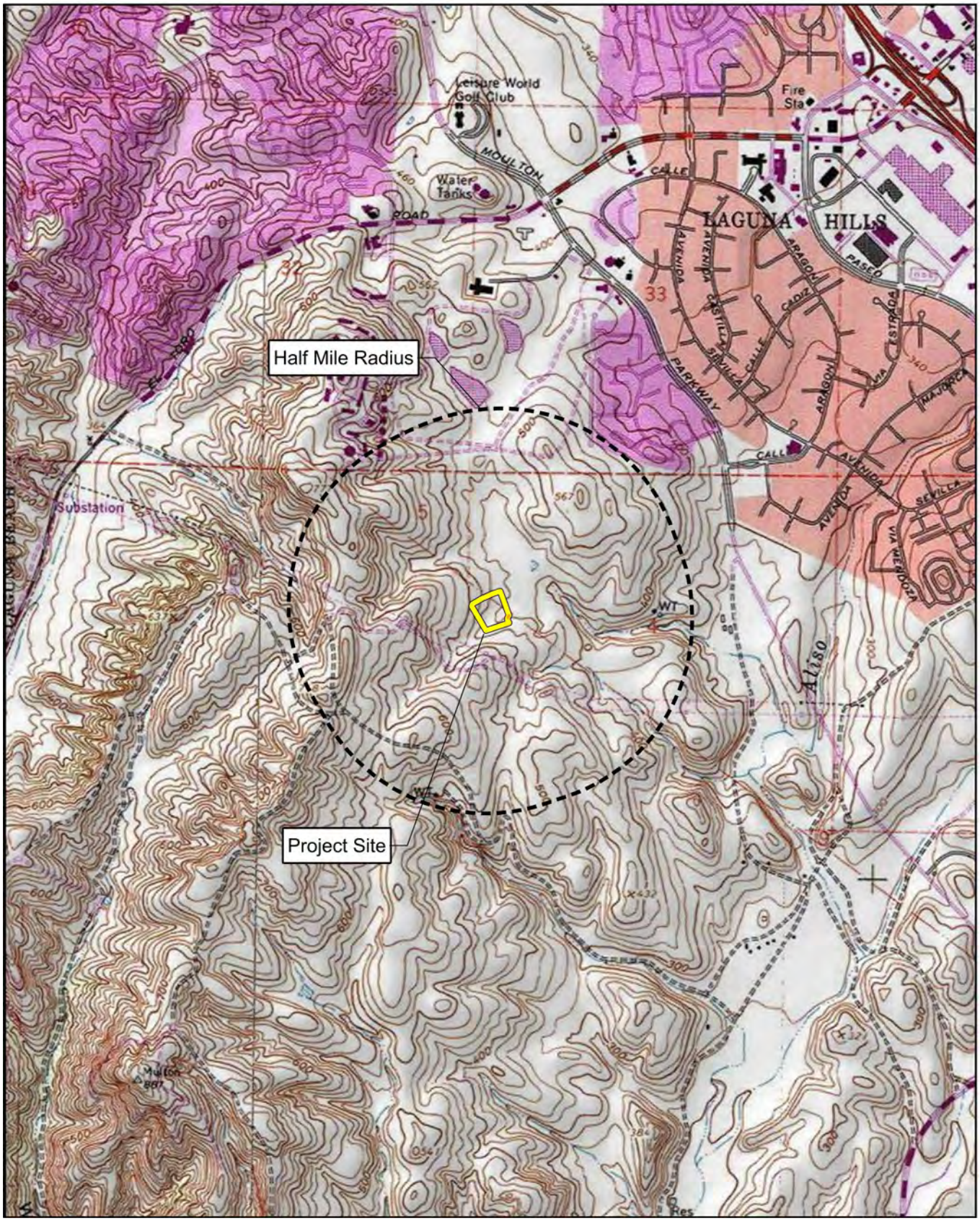


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enclosed

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Records Search Map



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May 7, 2026

Juaneño Band of Mission Indians Acjachemen Nation-84A
Heidi Lucero, THPO/MLD
31411-A La Matanza Street
San Juan Capistrano, CA 92603

Subject: 15 Argonaut Project

Dear Ms. Lucero:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

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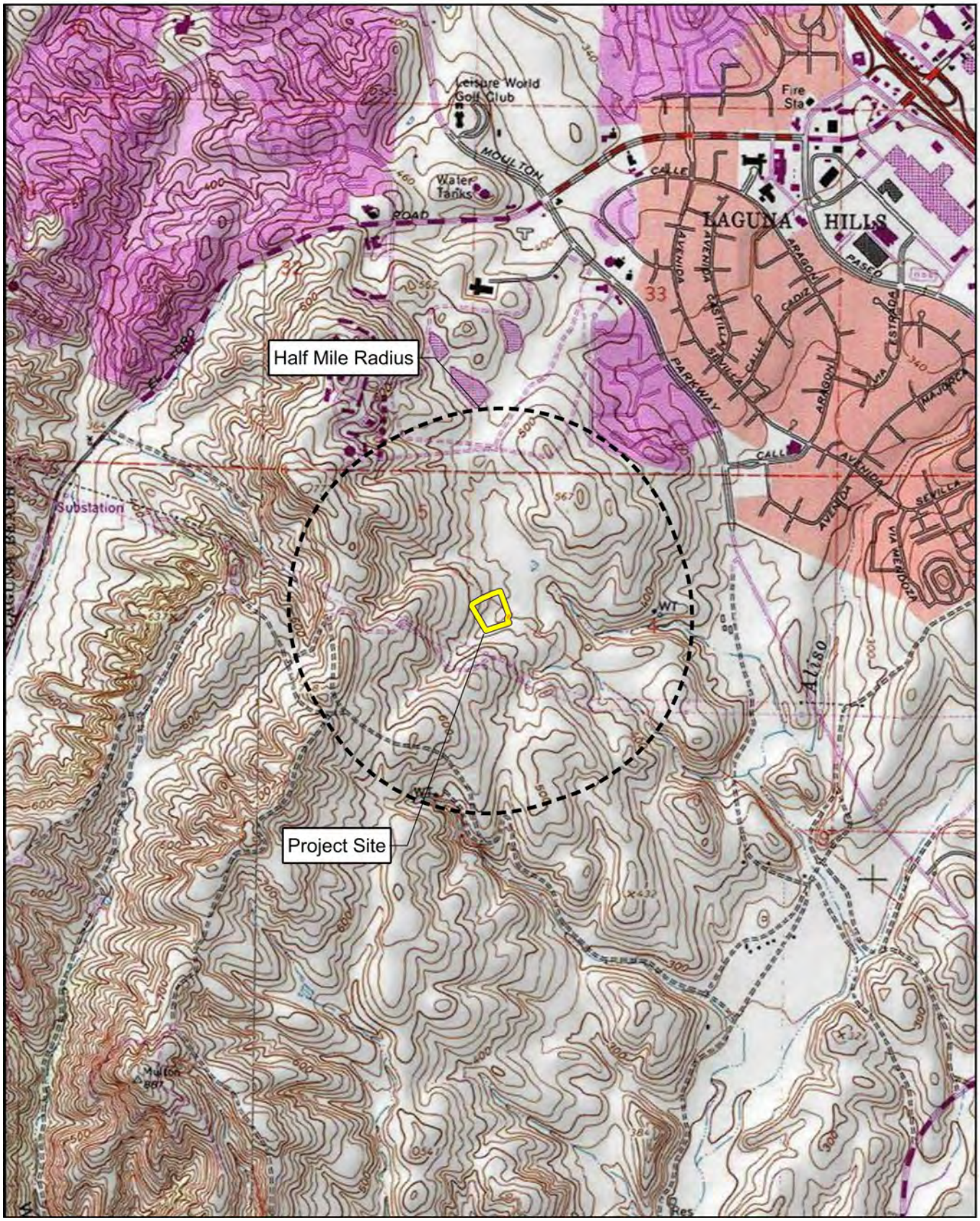


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enclosed

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May 7, 2026

Juaneño Band of Mission Indians Acjachemen Nation-84A
Nathan Banda, Chairman
31411-A La Matanza Street
San Juan Capistrano, CA 92603

Subject: 15 Argonaut Project

Dear Chairman Banda:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

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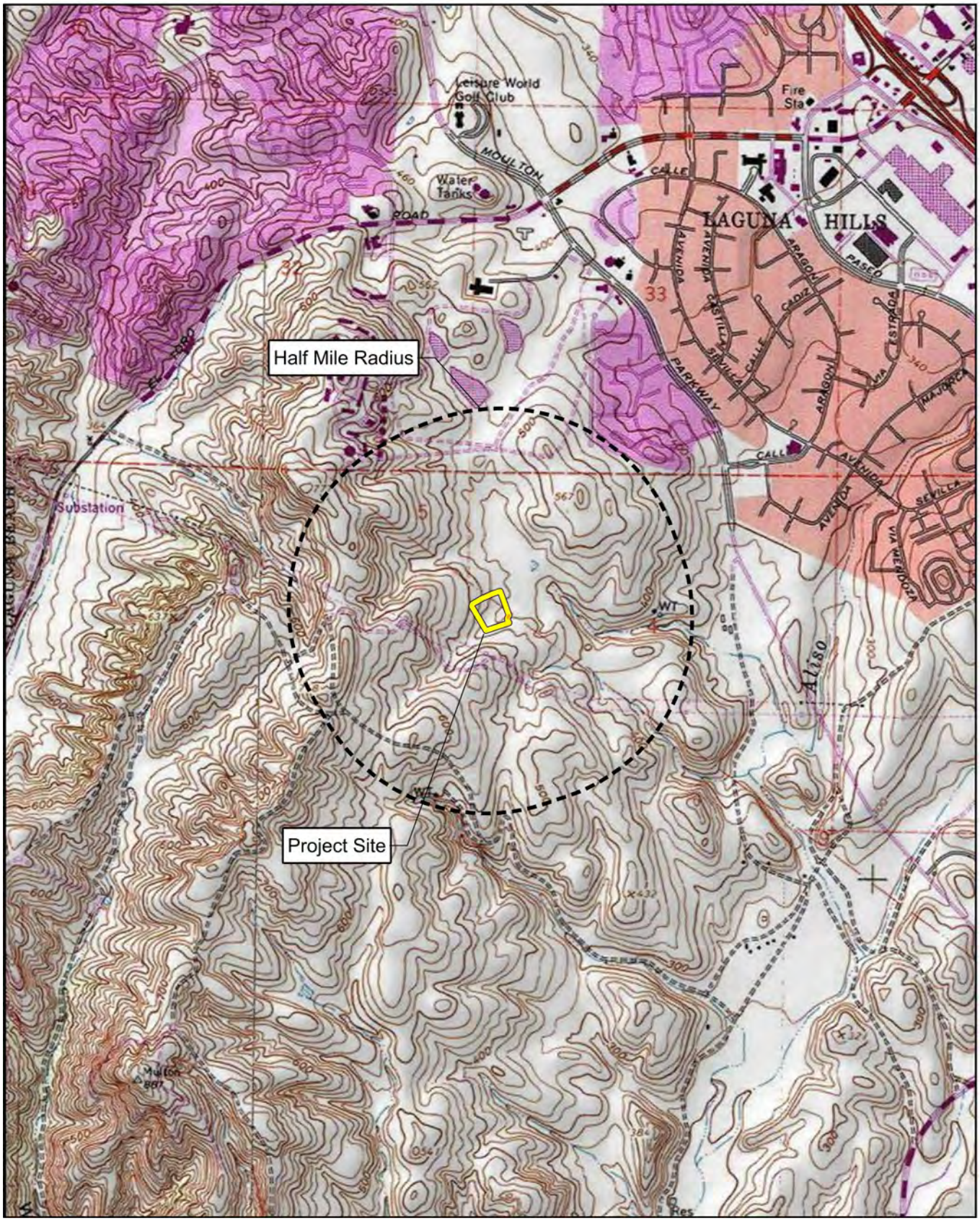


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enclosed

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May 7, 2026

Juaneño Band of Mission Indians Acjachemen Nation-84A
Shannon Wingfield, Secretary
31411-A La Matanza Street
San Juan Capistrano, CA 92603

Subject: 15 Argonaut Project

Dear Ms. Wingfield:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

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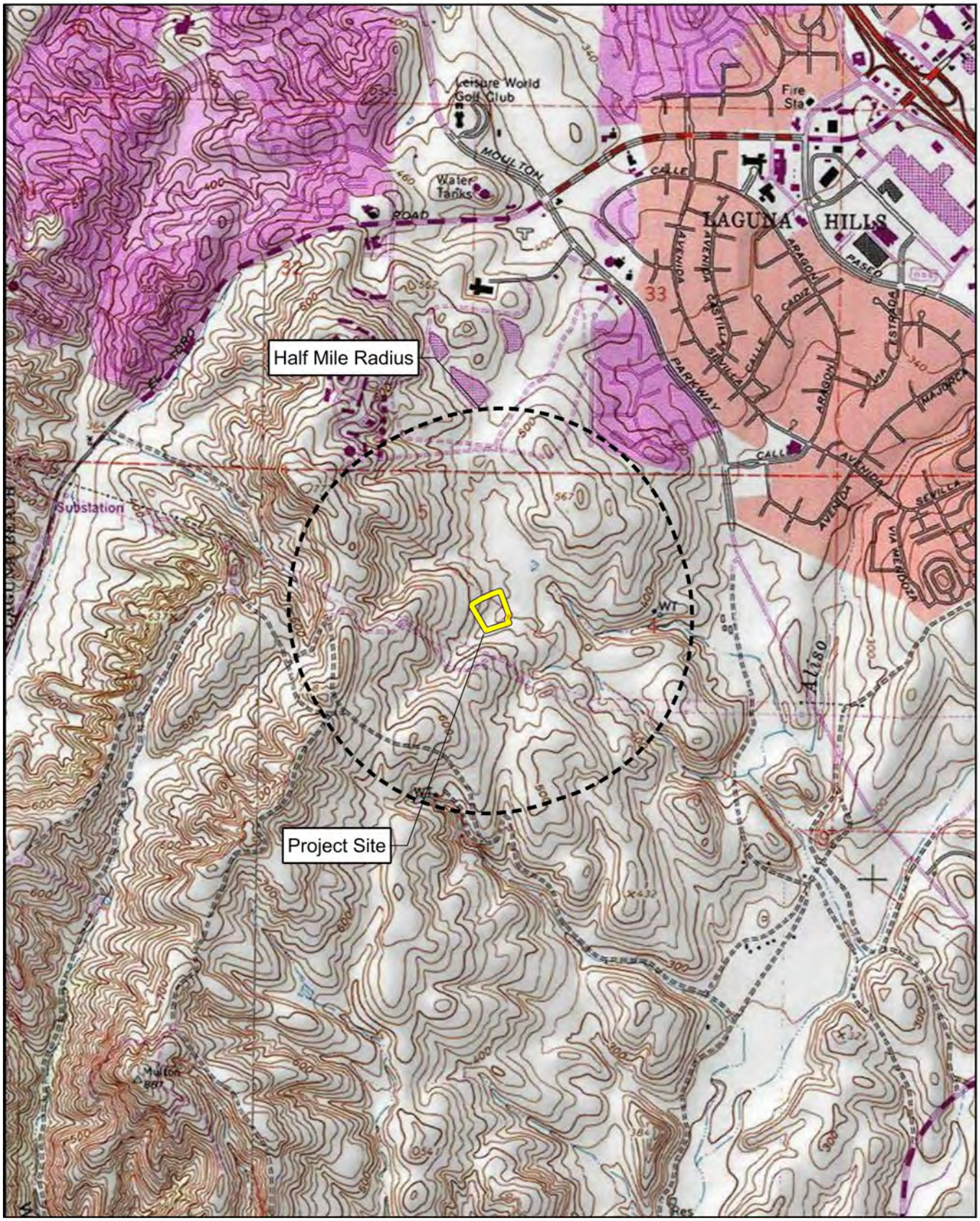


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
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Enclosed

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May 7, 2026

Juaneno Band of Mission Indians
Sonia Johnston, Chairperson
P.O. Box 25628
Santa Ana, CA 92799

Subject: 15 Argonaut Project

Dear Chairperson Johnston:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

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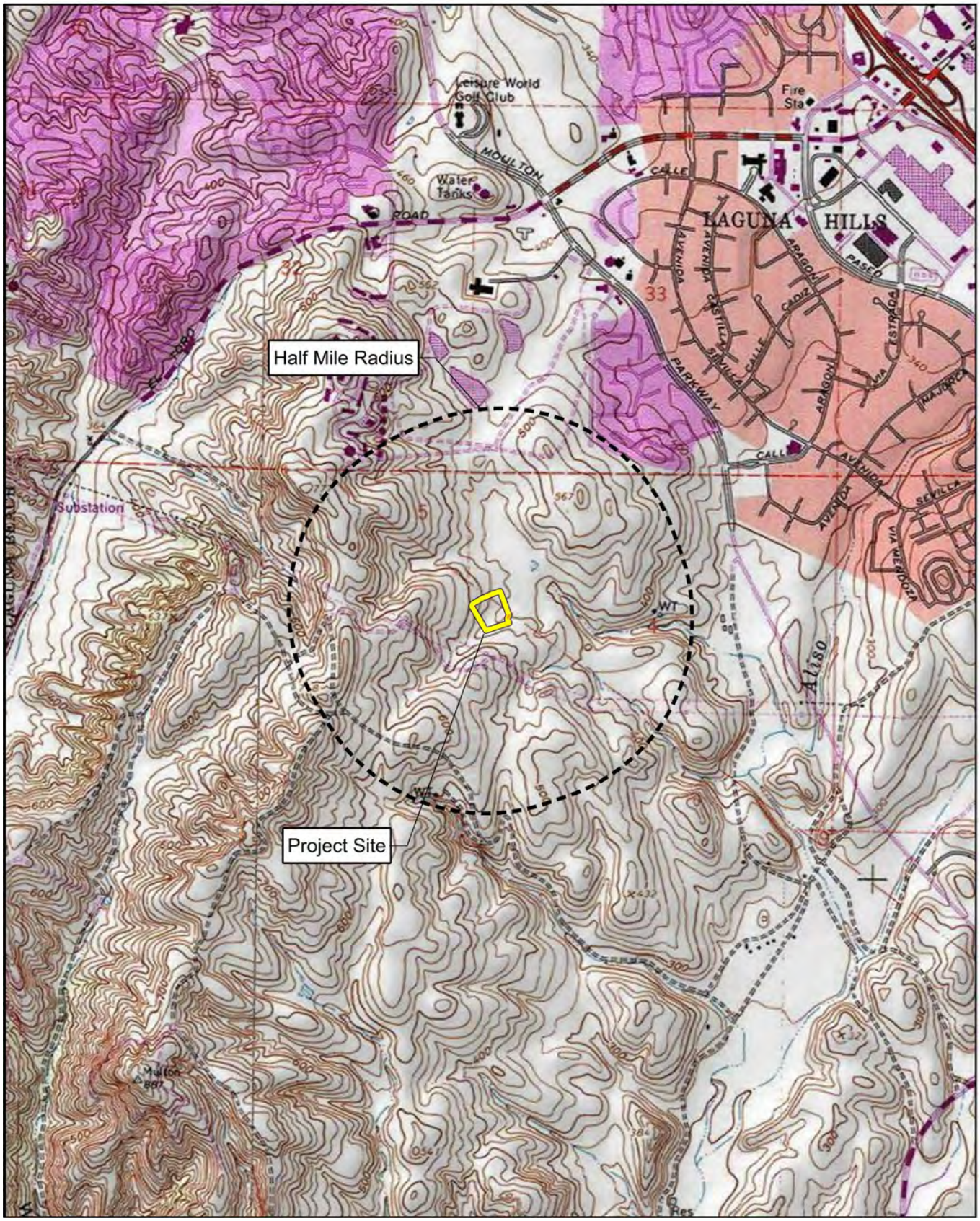


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enclosed

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May 7, 2026

Juaneño Band of Mission Indians Acjachemen Nation - Belardes
Joyce Perry, Cultural Resource Director
4955 Paseo Segovia
Irvine, CA 92603

Subject: 15 Argonaut Project

Dear Ms. Perry:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

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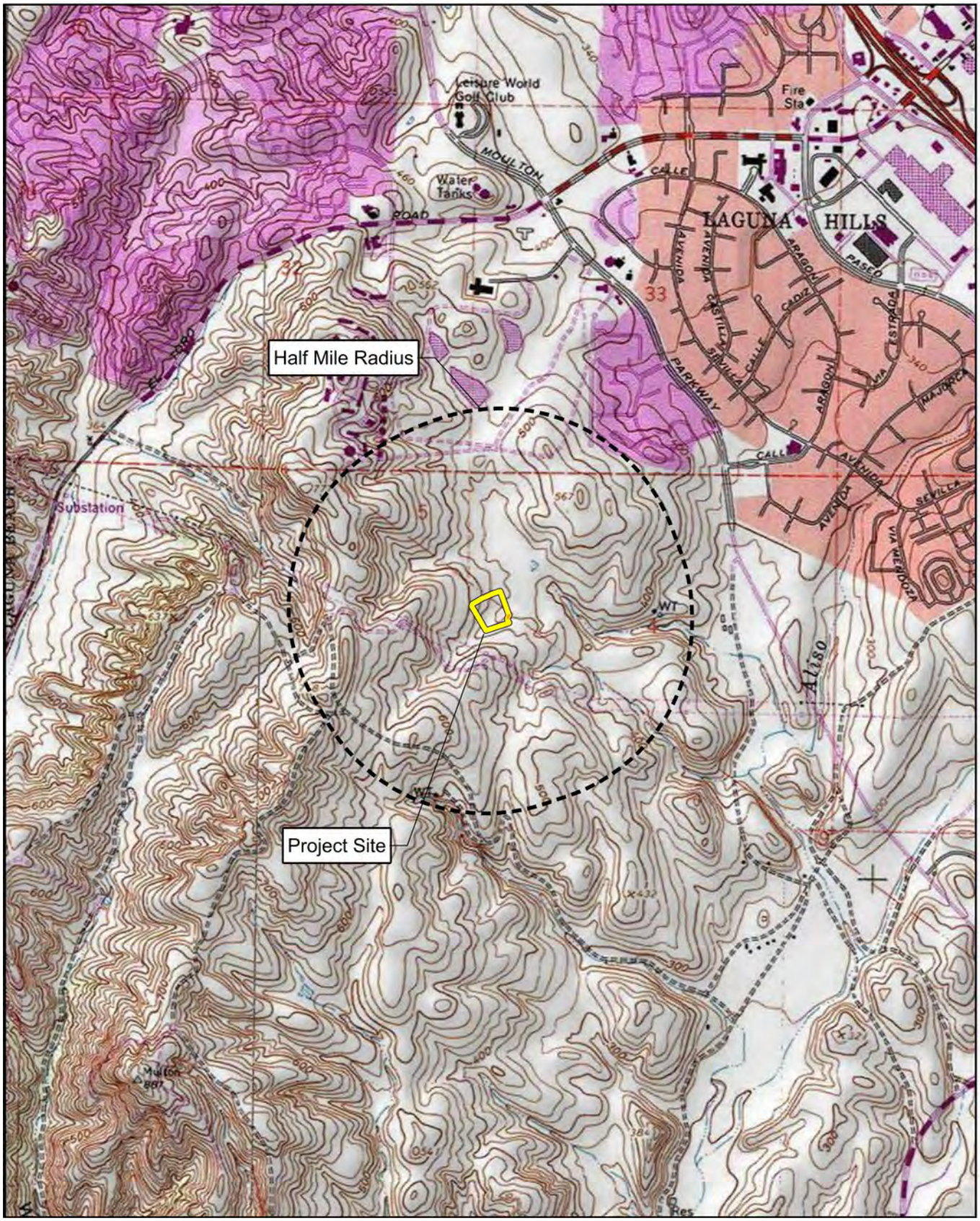


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May 7, 2026

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723

Subject: 15 Argonaut Project

Dear Chairperson Salas:

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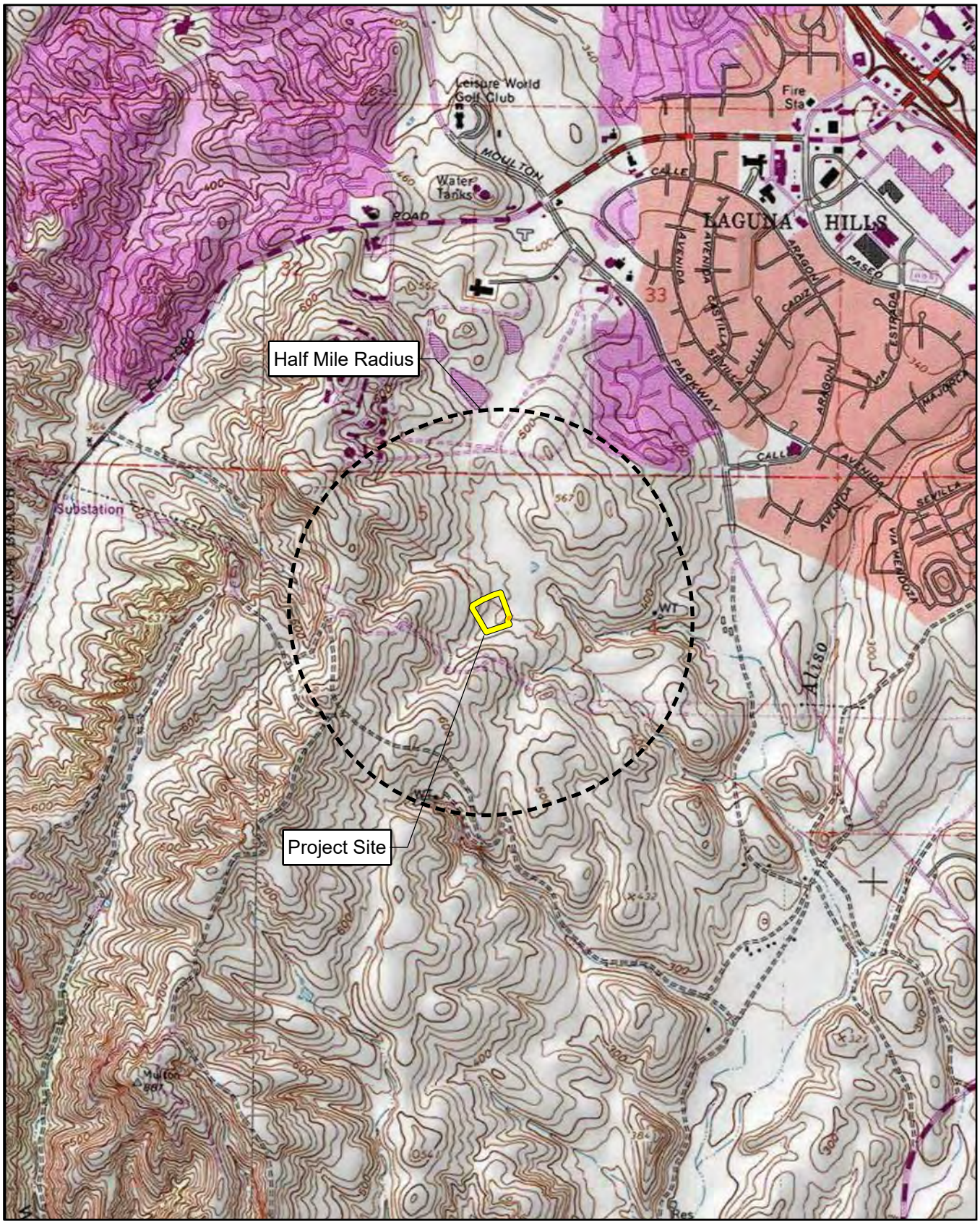


Stefanie Griffin, M.A., RPA
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250 Commerce, Suite 210
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Local Vicinity Map, Topographic Base

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56 Broome Corporate Parkway
Conklin, NY 13748

May 7, 2026

La Jolla Band of Luiseño Indians
Wesley Ruise, Tribal Chairman
22000 Highway 76
Pauma Valley, CA 92061

Subject: 15 Argonaut Project

Dear Chairman Ruise:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

FCS understands that Brandywine Homes (applicant) is proposing the demolition of an approximately 47,096-square-foot existing office building on an approximately 4.4-acre site to facilitate the development of 58 three-story townhome units. The proposed townhomes would range from approximately 1,320 to 1,827 square feet in size and would consist of 3- and 4-bedroom units. The project site is located in the city of Aliso Viejo, Orange County, California. The project site is associated with Assessor's Parcel Numbers 623-093-10 and 623-093-11.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and a California Historical Resources Information System (CHRIS) search. The results of the SLF records search were positive. The CHRIS search found that there are seven pre-contact resources within the 0.5-mile search radius of the project site. Of these, one pre-contact resource was recorded within the project boundaries. Additionally, there are 24 studies within a 0.5-mile search radius of the project site, four of which address the project site. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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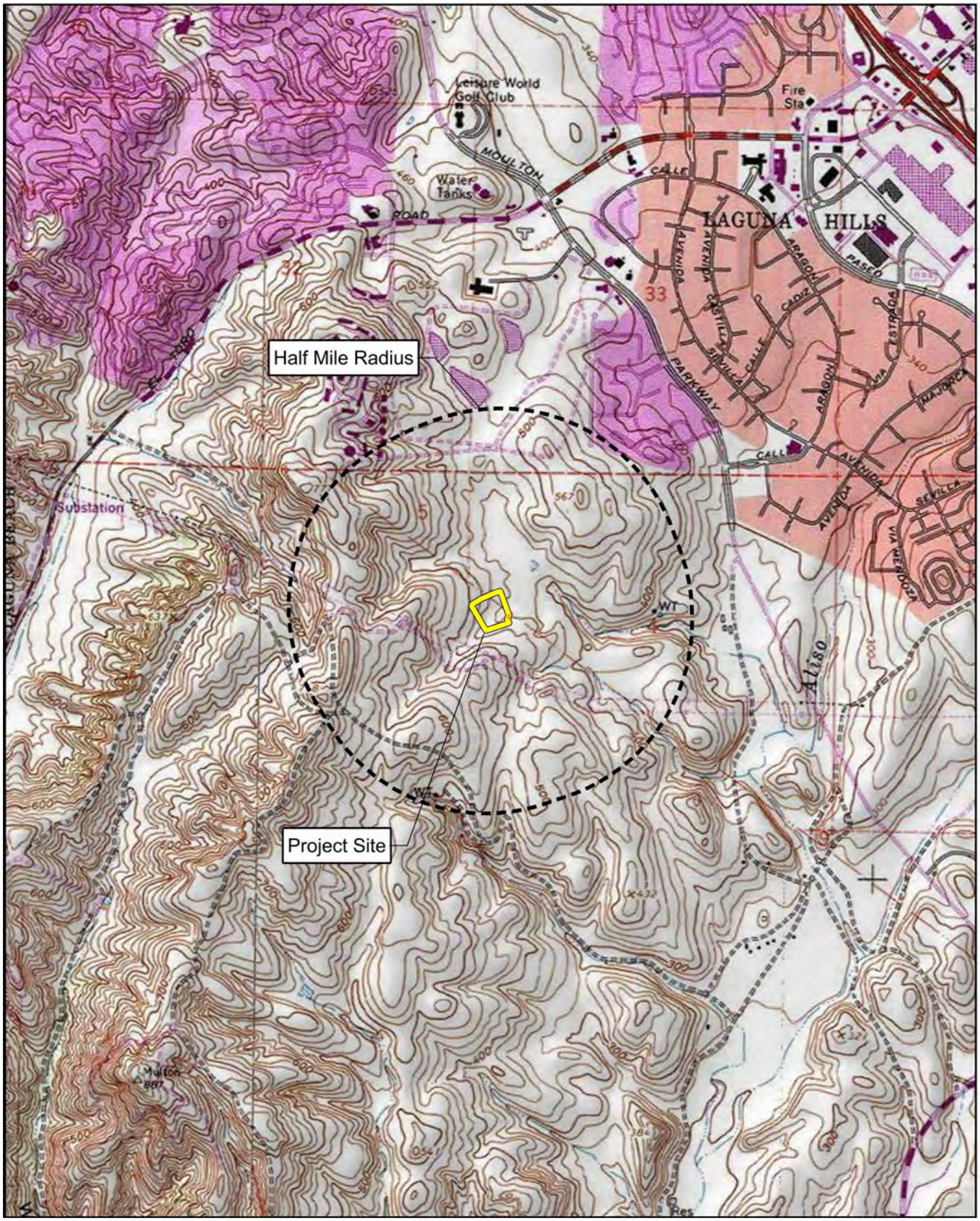


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enclosed

Attachment A: Record Search Map

Attachment A:
Records Search Map



Source: USGS San Juan Capistrano 7.5' Quadrangle/ T07S, R08W, sec 4, 5, 32, 33.
Project Site USGS San Juan Capistrano 7.5' Quadrangle/ T07S, R08W, sec 4.

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May 7, 2026

Morongo Band of Mission Indians
Bernadette Ann Brierty, Tribal Historic Preservation Officer
12700 Pumarra Road
Banning, CA 92220

Subject: 15 Argonaut Project

Dear Ms. Bernadette:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

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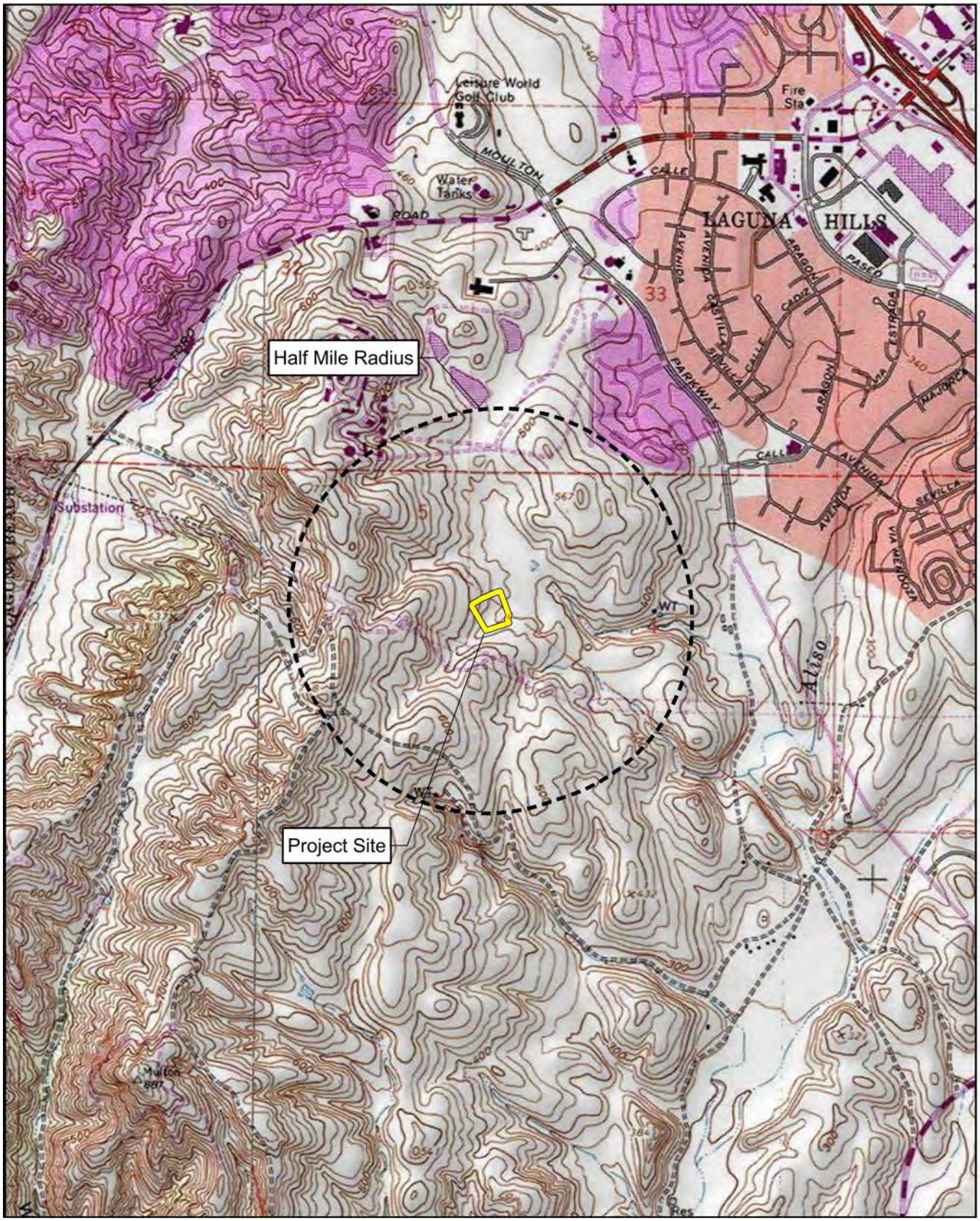


Stefanie Griffin, M.A., RPA
Senior Archaeologist
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Enclosed

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FCS INTERNATIONAL, INC.

May 7, 2026

Morongo Band of Mission Indians
Lena Broderick, Executive Assistant to Tribal Chairman
12700 Pumarra Road
Banning, CA 92220

Subject: 15 Argonaut Project

Dear Ms. Broderick:

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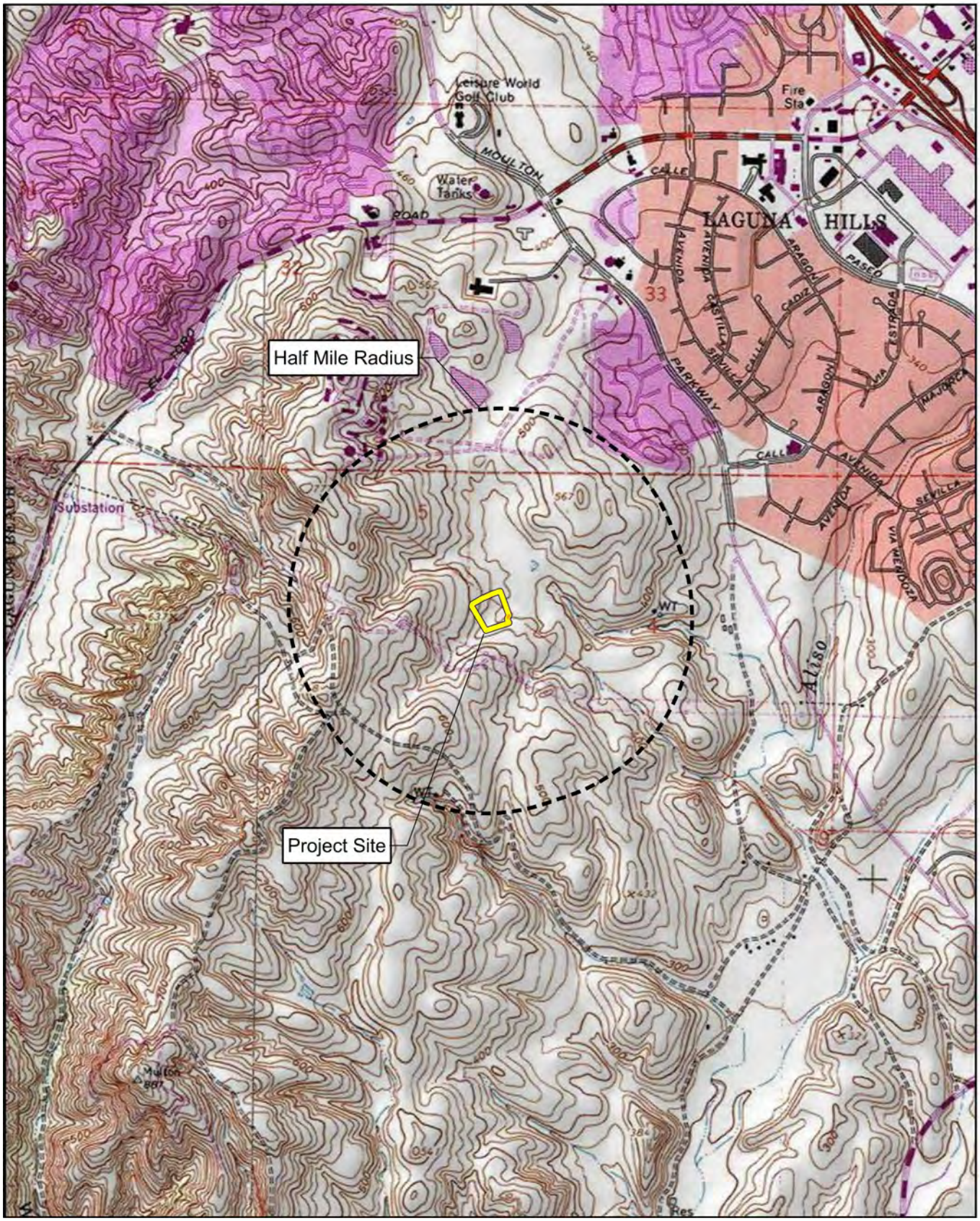


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May 7, 2026

Morongo Band of Mission Indians
Charles Martin, MBMI Chairman
12700 Pumarra Road
Banning, CA 92220

Subject: 15 Argonaut Project

Dear Chairman Martin:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

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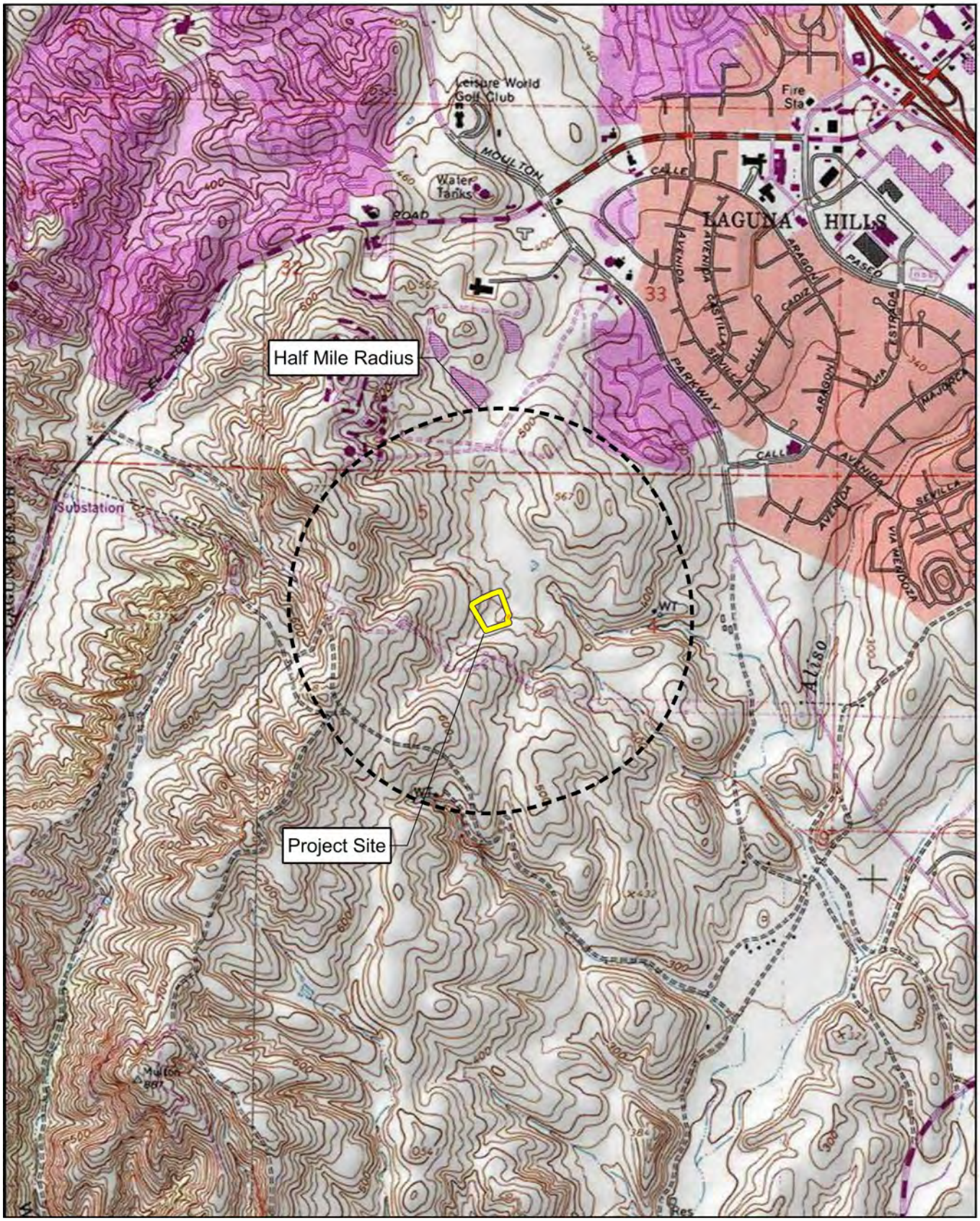


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May 7, 2026

Pala Band of Mission Indians
Shasta Gaughen, Executive Director
PMB 50, 35008 Pala Temecula Road
Pala, CA 92059

Subject: 15 Argonaut Project

Dear Ms. Gaughen:

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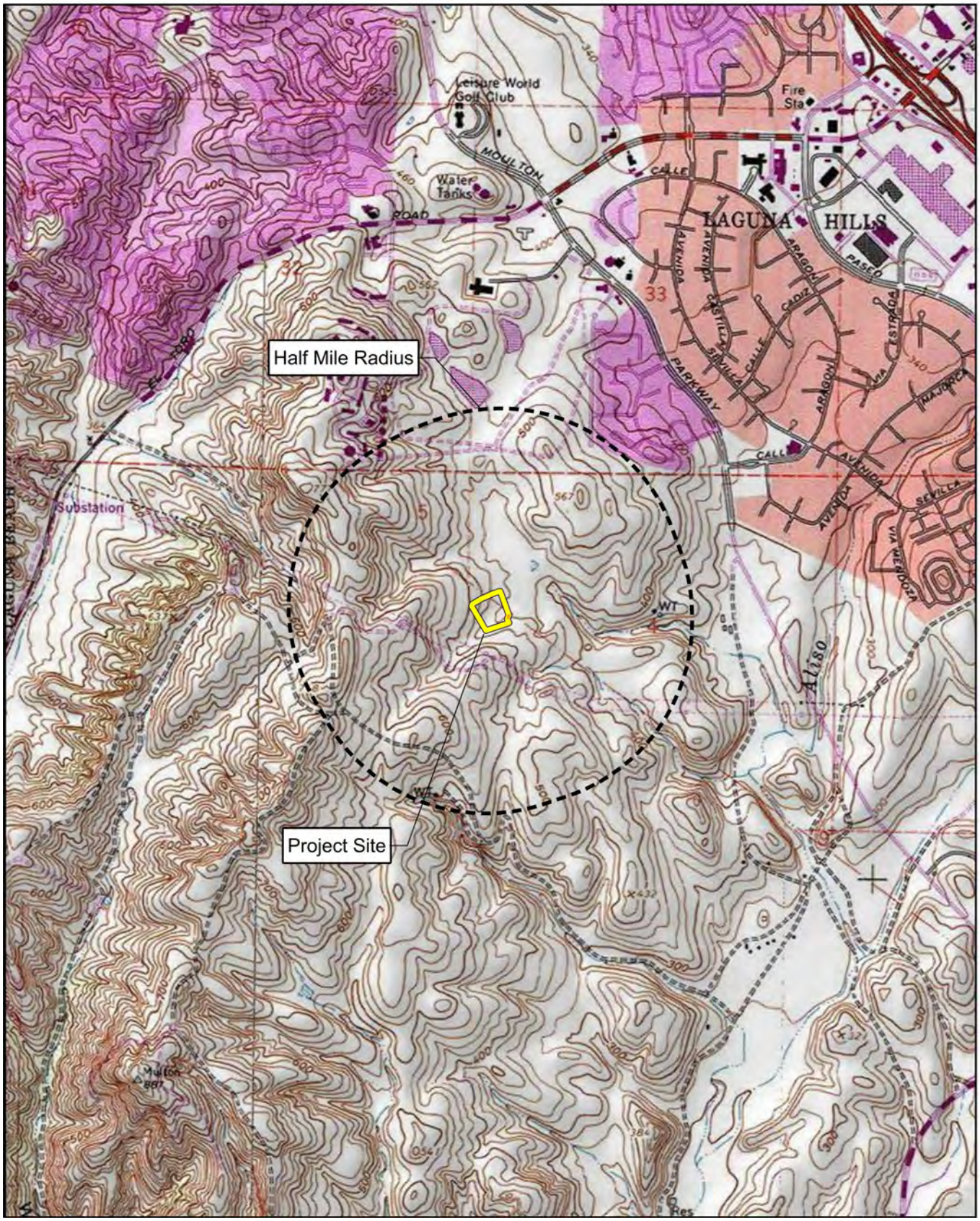


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May 7, 2026

Pala Band of Mission Indians
Chris Nejo, Legal Analyst/Researcher
PMB 50, 35008 Pala Temecula Road
Pala, CA 92059

Subject: 15 Argonaut Project

Dear Mr. Nejo:

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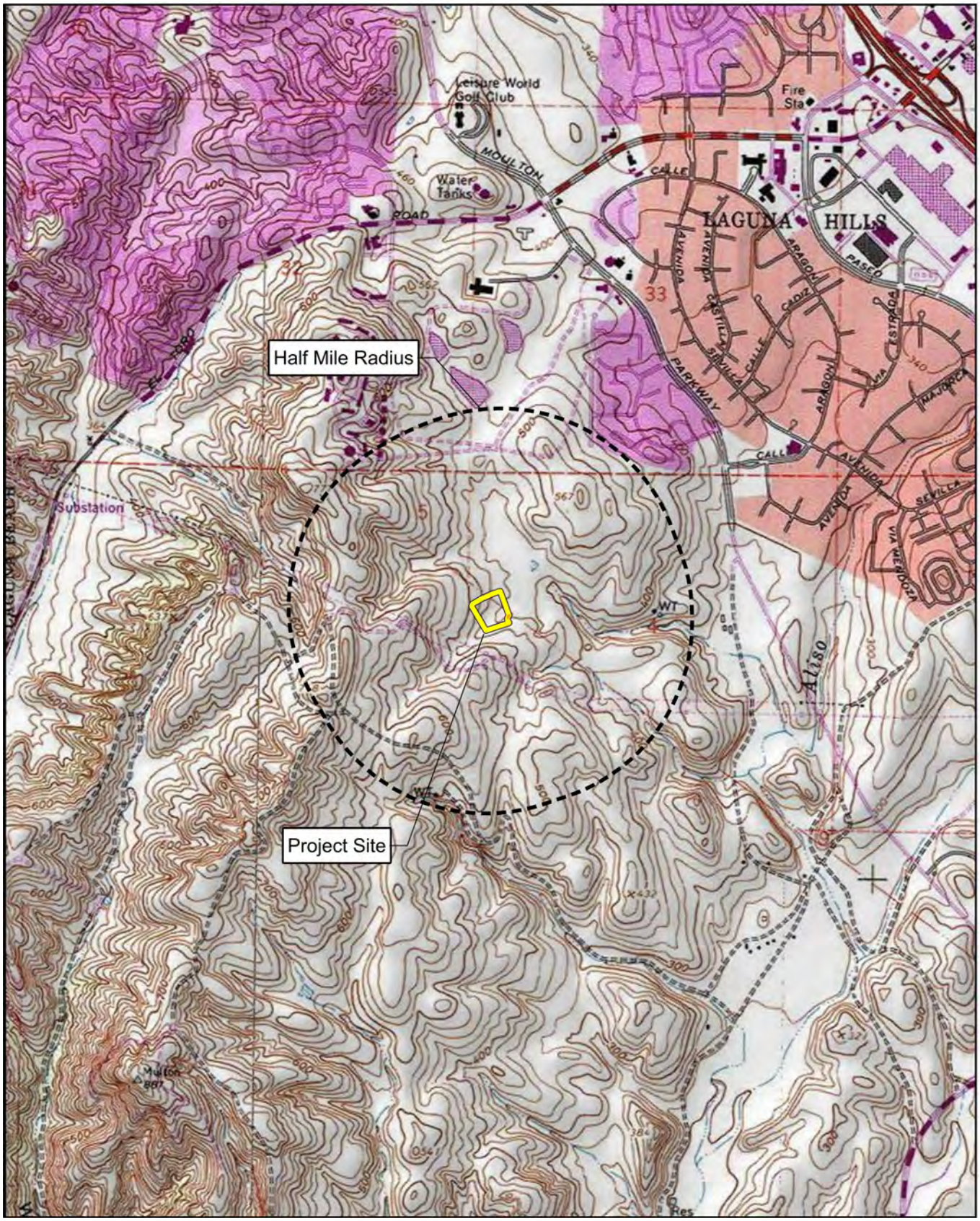


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May 7, 2026

Pala Band of Mission Indians
John Pepper, THPO
PMB 50, 35008 Pala Temecula Road
Pala, CA 92059

Subject: 15 Argonaut Project

Dear Mr. Pepper:

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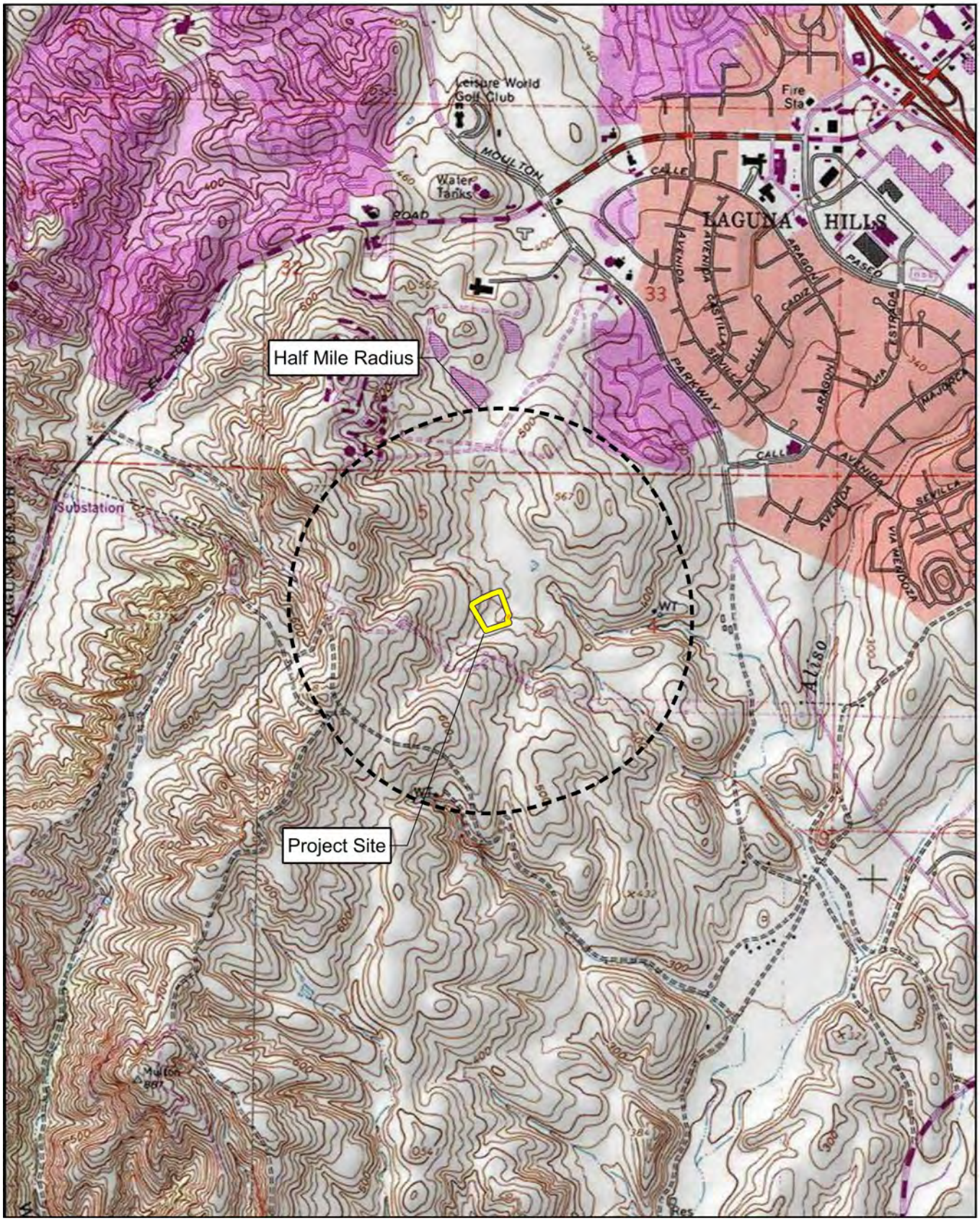


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Deposit, NY 13754

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Conklin, NY 13748

May 7, 2026

Pauma Band of Luiseño Indians
Lucia Majel, Pauma Cultural Resources Project Manager
P.O. Box 369
Pauma Valley, CA 92061

Subject: 15 Argonaut Project

Dear Ms. Majel:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

FCS understands that Brandywine Homes (applicant) is proposing the demolition of an approximately 47,096-square-foot existing office building on an approximately 4.4-acre site to facilitate the development of 58 three-story townhome units. The proposed townhomes would range from approximately 1,320 to 1,827 square feet in size and would consist of 3- and 4-bedroom units. The project site is located in the city of Aliso Viejo, Orange County, California. The project site is associated with Assessor's Parcel Numbers 623-093-10 and 623-093-11.

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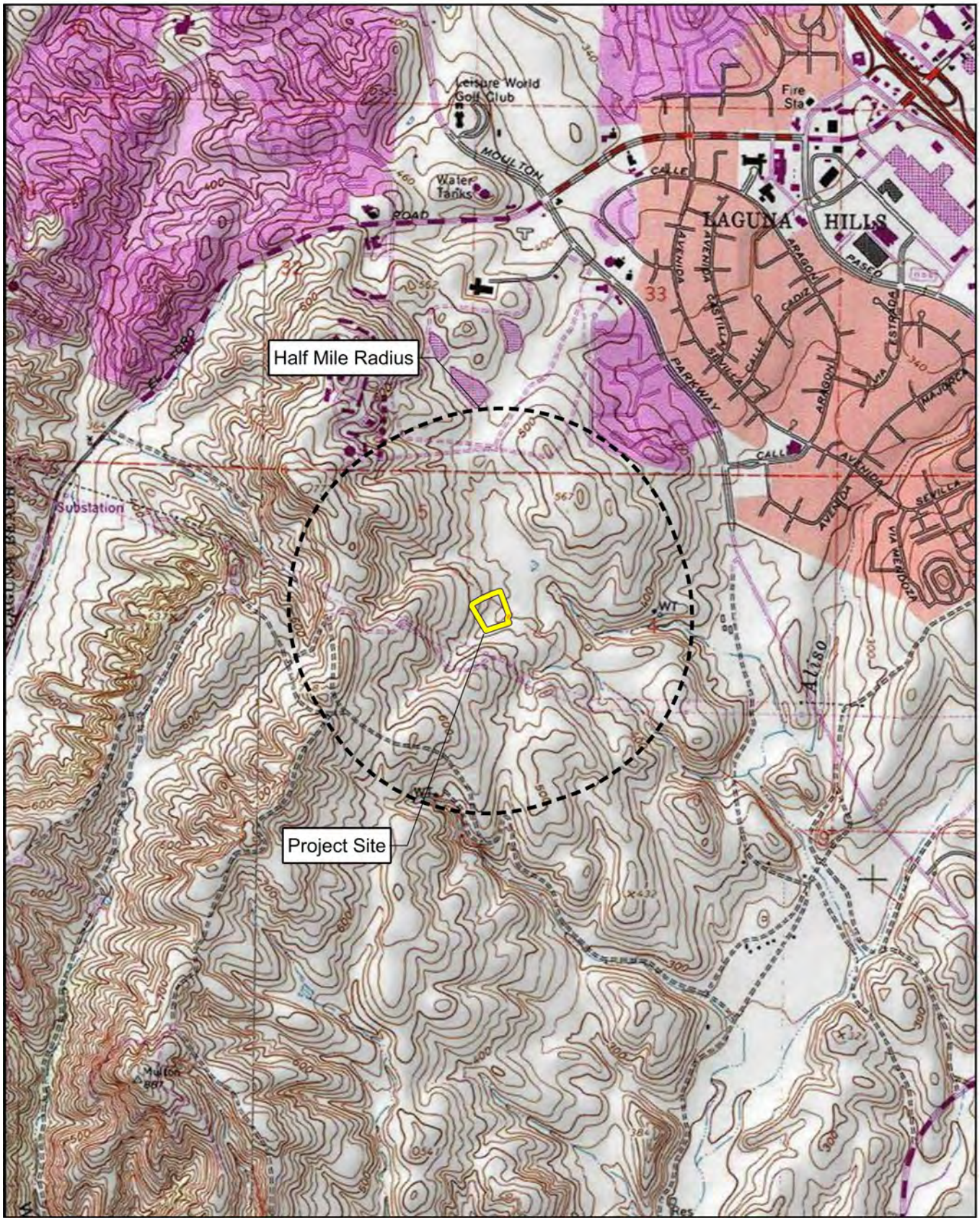


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enclosed

Attachment A: Record Search Map

Attachment A:
Records Search Map



Source: USGS San Juan Capistrano 7.5' Quadrangle/ T07S, R08W, sec 4, 5, 32, 33.
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Exhibit 1

Local Vicinity Map, Topographic Base

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May 7, 2026

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

Subject: 15 Argonuat Project

Dear Chairperson Morales:

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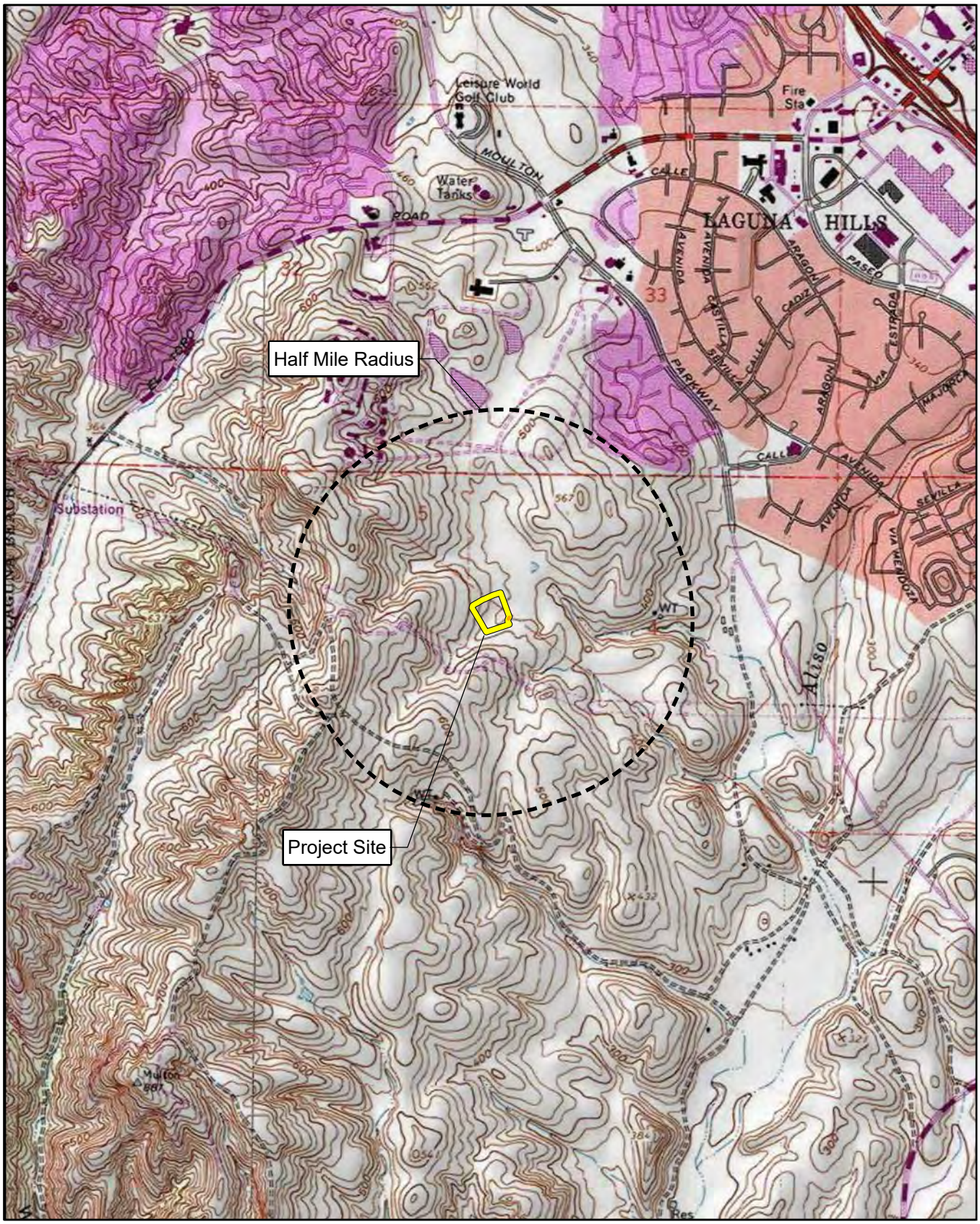


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May 7, 2026

Santa Rosa Band of Cahuilla Indians
Steven Estrada, Tribal Chairman
P.O. Box 391820
Anza, CA 92539

Subject: 15 Argonaut Project

Dear Chairman Estrada:

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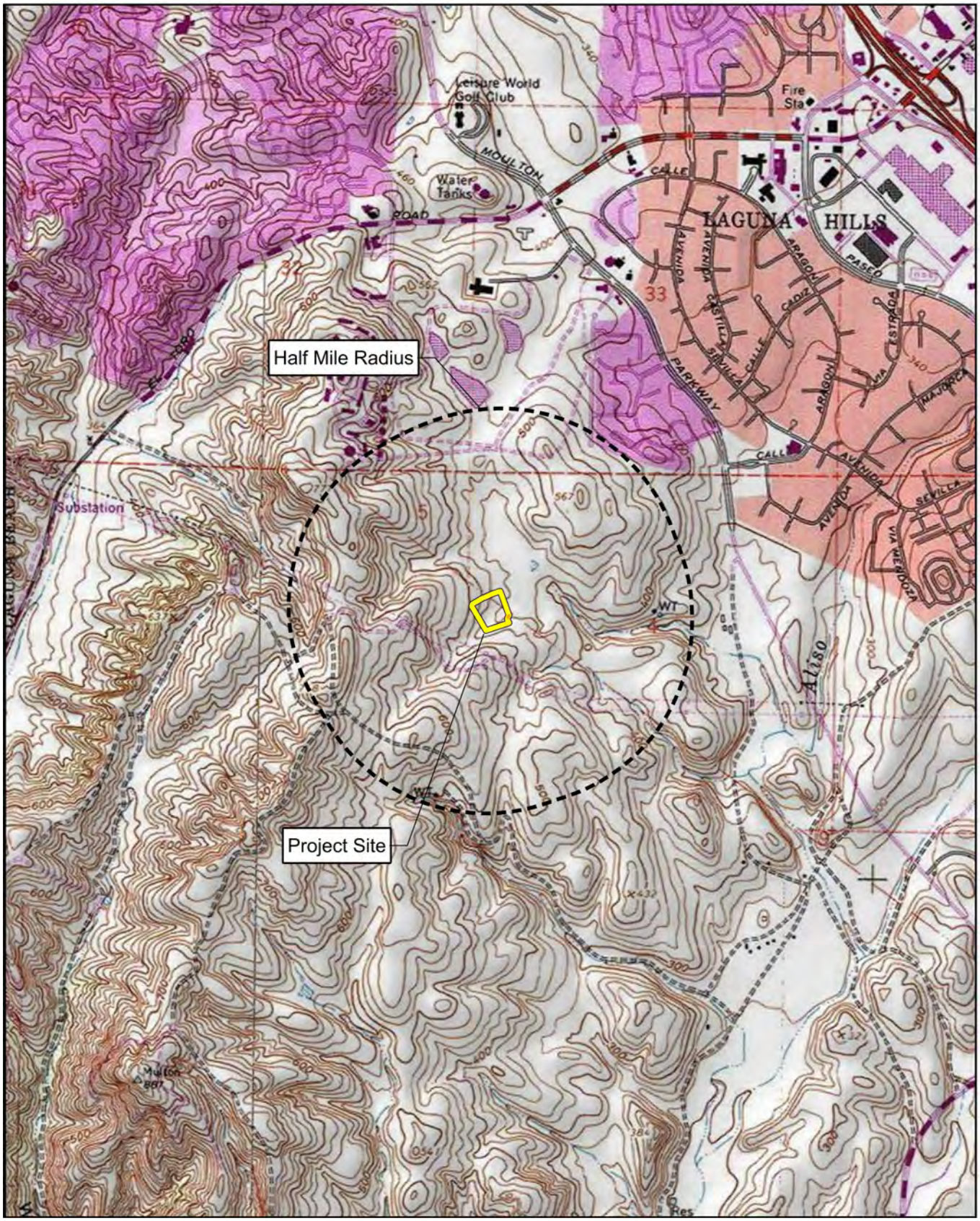


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Santa Rosa Band of Cahuilla Indians
Mercedes Estrada, Cultural Director
P.O. Box 391820
Anza, CA 92539

Subject: 15 Argonaut Project

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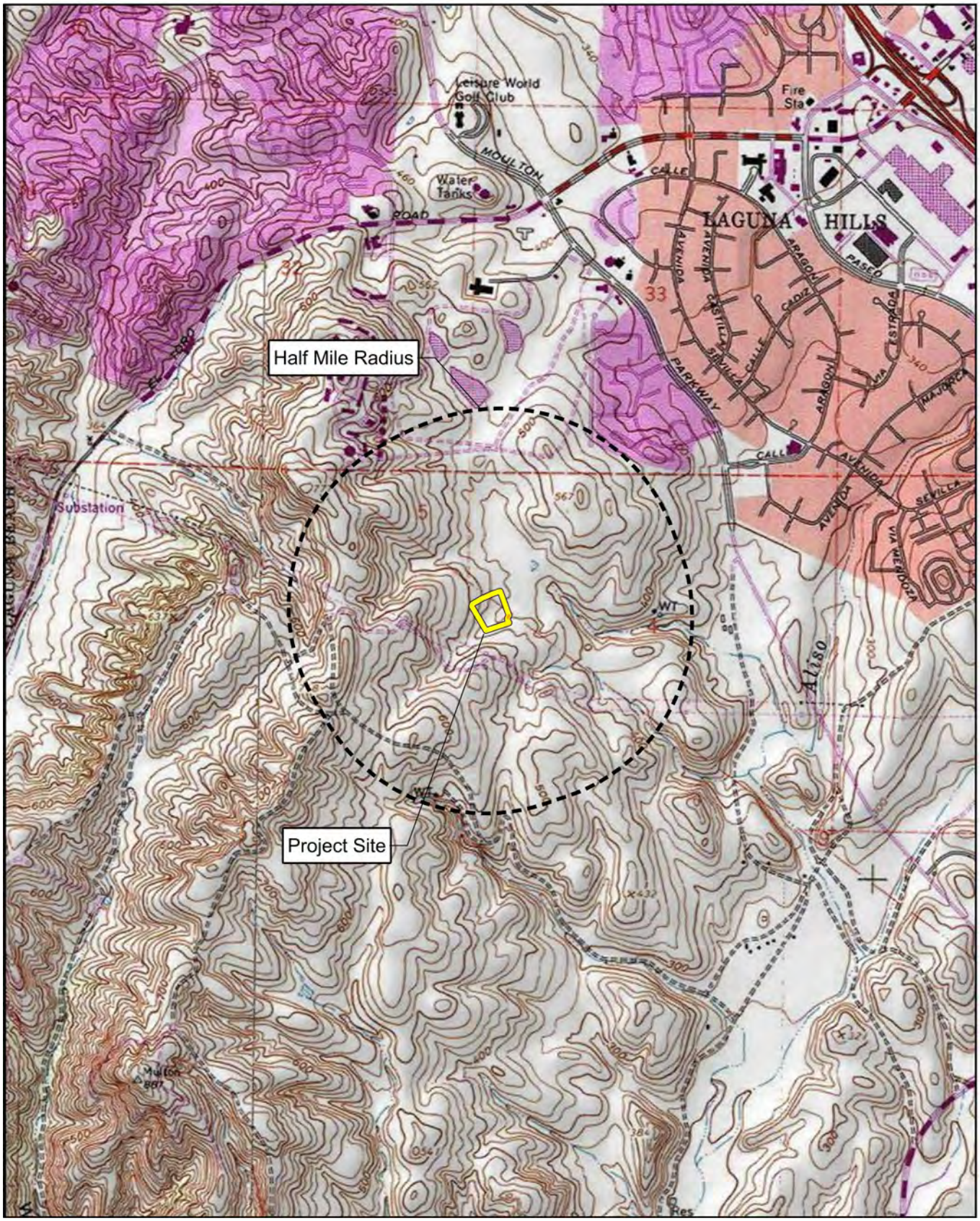


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Santa Rosa Band of Cahuilla Indians
Vanessa Minott, Tribal Administrator
P.O. Box 391820
Anza, CA 92539

Subject: 15 Argonaut Project

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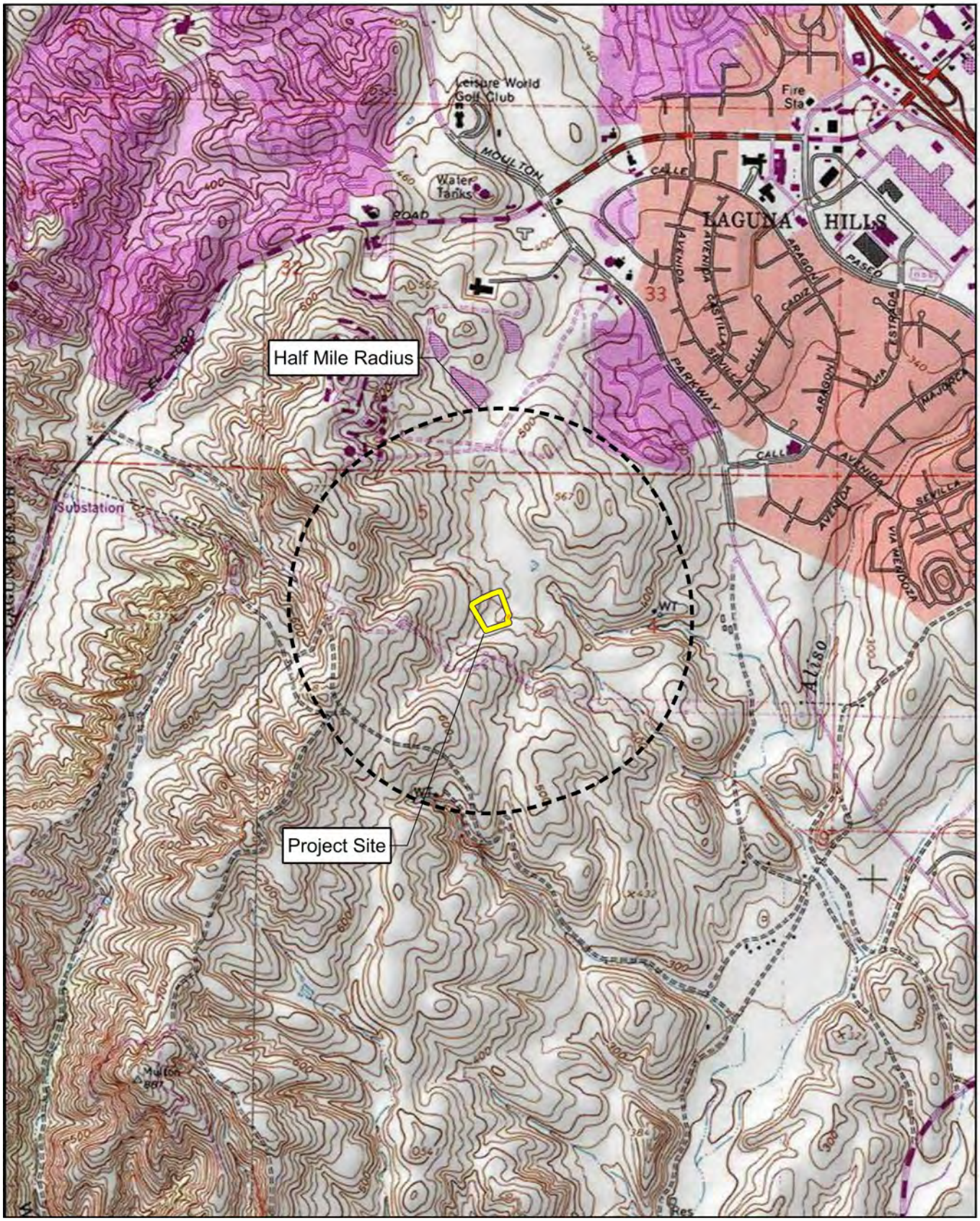


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FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

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May 7, 2026

Soboba Band of Luiseño Indians
Joseph Ontiveros, THPO
P.O. Box 487
San Jacinto, CA 92581

Subject: 15 Argonaut Project

Dear Mr. Ontiveros:

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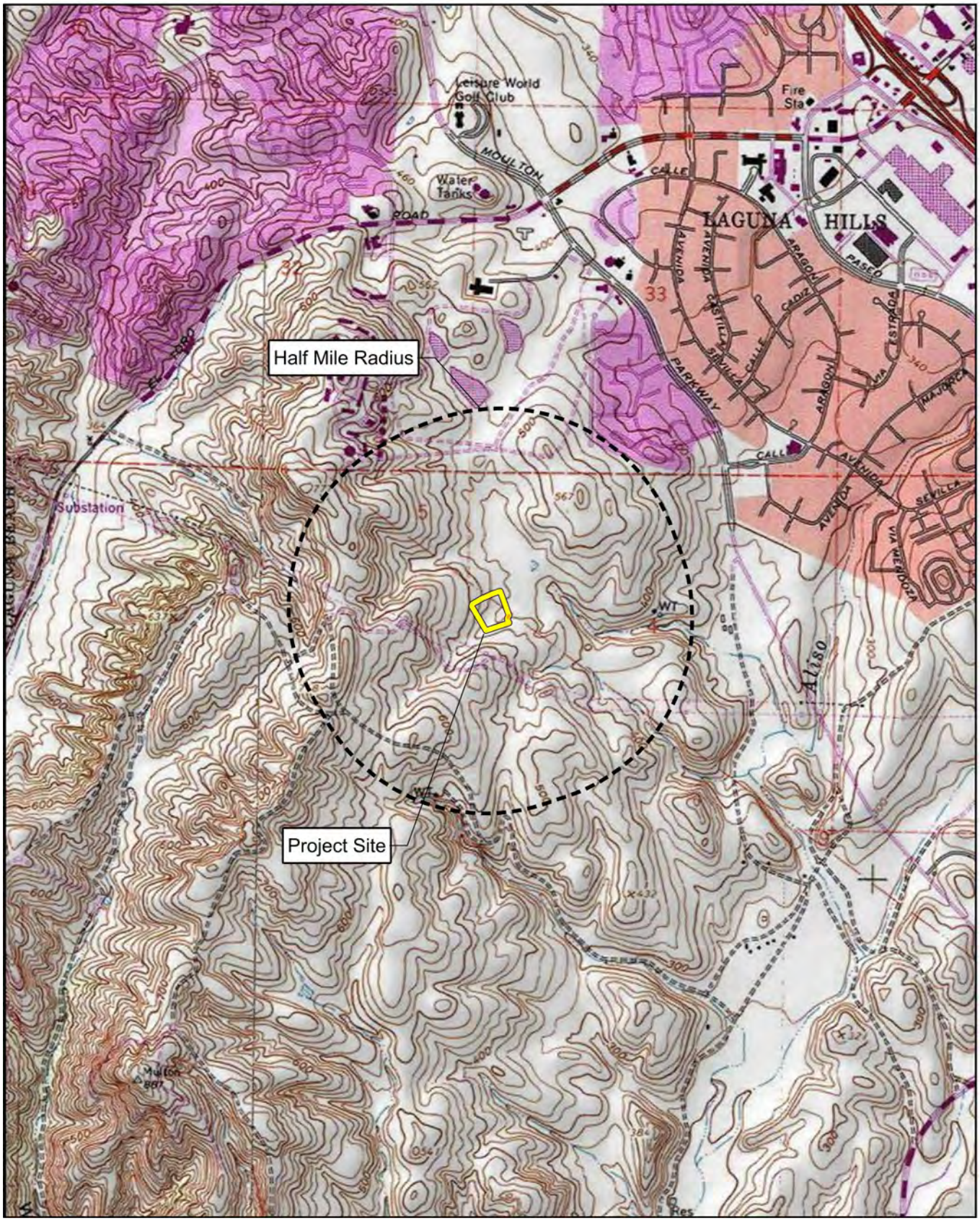


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Soboba Band of Luiseño Indians
Jessica Valdez, Cultural Resources Specialist
P.O. Box 487
San Jacinto, CA 92581

Subject: 15 Argonaut Project

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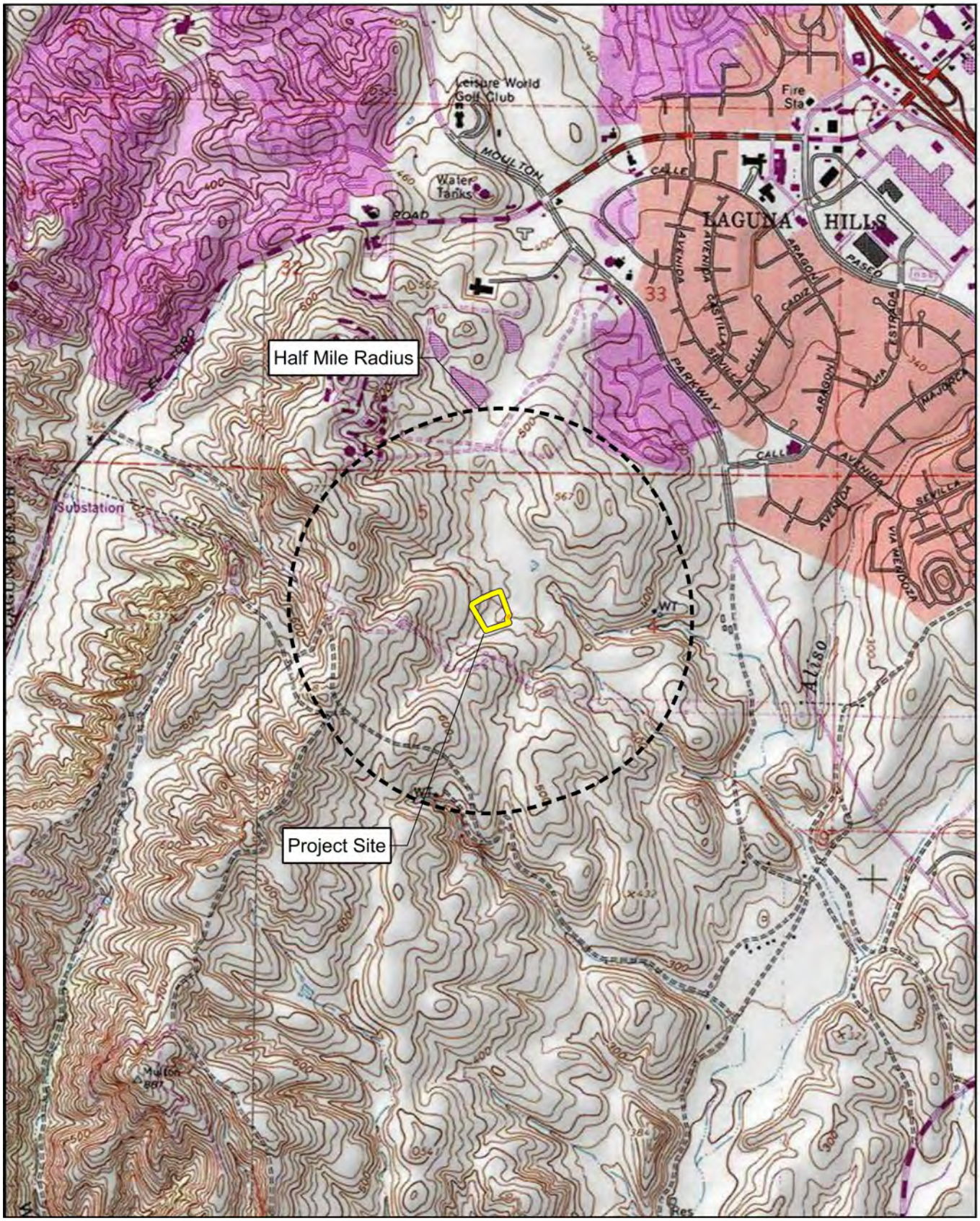


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Suite 200
Boulder, CO 80301

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

May 7, 2026

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
13191 Crossroads Parkway North, Suite 375
City of Industry, CA 91746

Subject: 15 Argonaut Project

Dear Chairperson Goad:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the proposed 15 Argonaut Project in the city of Aliso Viejo, California. As part of the environmental review process, we are reaching out to the tribes for any additional information that can be incorporated into our analysis.

FCS understands that Brandywine Homes (applicant) is proposing the demolition of an approximately 47,096-square-foot existing office building on an approximately 4.4-acre site to facilitate the development of 58 three-story townhome units. The proposed townhomes would range from approximately 1,320 to 1,827 square feet in size and would consist of 3- and 4-bedroom units. The project site is located in the city of Aliso Viejo, Orange County, California. The project site is associated with Assessor's Parcel Numbers 623-093-10 and 623-093-11.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and a California Historical Resources Information System (CHRIS) search. The results of the SLF records search were positive. The CHRIS search found that there are seven pre-contact resources within the 0.5-mile search radius of the project site. Of these, one pre-contact resource was recorded within the project boundaries. Additionally, there are 24 studies within a 0.5-mile search radius of the project site, four of which address the project site. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52, or Section 106 of the National Historic Preservation Act.

Designated lead agencies under the California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) are handling project notification and consultation requirements. Please feel free to contact me via email at sgriffin@fcsintl. com. Thank you for your valuable assistance.

Sincerely,

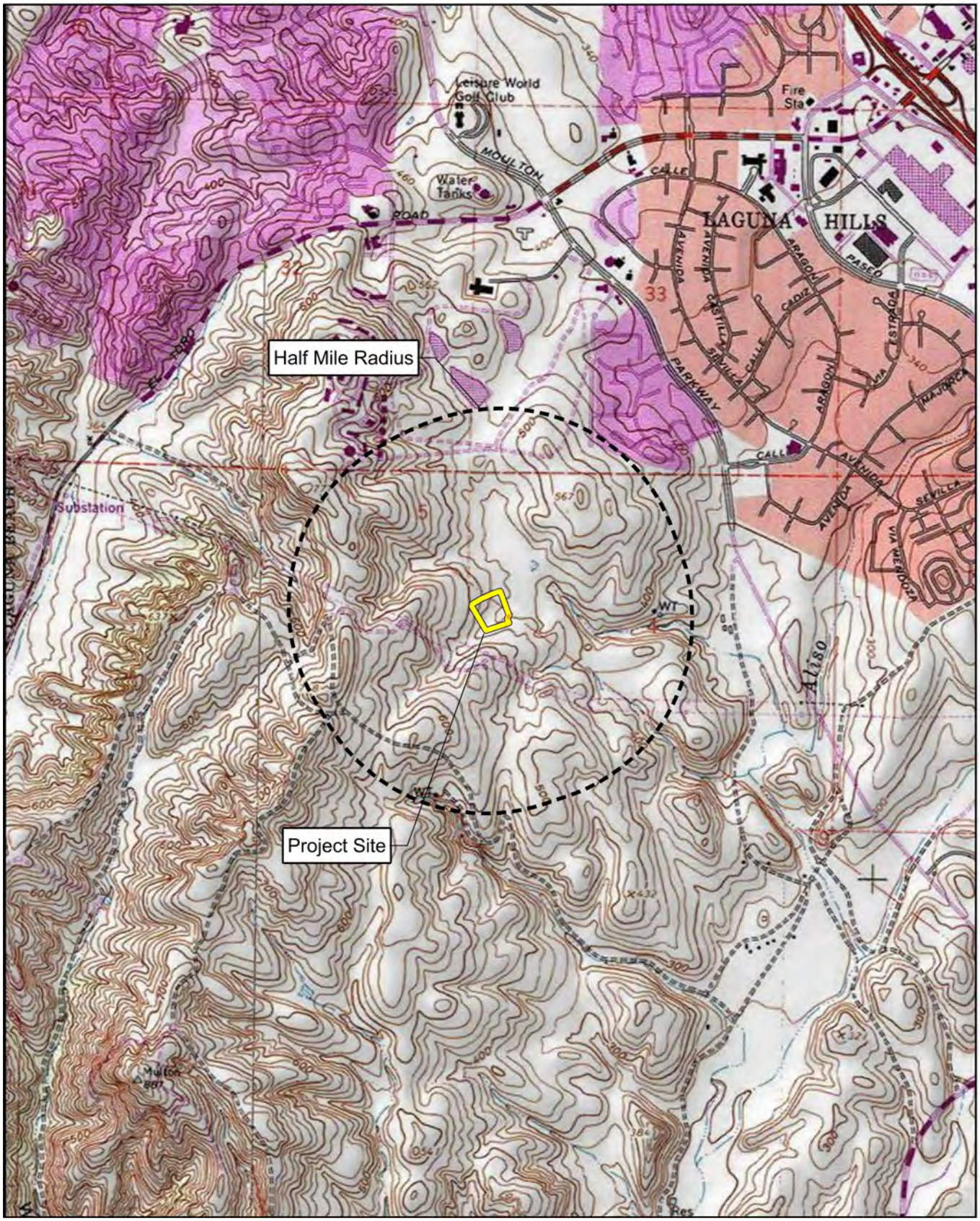


Stefanie Griffin, M.A., RPA
Senior Archaeologist
FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602

Enclosed

Attachment A: Record Search Map

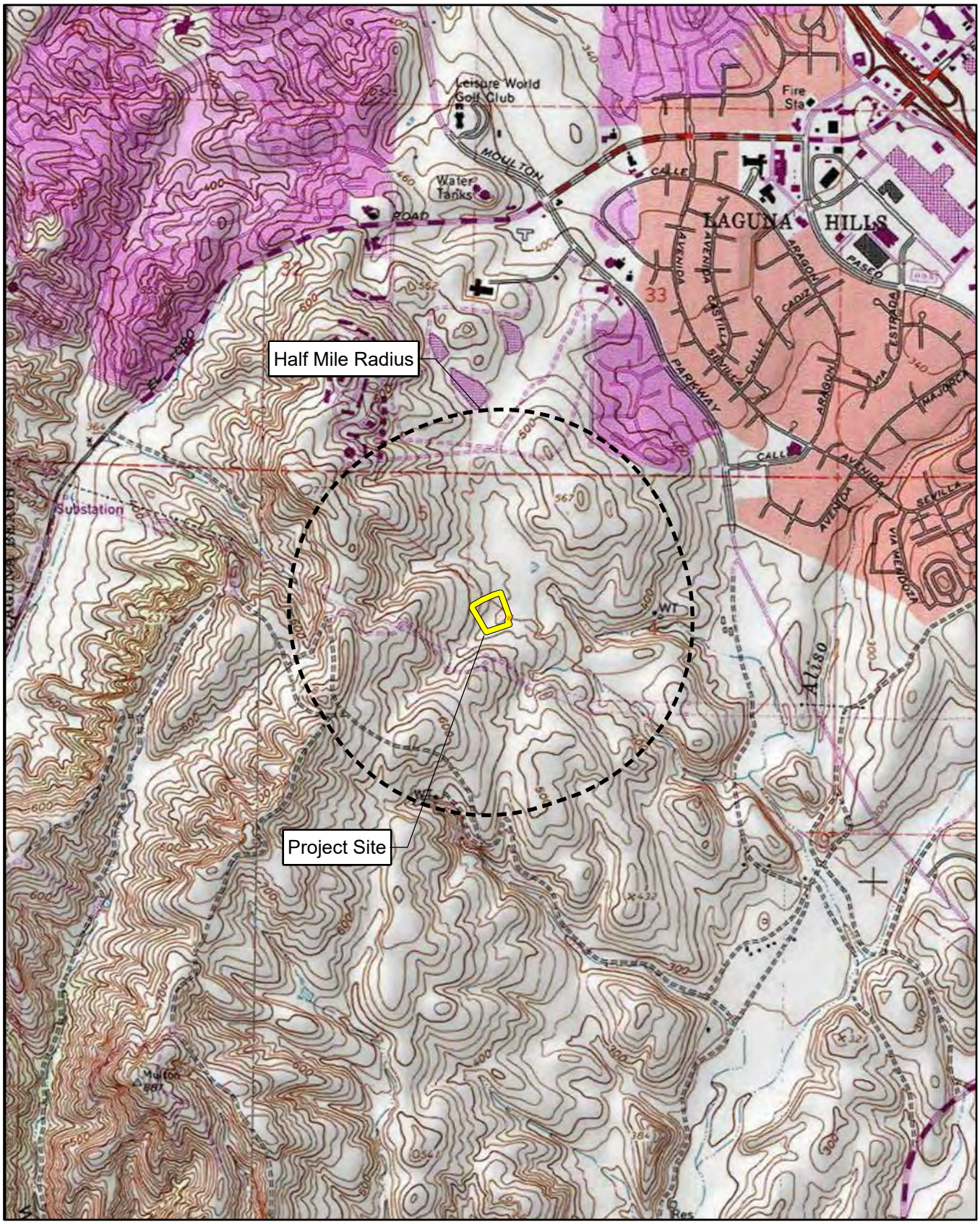
Attachment A:
Records Search Map



Source: USGS San Juan Capistrano 7.5' Quadrangle/ T07S, R08W, sec 4, 5, 32, 33.
Project Site USGS San Juan Capistrano 7.5' Quadrangle/ T07S, R08W, sec 4.

2,000 1,000 0 2,000
Feet

Exhibit 1
Local Vicinity Map, Topographic Base



Source: USGS San Juan Capistrano 7.5' Quadrangle / T07S, R08W, sec 4, 5, 32, 33.
Project Site USGS San Juan Capistrano 7.5' Quadrangle / T07S, R08W, sec 4.

2,000 1,000 0 2,000
Feet

Exhibit 1
Local Vicinity Map, Topographic Base

Resource List

6513.0001 15 Argonaut

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-000414	CA-ORA-000414	Resource Name - Jas-10	Site	Prehistoric	AP02; AP15		OR-00431, OR-00702, OR-00926, OR-01073, OR-01129, OR-01995, OR-02089, OR-03586
P-30-000419	CA-ORA-000419	Resource Name - CSRI 205	Site	Prehistoric	AP02; AP08		OR-00304, OR-00431, OR-00702, OR-01439, OR-01995, OR-02089
P-30-000420	CA-ORA-000420		Site	Prehistoric	AP02		OR-00431, OR-00702, OR-00718, OR-01843, OR-01995, OR-02089, OR-03586, OR-04103
P-30-000421	CA-ORA-000421		Site	Prehistoric	AP02; AP15		OR-00431, OR-00702, OR-00926, OR-01129, OR-01995
P-30-000824	CA-ORA-000824	Resource Name - CSRI 250	Site	Prehistoric	AP02; AP07; AP12		OR-00581, OR-01121, OR-01122, OR-01337, OR-01439, OR-02089
P-30-001006	CA-ORA-001006	Resource Name - AMH Golf Course Archaeological Site	Site	Prehistoric	AP02; AP15		OR-01073, OR-01127, OR-01721, OR-02208
P-30-100178		Resource Name - AMH Golf Course Isolate	Other	Prehistoric	AP02		OR-01721

Report List

6513.0001 15 Argonaut

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00135		1977	Whitney-Desautels, Nancy A.	Archaeological Survey Report on Approximately a Twenty-one (21) Acre Parcel Located in the El Toro Area of the County of Orange	Scientific Resource Surveys, Inc.	
OR-00254		1977	Whitney-Desautels, Nancy A.	Archaeological Report on the Aliso Creek Specific Plan-planning Unit 1 Located in the El Toro and Laguna Hills Area of the County of Orange		30-000016, 30-000354, 30-000355, 30-000388, 30-000394, 30-000415, 30-000514, 30-000536, 30-000544, 30-000566, 30-000579, 30-000604, 30-000628, 30-000659
OR-00255		1977	Anonymous	Archaeological Report on the Aliso Creek Corridor- Planning Units 2 & 3 Orange County, California	Scientific Resource Surveys, Inc.	30-000006, 30-000008, 30-000009, 30-000010, 30-000017, 30-000018, 30-000019, 30-000020, 30-000033, 30-000040, 30-000074, 30-000110, 30-000126, 30-000131, 30-000133, 30-000135, 30-000388, 30-000389, 30-000390, 30-000395, 30-000396, 30-000397, 30-000398, 30-000399, 30-000400, 30-000401, 30-000402, 30-000403, 30-000404, 30-000405, 30-000406, 30-000407, 30-000512, 30-000515, 30-000580
OR-00286		1979	Bean, Lowell	Cultural Resources and the High Voltage Transmission Line From San Onofre to Santiago Substation and Black Star Canyon	Cultural Systems Research, Inc.	30-000001, 30-000002, 30-000003, 30-000004, 30-000005, 30-000007, 30-000011, 30-000012, 30-000013, 30-000014, 30-000015, 30-000016, 30-000017, 30-000018, 30-000019, 30-000020, 30-000021, 30-000022, 30-000023, 30-000024, 30-000025, 30-000026, 30-000027, 30-000028, 30-000029, 30-000030, 30-000031, 30-000032, 30-000033, 30-000034, 30-000037
OR-00304		1978	Dodge, William A.	An Archaeological Assessment of Eight Cultural Localities Along the San Onofre-Santiago 220 Kv Transmission Line	ARCSEARCH	30-000341, 30-000419, 30-000494, 30-000495, 30-000496, 30-000497, 30-000498, 30-000499

Report List

6513.0001 15 Argonaut

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00431		1979		Aliso Viejo Cultural/scientific Resources Management Plan	Archaeological Resource Management Corp.	30-000019, 30-000064, 30-000126, 30-000388, 30-000389, 30-000390, 30-000395, 30-000396, 30-000397, 30-000398, 30-000399, 30-000400, 30-000401, 30-000402, 30-000403, 30-000404, 30-000405, 30-000406, 30-000407, 30-000408, 30-000409, 30-000410, 30-000411, 30-000412, 30-000413, 30-000414, 30-000415, 30-000416, 30-000417, 30-000418, 30-000419, 30-000420, 30-000421, 30-000422, 30-000425, 30-000582, 30-000703
OR-00580		1977	Anonymous	The Aliso Creek Watershed, Orange County, California a Proposal for Creating an Archaeological District for the National Register of Historic Places and a Suggested Research and Study Design	Scientific Resource Surveys, Inc.	
OR-00581		1982	McCoy, Lesley C. and Kirkish, Alex N.	Cultural Resources Data Recovery Program for the 230kv Transmission Line Rights-of-way From San Onofre Nuclear Generating Station to Black Star Canyon and Santiago Substation and to Encina and Mission Valley Substations	Cultural Systems Research, Inc.	30-000438, 30-000447, 30-000495, 30-000496, 30-000498, 30-000499, 30-000725, 30-000824, 30-000825, 30-000830, 30-000831
OR-00702	Paleo -	1977	Scientific Resource Surveys, Inc.	Cultural Scientific Resources Report on the Aliso Viejo Company Property Located in the Southeastern Portion of the County of Orange	Scientific Resource Surveys, Inc.	30-000006, 30-000013, 30-000017, 30-000019, 30-000020, 30-000126, 30-000177, 30-000266, 30-000388, 30-000389, 30-000390, 30-000395, 30-000396, 30-000397, 30-000398, 30-000399, 30-000400, 30-000401, 30-000402, 30-000403, 30-000404, 30-000405, 30-000406, 30-000407, 30-000408, 30-000409, 30-000410, 30-000411, 30-000412, 30-000413, 30-000414, 30-000415, 30-000416, 30-000417, 30-000418, 30-000419, 30-000420, 30-000421, 30-000422, 30-000425, 30-000581, 30-000582, 30-000604
OR-00705		1973	Anonymous	A Final Report on the Scientific Resources Survey for Moulton Ranch	Archaeological Research, Inc.	30-000013, 30-000411

Report List

6513.0001 15 Argonaut

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00720		1983	Cottrell, Marie G.	San Joaquin Transportation Corridor: an Annotated List of Archaeological Reports Referenced by Number.	Unknown	
OR-00926		1988	Demcak, Carol R.	Archaeological Investigations at CA-ORA-414, CA-ORA-421, and CA-ORA-1006, Laguna Hills, South Orange County, California	Archaeological Resource Management Corporation	30-000414, 30-000421, 30-001007
OR-00945		1982	Van Horn, David M.	Rossmoor Business Park Liquidating Trust Properties	Ultra Systems, Inc.	30-000610
OR-01073		1990	Jones, Carleton S. and Demcak, Carol R.	Archaeological Investigations at CA-ORA-1006, Locus C Laguna Hills, South Orange County, California	Archaeological Resource Management Corp.	30-000414, 30-001006
OR-01129		1982	Van Horn, David M.	Cultural Resource Assessment: the Koll Property Near Laguna Hills; a Possible Annexation Area for the City of Irvine and its Sphere of Influence	Archaeological Associates, Ltd.	30-000014, 30-000015, 30-000016, 30-000267, 30-000268, 30-000414, 30-000415, 30-000421, 30-000432, 30-000551, 30-000604, 30-000610, 30-000823, 30-000854, 30-001007
OR-01337		1983	Del Chario, Kathleen C. and Marie G. Cottrell	Report of Archaeological Investigations at CA-ORA-824: A Specialized Intermediate Campsite Located in the Sheep Hills of Orange County	Archaeological Resource Mgmt Corp	30-000824
OR-01350		1993	McKenna, Jeanette A. and Philip De Barros	Archaeological Survey Report Historic Sites Addendum San Joaquin Hills Transportation Corridor 12-ORA-73 12-102540	Chambers Group, Inc.	30-000013, 30-000057, 30-000107, 30-000225, 30-001354
OR-01439		1980	McCoy, Lesley C. and Phillips, Roxana	National Register Assessment Program of Cultural Resources of the 230 Kv Transmission Line Rights-of-way From San Onofre Nuclear Generating Station to Black Star Canyon and Santiago Substation and to Encina and Mission Valley Substation	Westec Services, Inc.	30-000419, 30-000438, 30-000447, 30-000495, 30-000496, 30-000498, 30-000499, 30-000640, 30-000700, 30-000725, 30-000782, 30-000784, 30-000785, 30-000786, 30-000787, 30-000823, 30-000824, 30-000825, 30-000826, 30-000827, 30-000828, 30-000829, 30-000830, 30-000831, 30-000832, 30-000905
OR-01717		1997	Mason, Roger D. and Brechbiel, Brant A.	San Joaquin Hills Transportation Corridor Results of Construction Monitoring for Archaeological Resources Mitigation Monitoring Measures 11-1	Chambers Group, Inc.	30-000107, 30-000125, 30-000206, 30-000225, 30-000270, 30-000389, 30-000689, 30-000736, 30-000802, 30-001029, 30-001081, 30-001295, 30-001357, 30-001358, 30-001370, 30-001398, 30-001431, 30-001432, 30-001433, 30-001436, 30-001438

Report List

6513.0001 15 Argonaut

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-01721		1998	Bissell, Ronald M.	Monitoring of Grading, CA-ORA-1006, Locus C, on the AMH Golf Course Property, Orange County, California	RMW Paleo Associates, Inc.	30-001006, 30-100178
OR-01721B		1998	Cummings, Linda Scott, Thomas E. Moutoux, and Kathryn Puseman	Pollen, Phytolith, and Protein Residue Analysis of a Metate Fragment from Site Ca-ORA-1006, California	Paleo Research Laboratories	
OR-01843		1995	Demcak, Carol R. and Maxwell, Pamela C.	Archaeological Investigations at the Aliso Viejo Sites, South Orange, California	Archaeological Resource Management Corp.	30-000017, 30-000019, 30-000126, 30-000408, 30-000409, 30-000410, 30-000411, 30-000416, 30-000417, 30-000420, 30-000425, 30-000703, 30-001211, 30-001212, 30-001213
OR-02089	Cellular -	2000	Lapin, Philippe	Cultural Resource Assessment for Pacific Bell Wireless Facility CM 368-01, County of Orange, California	LSA Associates, Inc.	30-000017, 30-000414, 30-000419, 30-000420, 30-000824
OR-02404	Cellular -	2001	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. SC 021-06 Orange County, California	LSA Associates, Inc.	
OR-02414	Cellular -	2000	Duke, Curt	Review of Pacific Bell Wireless Facility CM 368-01, County of Orange, California	LSA Associates, Inc.	

FCS
An ADEC Innovation

Appendix D:

Geology and Soils Supporting Information

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ALTA CALIFORNIA
GEOTECHNICAL INC.

170 North Maple Street, Suite 108
Corona, CA 92880
www.altageotechnical.com

BRANDYWINE HOMES
2355 Main Street
Irvine, CA 92614

September 26, 2025
Project No. 1-0631

Attention: Mr. Emmanuel Robinson

Subject: **GEOTECHNICAL INVESTIGATION**
15 Argonaut,
City of Aliso Viejo, County of Orange, California

References: Appendix A

Dear Mr. Robinson:

Alta California Geotechnical, Inc. (Alta) is pleased to present this geotechnical investigation for the proposed residential development of 15 Argonaut, located in the City of Aliso Viejo, County of Orange, California. This report is based on a recent subsurface investigation conducted by Alta, laboratory testing, and Alta's staff's experience with similar projects in this vicinity.

Alta's review of the data indicates that the proposed development is feasible, from a geotechnical perspective, provided that the recommendations presented in this report are incorporated into the grading and improvement plans and implemented during site development.

Included in this report are:

- Discussion of the site geotechnical conditions.
- Recommendations for remedial and site grading, including unsuitable soil removals.
- Geotechnical site construction recommendations.
- Foundation design parameters.

If you have any questions or should you require any additional information, please contact the undersigned at (951) 509-7090. Alta appreciates the opportunity to provide geotechnical consulting services for your project.

Sincerely,
Alta California Geotechnical, Inc.

YOUSSEF F. HIJAZI
Engineering Geology Associate

LOGAN A. MARQUETTE
Civil Engineering Associate

Reviewed By:

SCOTT A. GRAY/RGE 2857
Reg. Exp.: 12-31-26
Registered Geotechnical Engineer
President

FRANK J. ECHENIQUE/CEG 2134
Reg. Exp.: 7-31-26
Engineering Geologist
Manager of Geologic Services

Distribution: (1) Addressee

YFH:LAM:SAG:FJE -1-0631, September 26, 2025 (Geotechnical Investigation, 15 Argonaut, Aliso Viejo)

1.0 INTRODUCTION 1
1.1 Purpose 1
1.2 Scope of Work 1
1.3 Report Limitations 1
2.0 PROJECT DESCRIPTION 2
2.1 Site Location and Background 2
2.2 Proposed Development 2
3.0 SITE INVESTIGATION AND LABORATORY TESTING 2
3.1 Subsurface Investigation 2
3.2 Infiltration Testing 3
4.0 GEOLOGIC CONDITIONS 3
4.1 Geologic and Geomorphic Setting 3
4.2 Stratigraphy 4
4.2.1 Monterey Formation (map symbol Tmy) 4
4.3 Geologic Structure 4
4.3.1 Tectonic Framework 4
4.3.2 Regionally Mapped Active Faults 5
4.3.3 Geologic Structure 5
4.4 Groundwater 5
4.5 Earthquake Hazards 6
4.5.1 Local and Regional Faulting 6
4.5.2 Surface Rupture 6
4.5.3 Seismicity 7
4.5.4 Landslide Potential 7
4.5.5 Liquefaction 7
5.0 ENGINEERING PROPERTIES AND ANALYSIS 8
5.1 Materials Properties 8
5.1.1 Excavation Characteristics 8
5.1.2 Compressibility 8
5.1.3 Hydro-Consolidation 8
5.1.4 Expansion Potential 9
5.1.5 Earthwork Adjustments 9
5.1.6 Chemical Analyses 10

5.2 Engineering Analysis 10
5.2.1 Bearing Capacity and Lateral Earth Pressures 10
6.0 CONCLUSIONS AND RECOMMENDATIONS 11
6.1 Remedial Grading Recommendations 11
6.1.1 Site Preparation 11
6.1.2 Unsuitable Soil Removals 12
6.2 General Earthwork Recommendations 13
6.2.1 Compaction Standards 13
6.2.2 Groundwater/Seepage 13
6.2.3 Documentation of Removals 13
6.2.4 Treatment of Removal Bottoms 14
6.2.5 Fill Placement 14
6.2.6 Mixing 14
6.2.7 Import Soils 14
6.2.8 Utility Trenches 15
6.2.8.1 Excavation 15
6.2.8.2 Backfill 15
6.3 Slope Stability 16
7.0 DESIGN CONSIDERATIONS 16
7.1 Structural Design 16
7.1.1 Foundation Design 17
7.1.2 Post-Tensioning Slabs/Foundation Design Recommendations 17
7.2 Moisture Barrier 18
7.3 Seismic Design 19
7.4 Fence and Garden Walls 20
7.5 Footing Excavations 20
7.6 Retaining Walls 20
7.7 Exterior Slabs and Walkways 22
7.7.1 Subgrade Compaction 22
7.7.2 Subgrade Moisture 22
7.7.3 Concrete Slab Thickness 22
7.7.4 Concrete Slab Reinforcement 22
7.7.5 Control Joints 23
7.8 Concrete Design 23

7.9 Corrosion 23
7.10 Pavement Design 24
8.0 LOT MAINTENANCE 25
8.1 Lot Drainage 25
8.2 Burrowing Animals 25
9.0 FUTURE PLAN REVIEWS 25
10.0 CLOSURE 26
10.1 Geotechnical Review 26
10.2 Limitations 26

APPENDIX A: REFERENCES
APPENDIX B: SUBSURFACE INVESTIGATION
APPENDIX C: LABORATORY TESTING
APPENDIX D: MAINTENANCE CONSIDERATIONS
APPENDIX E: EARTHWORK SPECIFICATIONS
APPENDIX F: GRADING DETAILS

1.0 INTRODUCTION

This report presents Alta's findings, conclusions, and geotechnical recommendations for the proposed development of 15 Argonaut, located in the City of Aliso Viejo, County of Orange, California.

1.1 Purpose

The purpose of this report is to examine the existing onsite geotechnical conditions and assess the impacts that the geotechnical conditions may have on the proposed development. This report is suitable for use in developing grading plans and engineer's cost estimates.

1.2 Scope of Work

Alta's *Scope of Work* for this geotechnical investigation included the following:

- Reviewing the referenced reports and air photos (Appendix A).
- Site geologic mapping.
- Excavating, logging, and sampling four (4) hollow stem auger borings to a maximum depth of 51.5-feet below the existing surface (Appendix B).
- Conducting laboratory testing on samples obtained during our investigation (Appendix C).
- Conducting two (2) infiltration tests in two (2) additional borings at a maximum depth of 5.0-feet below the ground surface.
- Evaluating engineering geologic and geotechnical engineering data, including laboratory data, to develop recommendations for site remedial grading, import soil, foundations, and utilities.
- Preparing this report and accompanying exhibits.

1.3 Report Limitations

The conclusions and recommendations presented in this report are based on the field and laboratory information generated during this investigation, and a review of the referenced reports. The information contained in this report is intended to be used for development of grading plans and preliminary construction cost estimates.

2.0 PROJECT DESCRIPTION

2.1 Site Location and Background

The irregular-shaped, approximately 4.6-acre site is bounded to the north by Glenwood Drive, to the west by Aliso Creek Road, and to the east and south by existing developments. The site is currently occupied by a commercial building and associated parking.

Historic aerial images are available as far back as 1938 and indicate the site was originally vacant. By 1992, the commercial building was constructed along with associated parking. The site has remained relatively unchanged since (Historic Aerials, 2025).

2.2 Proposed Development

The site will be redeveloped to support a residential development consisting of 58 single-family residential structures and associated improvements. Alta anticipates that conventional cut-and-fill grading techniques will be used to develop the site for the support of wood-frame construction with shallow foundations and reinforced concrete slabs-on-grade, and associated improvements.

3.0 SITE INVESTIGATION AND LABORATORY TESTING

3.1 Subsurface Investigation

Alta conducted a subsurface investigation on August 27th, 2025, consisting of the drilling, logging, and select sampling of four (4) hollow stem auger borings up to a maximum depth of 51.5-feet below the ground surface. The locations of the exploratory borings and excavations are shown on Plate 1 and the logs are presented in Appendix B.

Laboratory testing was performed on bulk samples obtained during the field investigation. A brief description of the laboratory test procedures and the test results are presented in Appendix C.

3.2 Infiltration Testing

It is Alta's understanding that the project may utilize infiltration systems for storm water disposal. Details of the system are not known at this time.

Infiltration testing was conducted in two (2) boring wells at a depth of 5.0-feet below the ground surface at specified locations. The testing was performed in general conformance with the County of Orange WQMP specifications. The testing wells were presoaked for more than 24 hours prior to testing. During testing, the water level readings were recorded every 10 to 30 minutes until the readings stabilized.

The data was then adjusted to provide an infiltration rate utilizing the Porchet Method. The resulting field infiltration rates, with no factor of safety, are summarized below in Table 3-1.

Table 3-1
Summary of Infiltration Testing
(No Factor of Safety)

Test Designation	P-1	P-2
Approximate Depth of Test	5.0 ft	5.0 ft
Final Time Interval	10 minutes	10 minutes
Radius of Test Hole	4 inches	4 inches
Tested Infiltration Rate	0.03 in/hr	0.00 in/hr

4.0 GEOLOGIC CONDITIONS

4.1 Geologic and Geomorphic Setting

Regionally, the subject site is located in the Peninsular Ranges geomorphic province, which characterizes the southwest portion of southern California where right-lateral major active fault zones predominately trend northwest-southeast. The Peninsular Ranges province is composed of plutonic and metamorphic rock, with lesser amounts of Tertiary volcanic and sedimentary rock, Quaternary drainage in-fills and sedimentary veneers.

4.2 Stratigraphy

Based on our literature review and subsurface investigation, the subject site is underlain by the Monterey Formation (CDC, 2001, Figure 1). The geologic unit is briefly described below.

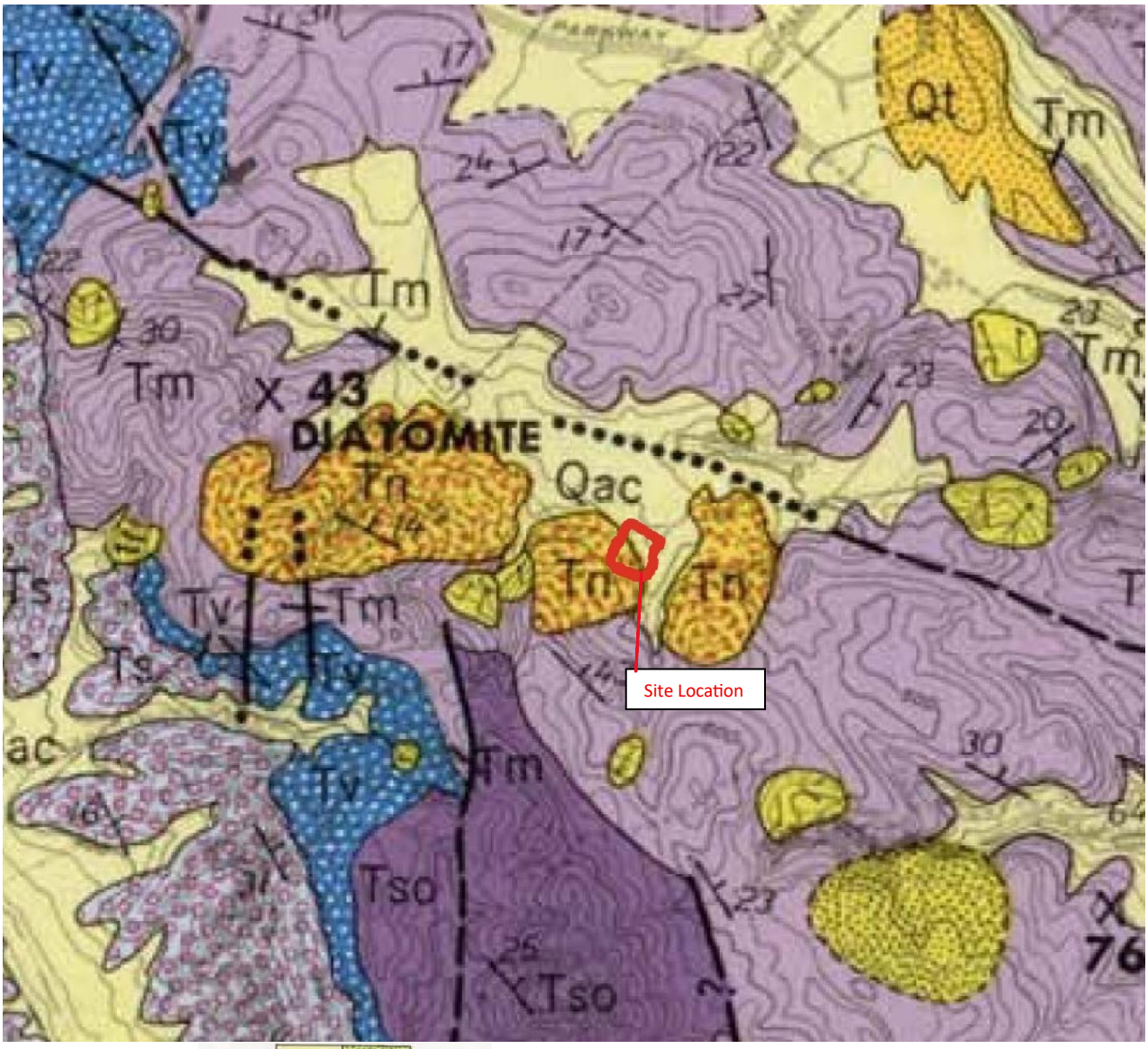
4.2.1 Monterey Formation (map symbol Tmy)

The Miocene-age Monterey Formation observed onsite primarily consists of silty sandstone, clayey sandstone, sandy claystone, sandstone, and claystone. The fine grained silty sandstone onsite is pale brown, white, dark yellowish brown, and brown in a slightly moist to moist and medium dense to very dense condition. The fine grained clayey sandstone onsite is pale brown, white, dark brown, brown, gray, light gray, dark grayish brown, and bluish gray in a slightly moist to moist and medium dense to dense condition. The sandy claystone onsite is dark brown, brown, and gray in a moist and stiff to very stiff condition. The very fine to fine grained sandstone onsite is pale brown, yellowish brown, grayish pale brow, and orange in a slightly moist and medium dense to very dense condition. The claystone onsite is dark brown to brown in a moist and very stiff condition. This unit was logged to a depth of 51.5 feet below the ground surface and is overlain by a thin layer of asphalt.

4.3 Geologic Structure

4.3.1 Tectonic Framework

Jennings (1985) defined eight structural provinces within California that have been classified by predominant regional fault trends and similar fold structure. These provinces are in turn divided into blocks and sub-blocks that are defined by “major Quaternary faults.” These blocks and sub-blocks exhibit similar structural features. Within this framework, the subject site is located within Structural Province I, which is controlled by



GEOLOGIC MAP OF ORANGE COUNTY CALIFORNIA,
SHOWING MINES AND MINERAL DEPOSITS

Compiled by P. K. Morton and R. V. Miller
1981

ALTA CALIFORNIA GEOTECHNICAL INC.	Figure 1	Project Name:	15 Argonaut
		Project No.:	1-0631
		Date:	9/26/2025

the dominant northwest trend of the San Andreas Fault and is divided into two blocks, the Coast Range Block and the Peninsular Block. The Peninsular Range Block, on which this site is located, is characterized by a series of parallel, northwest trending faults that exhibit right-lateral strike-slip movement. These faults are terminated by the Transverse Range block to the north and extend southward into the Baja Peninsula. These northwest trending faults divide the Peninsular Range block into eight sub-blocks. The site is located in the northwestern portion of the Santa Ana sub-block, one of the eight sub-blocks, which is bound on the east by the Elsinore fault zone and on the west by the Newport-Inglewood fault zone.

4.3.2 Regionally Mapped Active Faults

Several large, active fault systems including the Elsinore and Newport-Inglewood faults occur in the region surrounding the site. These fault systems have been studied extensively and in a large part control the geologic structure of southern California.

4.3.3 Geologic Structure

Based upon our literature review, the younger fan deposits are of Quaternary age and are not folded or faulted.

4.4 Groundwater

Groundwater was not encountered during our subsurface investigation. Based on state-provided information, the historic-high groundwater is greater than 20.0 feet below the ground surface (CGS, 2001). The most recent groundwater data retrieved from the nearest groundwater monitoring site, site ID 336555N1176965W001, was recorded in 2024 and indicates groundwater was approximately greater than 60.0-feet at that time (CDWR, 2025).

4.5 Earthquake Hazards

The subject site is located in southern California, which is a tectonically active area. The type and magnitude of seismic hazards affecting a site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The seismic hazard may be primary, such as surface rupture and/or ground shaking, or secondary, such as liquefaction and/or ground lurching.

4.5.1 Local and Regional Faulting

The site is located in the northwestern portion of the Santa Ana sub-block. The closest known active faults and their distances to the site are presented on Table 4-1 below.

TABLE 4-1
Local and Regional Faulting

Fault Zone	Distance to Fault Zone
San Joaquin Hills	2.2 miles
Newport-Inglewood	7.1 miles
Elsinore	18.0 miles
Chino	18.4 miles
Palos Verdes	21.7 miles
Puente Hills (Coyote Hills)	22.1 miles
Coronado Bank	24.2 miles
Puente Hills (Santa Fe Springs)	28.6 miles

4.5.2 Surface Rupture

Active faults are not known to exist within the project and a review of Special Publication 42 indicates the site is not within a California State designated earthquake fault zone. Accordingly, the potential for fault surface rupture on the subject site is very low.

4.5.3 Seismicity

Ground shaking hazards caused by earthquakes along other active regional faults do exist. The 2022 California Building Code requires use-modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2022 California Building Code are presented in Section 7.3.

4.5.4 Landslide Potential

Based on a review of the Seismic Hazard Zone Report for the San Juan Capistrano Quadrangle, the slope superjacent to the site is within an area with landslide potential. Further discussion into this hazard and its effects on the proposed project are presented in Section 6.3.

4.5.5 Liquefaction

Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure.

In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are groundwater, confining stresses, relative density, and the intensity and duration of seismically induced ground shaking.

Based on State provided information, the site is not located within a liquefaction zone. Groundwater was not encountered during our investigation to a depth of 51.5-feet bgs. Based on density of the

underlying formation, it is anticipated that the potential for liquefaction is nil.

5.0 ENGINEERING PROPERTIES AND ANALYSIS

5.1 Materials Properties

Presented herein is a general discussion of the engineering properties of the onsite materials that will be encountered during construction of the proposed project. Descriptions of the soil (Unified Soil Classification System) are presented on the logs in Appendices B.

5.1.1 Excavation Characteristics

Based on the data provided from the subsurface investigation, it is our opinion that the majority of the onsite materials possess favorable excavation characteristics such that conventional equipment can be utilized. Considerations should be given to the high moisture content of the diatomaceous soils encountered, as presented in the boring logs (Appendix B).

5.1.2 Compressibility

The upper portions of the Monterey Formation onsite are considered compressible and unsuitable to support the proposed improvements. Recommended removal depths are presented in Section 6.1.2.

As noted in the boring logs (Appendix B), the onsite soils are diatomaceous. Considerations should be given to the low dry density and high moisture content.

5.1.3 Hydro-Consolidation

Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered resulting in almost immediate settlement.

That settlement can have adverse impacts on engineered structures, particularly in areas where it is manifested differentially. Differential settlements are typically associated with differential wetting, irregularities in the subsurface soil conditions, or irregular loading patterns.

Based on laboratory testing (Appendix C), there is minimal potential for hydro-collapse in the Monterey Formation onsite.

5.1.4 Expansion Potential

Expansion index testing was performed on samples taken during our subsurface investigation. Based on laboratory results, it is anticipated that the majority of materials onsite are "low" to "medium" in expansion potential (21≤EI≤90, Appendix C) when tested per ASTM D: 4829.

5.1.5 Earthwork Adjustments

The values presented in Table 5-2 are deemed appropriate for estimating purposes and may be used in an effort to balance earthwork quantities. As is the case with every project, contingencies should be made to adjust the earthwork balance when grading is in-progress and actual conditions are better defined.

TABLE 5-2
Earthwork Adjustment Factors

Geologic Unit	Adjustment Factor Range	Average
Monterey Formation	Shrink 4% to 8%	6%

5.1.6 Chemical Analyses

Chemical testing was performed on samples of material underlying the proposed site. Soluble sulfate test results indicate that the soluble sulfate concentrations of the soils tested are classified as negligible (Category S0) per ACI 318-14.

Negligible chloride levels were detected in the onsite soils. Based on laboratory results of soluble sulfate, chloride, and pH testing as presented in Appendix C, the onsite soils are classified as "non-corrosive" to buried metals and concrete (Caltrans, 2022). Additional discussions on corrosion are presented in Section 7.9. Corrosion tests results are presented in Appendix C.

5.2 Engineering Analysis

Presented below is a general discussion of the engineering analysis methods that were utilized to develop the conclusions and recommendations presented in this report.

5.2.1 Bearing Capacity and Lateral Earth Pressures

Ultimate bearing capacity values were obtained using the graphs and formula presented in NAVFAC DM-7.1. Allowable bearing was determined by applying a factor of safety of at least 3 to the ultimate bearing capacity. Static lateral earth pressures were calculated using Rankine methods for active and passive cases. If it is desired to use Coulomb forces, a separate analysis specific to the application can be conducted.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on Alta's findings during our subsurface investigation, the laboratory test results, and our staff's previous experience in the area, it is Alta's opinion that the development of the site is feasible from a geotechnical perspective. Presented below are recommendations that should be incorporated into site development and construction plans.

6.1 Remedial Grading Recommendations

All grading shall be accomplished under the observation and testing of the project geotechnical consultant in accordance with the recommendations contained herein and the City of Santa Ana criteria.

6.1.1 Site Preparation

Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of offsite prior to commencing grading/construction. Any septic tanks, seepage pits or wells should be abandoned as per the County of Orange Department of Health Services.

Existing concrete should be removed prior to the placement of engineered fill. The demolished concrete may be incorporated into compacted, engineered fills after it is crushed to a maximum size of six (6) inches. Prior to placement as engineered fill any protruding steel rebar should be cut from the concrete pieces and disposed of offsite.

Existing asphaltic concrete should be removed prior to the placement of engineered fill. From a geotechnical perspective, this material may be incorporated into compacted, engineered fills after it is ground down to passing the #4 sieve.

6.1.2 Unsuitable Soil Removals

The upper portions of alluvium are compressible and as such, are not suitable to support the proposed structures. Therefore, it is anticipated that, on average, the upper five (5) feet of existing soils will require removal and recompaction, extending a minimum of five (5) feet horizontally outside of the structures. This recommended removal combined with the foundation recommendations presented in Section 7.1 should provide suitable support for the proposed structures.

Footings for structures should be underlain by a minimum of three (3) feet of compacted fill. As such, for building pads where unsuitable soil removals do not provide the minimum depth of compacted fill, or where design grades and/or remedial grading activities create cut/fill transitions, the cut and shallow fill portions of the building pads should be over-excavated during grading and replaced with compacted fill. This condition shall be reviewed as foundation plans become available. The intent of this recommendations if for foundation loads to be encompassed within the engineered fill.

The Project Geotechnical Consultant should observe the removal bottom prior to placing fill. If unsuitable soils such as undocumented artificial fill is exposed upon the completion of the removals recommended above, additional removals may be required.

For fill areas in parking lots/drive aisles, in general, a minimum removal and recompaction of the upper two (2) feet is recommended, however all undocumented artificial fill shall be removed and recompacted. For cuts greater than two (2) feet in street areas, removals are not required. For

cuts less than two (2) feet, the two (2) foot removal and recompaction applies.

6.2 General Earthwork Recommendations

6.2.1 Compaction Standards

All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method: D-1557. Fill material should be moisture conditioned to optimum moisture or above, and as generally discussed in Alta's Earthwork Specification Section presented in Appendix E. Compaction shall be achieved with the use of heavy earthwork equipment. Mixing and moisture conditioning will be required in order to achieve the recommended moisture conditions.

As noted in the boring logs (Appendix B), the onsite soils are diatomaceous. Considerations should be given to the low dry density and high moisture content. It is recommended to utilize a contractor familiar with the difficulty of conducting grading operations within diatomaceous soil. Slower production rates should be anticipated.

6.2.2 Groundwater/Seepage

Groundwater was not encountered during the subsurface investigation. It is not anticipated that groundwater will be encountered during construction. It is possible that perched groundwater conditions could be encountered depending on the time of year construction occurs.

6.2.3 Documentation of Removals

All removal/over-excavation bottoms should be observed and approved by the project Geotechnical Consultant prior to fill placement. Consideration should be given to surveying the removal bottoms and undercuts after approval by the geotechnical consultant and prior to the

placement of fill. Staking should be provided in order to verify undercut locations and depths.

6.2.4 Treatment of Removal Bottoms

At the completion of removals/over-excavation, the exposed removal bottom should be ripped to a minimum depth of eight (8) inches, moisture-conditioned to above optimum moisture content and compacted in-place to the project standards.

6.2.5 Fill Placement

After removals, scarification, and compaction of in-place materials are completed, additional fill may be placed. Fill should be placed in eight-inch bulk maximum lifts, moisture conditioned or dried back so as to achieve optimum moisture content or above, compacted and tested as grading progresses until final grades are attained.

6.2.6 Mixing

Mixing of materials may be necessary to prevent layering of different soil types and/or different moisture contents. The mixing should be accomplished prior to and as part of compaction of each fill lift.

6.2.7 Import Soils

Import soils, if necessary, should consist of clean, structural quality, compactable materials similar to the on-site soils and should be free of trash, debris, or other objectionable materials. The project Geotechnical Consultant should be notified not less than 72 hours in advance of the locations of any soils proposed for import. Import sources should be sampled, tested, and approved by the project Geotechnical Consultant at the source prior to the importation of the soils to the site. The project Civil Engineer should include these requirements on plans and specifications for the project.

6.2.8 Utility Trenches

6.2.8.1 Excavation

Utility trenches should be supported, either by laying back excavations or shoring, in accordance with applicable OSHA standards. In general, existing site soils are classified as Soil Type “B” and "C" per OSHA standards. Upon completion of the recommended removals and recompaction, the artificial fill will be classified as Soil Type "B". The Project Geotechnical Consulting should be consulted if geologic conditions vary from what is presented in this report.

6.2.8.2 Backfill

Trench backfill should be compacted to at least 90 percent of maximum dry density as determined by ASTM D-1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill provided oversized materials are removed. Although suitable for backfill, consideration should be given to utilizing imported materials as backfill materials. If native soils are to be used, slower production rates should be anticipated. No surcharge loads should be imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations should be directed away from the banks. Care should be taken to avoid saturation of the soils. Compaction should be accomplished by mechanical means. Jetting of native soils will not be acceptable.

Under-slab trenches should also be compacted to project specifications. If select granular backfill (SE > 30) is used, compaction by flooding will be acceptable.

6.3 Slope Stability

Surrounding the western and northern boundary of the site, adjacent to Glenwood Drive and Aliso Creek Road, is an approximately 50 foot slope ascending from the site. Within this slope is a landslide hazard mapped by the California Department of Conservation (CDMG, 2001). Based on a review of available data, the construction of the slope was completed during the grading of the existing structures or adjacent streets. Reports pertaining to this grading and any geologic / geotechnical reports pertaining to the hazard are not available from the City or the County. No visible instabilities were observed during our investigation. V-ditches are currently in place, and the existing slope is planted.

In consideration of the existing slope, the proposed structures have been setback from the toe of the slope in accordance with the requirements of the CBC.

Further review should be done as the project progresses. Additional recommendations pertaining to the grading and mitigation of the mapped hazard may be required based on conditions exposed during grading.

7.0 DESIGN CONSIDERATIONS

7.1 Structural Design

It is anticipated that multi-story residential structures with slab on-grade and shallow foundations will be constructed. Upon the completion of rough grading, finish grade samples should be collected and tested in order to provide specific recommendations as they relate to the individual building pads. These test

results and corresponding design recommendations should be presented in a final rough grading report. Final slab and foundation design recommendations should be made based upon specific structure sitings, loading conditions, and as-graded soil conditions.

It is anticipated that the majority of onsite soils will possess "low" to "medium" expansion potential when tested in general accordance with ASTM Test Method D: 4829. Due to the inherent characteristics of diatomaceous soils, it is recommended to utilize post-tensioned foundations in the design of the project.

7.1.1 Foundation Design

Foundations may be preliminary designed based on the values presented in Table 7-1 below.

Table 7-1
Foundation Design Parameters*

Allowable Bearing	1500 lbs/ft^2 (assuming a minimum embedment depth and width of 12 inches)
Lateral Bearing	250 lbs/ft^2 at a depth of 12 inches plus 250 lbs/ft^2 for each additional 12 inches of embedment to a maximum of 2000 lbs/ft^2.
Sliding Coefficient	0.30
Settlement	Static Settlement – 0.5 inch in 40 feet Dynamic Settlement – 0.5 inch in 40 feet

*These values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern depth and reinforcement requirements and should be evaluated.

7.1.2 Post-Tensioning Slabs/Foundation Design Recommendations

Post-tensioned slabs for the project may be designed utilizing the parameters presented in Tables 7-1 and 7-2. The parameters presented herein are based on methodology provided in the Design of Post-Tensioned Slabs-On-Ground, Third Edition, by the Post-Tensioning Institute, in accordance with the 2022 CBC.

TABLE 7-2
POST-TENSION SLAB DESIGN PARAMETERS

Category	Expansion Potential	Minimum Embedment*	Edge Lift		Center Lift	
			Em (ft)	Ym (inch)	Em (ft)	Ym (inch)
I	Low	12 inches	5.4	0.61	9.0	0.26
II	Medium	18 inches	5.0	1.10	9.0	0.46
Slab Subgrade Moisture						
Category I	Minimum 110% of optimum moisture to a depth of 12 inches prior to pouring concrete					
Category II	Minimum 120% of optimum moisture to a depth of 12 inches prior to pouring concrete					
Embedment*						
The minimum footing embedments presented herein are based on expansion indexes. The structural engineer should determine minimum embedments based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code. If mat slabs are utilized, alternate embedment depths can be provided.						
Moisture Barrier						
A moisture barrier should be provided in accordance with the recommendations presented in Section 7.2						
The parameters presented herein are based on procedures presented in the Design of Post-Tensioned Slabs-On-Ground, Third Edition. No corrections for vertical barriers at the edge of the slab, or for adjacent vegetation have been assumed. The design parameters are based on a Constant Suction Value of 3.9 pF.						

7.2 Moisture Barrier

A moisture and vapor retarding system should be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive and should be capable of effectively preventing the migration of water and reducing the transmission of water vapor to acceptable levels. Historically, a 10-mil plastic membrane, such as Visqueen, placed between two to four inches of clean sand, has been used for this purpose. The use of this system or other systems can be considered, at the discretion of the designer, provided the system reduces the vapor transmission rates to acceptable levels.

7.3 Seismic Design

The site classes were determined based on the referenced reports and published geologic maps in the area in general conformance with Chapter 20 of ASCE 7-16. Based on the density of the underlying soils, a Site Class of D (shear wave velocity of 259 m/s) was selected. The seismic design parameters were calculated using a program based on the USGS website and ASCE 7-16 procedures. The resulting values are presented in Table 7-3. These values are applicable providing the exceptions presented in Supplements 2 and 3 of ASCE 7-16 are utilized in the design of the structure. If the design does not include the exception methodology, then a site-specific analysis shall be conducted.

TABLE 7-3 Seismic Ground Motion Values
2022 CBC and ASCE 7-16

Parameter	*Value*
Site Class	D
Site Latitude	33.5937
Site Longitude	-117.7272
Spectral Response Acceleration Parameter, S_S	1.22
Spectral Response Acceleration Parameter, S_1	0.438
Site Coefficient, F_a	1.012
Site Coefficient, F_v	1.85
MCE Spectral Response Acceleration Parameter, S_{MS}	1.235
MCE Spectral Response Acceleration Parameter, S_{M1}	0.810
Design Spectral Response Acceleration Parameter, S_{DS}	0.823
Design Spectral Response Acceleration Parameter, S_{D1}	0.540
Peak Ground Acceleration, PGA_M	0.568

7.4 Fence and Garden Walls

Block walls, if used, should be embedded a minimum of 2 feet below the lowest adjacent grade. Construction joints (not more than 20 feet apart) should be included in the block wall construction. Side yard walls should be structurally separated from the rear yard wall.

7.5 Footing Excavations

Soils from the footing excavations should not be placed in slab-on-grade areas unless properly compacted and tested. The excavations should be cleaned of all loose/sloughed materials and be neatly trimmed at the time of concrete placement. The Project Geotechnical Consultant should observe the footing excavations prior to the placement of concrete to determine that the excavations are founded in suitably compacted material.

7.6 Retaining Walls

Retaining walls should be founded on engineered fill and should be backfilled with granular soils that allow for drainage behind the wall. Foundations may be designed in accordance with the recommendations presented in Table 7-1, above. Unrestrained walls, free to horizontally move 0.0005H (for dense cohesionless backfill), may be designed to resist lateral pressures imposed by a fluid with a unit weight determined in accordance with the Table 7-4 below. The table also presents design parameters for restrained (at-rest) retaining walls. These parameters may be used to design retaining walls that may be considered as restrained due to the method of construction or location (corner sections of unrestrained retaining walls).

TABLE 7-4
Equivalent Fluid Pressures for 90% Compacted Fill (Select Material)

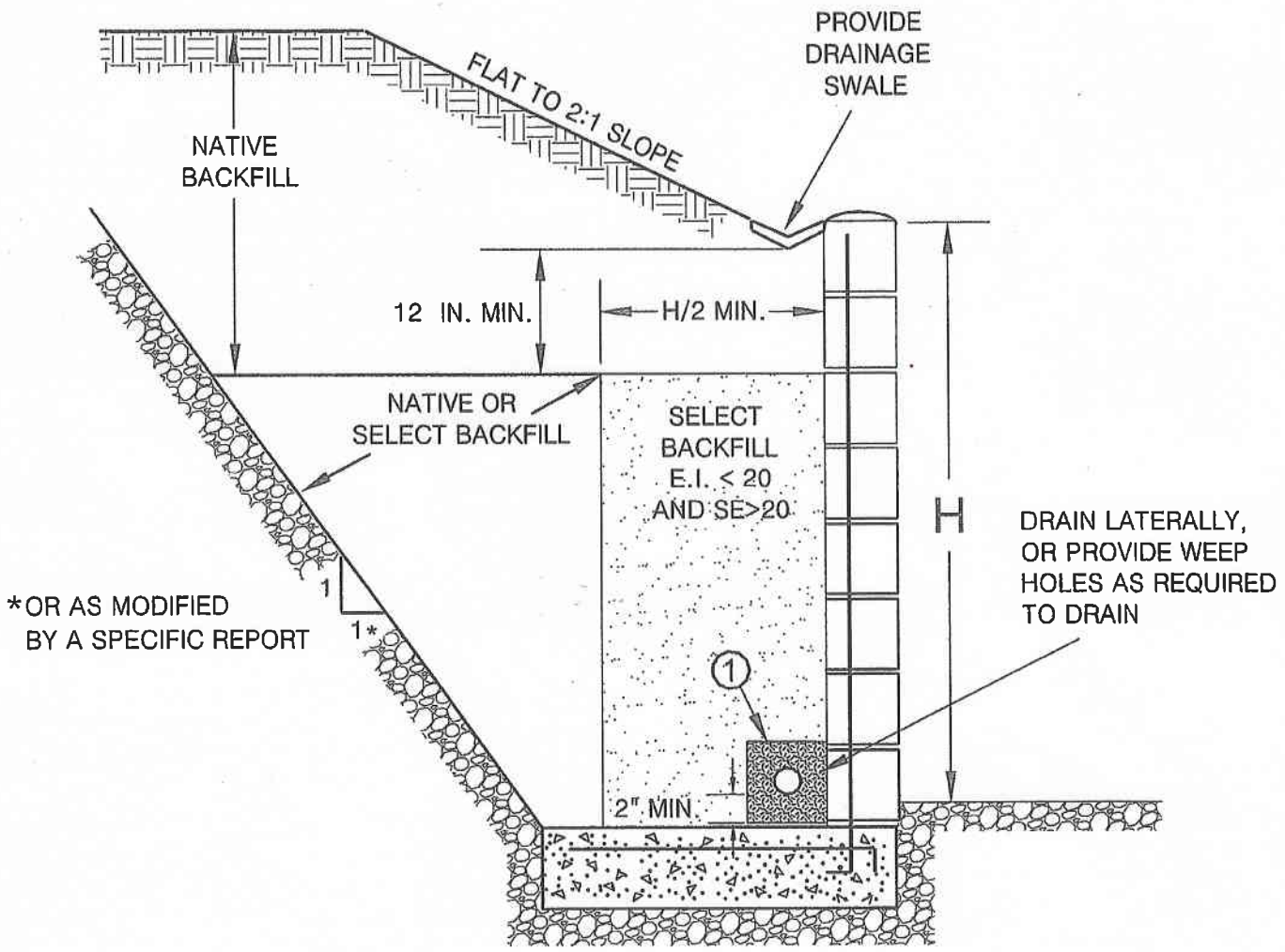
Backfill	Active Pressure (psf/ft)	At-Rest Pressure (psf/ft)
Level	35	55

Per the requirements of the 2022 CBC, the seismic force acting on the retaining walls with backfill exceeding 6-feet in height may be resolved utilizing the formula $12.5H^2$ lb/lineal ft (H=height of the wall). This force acts at approximately 0.6H above the base of the wall. The seismic value can be converted as required by the retaining wall engineer. Retaining walls should be designed in general accordance with Section 1807A.2 of the 2022 CBC.

- Restrained retaining walls should be designed for "at-rest" conditions.
- The design loads presented in the above table are to be applied on the retaining wall in a horizontal fashion and as such friction between wall and retained soils should not be allowed in the retaining wall analyses.
- Additional allowances should be made in the retaining wall design to account for the influence of construction loads, temporary loads, and possible nearby structural footing loads.
- Select backfill should be granular, structural quality backfill with a Sand Equivalent of 20 or better and an ASCE Expansion Index of 20 or less. The backfill must encompass the full active wedge area. The upper one foot of backfill should be comprised of native on-site soils (see Plate A).
- The wall design should include waterproofing (where appropriate) and backdrains or weep holes for relieving possible hydrostatic pressures. The backdrain should be comprised of a 4-inch perforated PVC pipe in a 1 ft. by 1 ft., ¾-inch gravel matrix, wrapped with a geofabric. The backdrain should be installed with a minimum gradient of 2 percent and should be outletted to an appropriate location. For subterranean walls this may include drainage by sump pumps.
- No backfill should be placed against concrete until minimum design strengths are achieved.

It should be noted that the allowable bearing and lateral bearing values presented in Table 7-1 are based on level conditions at the toe. Modified design parameters can be presented for retaining walls with sloping condition at the toe. Other conditions should be evaluated on a case-by-case basis.

RETAINING WALL BACKFILL DETAIL



(1)

PIPE: 4-INCH PERFORATED PVC, SCHEDULE 40, SDR35 OR APPROVED ALTERNATE MINIMUM 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE

ROCK: MINIMUM VOLUME OF 1 CU. FT. OF 3/4-IN. MAX. ROCK PER. LINEAL FOOT OF PIPE, OR APPROVED ALTERNATE

FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

7.7 Exterior Slabs and Walkways

Exterior concrete slabs and walkways should be designed and constructed in consideration of the following recommendations.

7.7.1 Subgrade Compaction

The subgrade below exterior concrete slabs should be compacted to a minimum of 90 percent relative compaction as determined by ASTM Test Method: D 1557.

7.7.2 Subgrade Moisture

The subgrade below concrete slabs should be moisture conditioned to a minimum of 110 percent (low expansion potential) or 120 percent (medium expansion potential) of optimum moisture prior to concrete placement

7.7.3 Concrete Slab Thickness

Concrete flatwork and driveways should be designed utilizing four-inch minimum thickness.

7.7.4 Concrete Slab Reinforcement

Utilization of reinforcement for flatwork and driveways is subject to a cost/benefit analysis. Reinforcement will decrease the amount of cracking that may occur in flatwork, however, planning for occasional repairs may be more cost effective. Utilizing closely spaced control joints is likely more cost-effective than utilizing reinforcement. The majority of the soils onsite are classified as very low in expansion potential. Consideration should be given to reinforcing flatwork with irregular (non-square/rectangular) shapes or flatwork underlain by medium expansive soils. Reinforcement may consist of 6x6 W.14/W1.4 welded wire mesh or an equivalent section of rebar.

7.7.5 Control Joints

Weakened plane joints should be installed on walkways at intervals of approximately eight feet (maximum) or less. Exterior slabs should be designed to withstand shrinkage of the concrete.

7.8 Concrete Design

As stated in Section 5.1.7, negligible concentrations of sulfates were detected in the onsite soils (Class S0). Therefore, the use of sulfate resistant concrete is not required per ACI 318-14 at this time. Post-grading conditions should be evaluated, and final recommendations made at that time.

7.9 Corrosion

Based on laboratory results of soluble sulfate, chloride, and pH testing as presented in Appendix C, the onsite soils are classified as “non-corrosive” to buried metals and concrete (Caltrans, 2022). Buried ferrous metals should be protected against the effects of corrosive soils in accordance with the manufacturer’s recommendations. Typical measures may include using non-corrosive backfill, protective coatings, wrapping, plastic pipes, or a combination of these methods. A corrosion engineer should be consulted if specific design recommendations are required by the improvement designer.

Per ACI 318-14, an exposure class of C1 would be applicable to metals encased in concrete (rebar in footings) due to being exposed to moisture from surrounding soils. Per Table 19.3.2.1 of ACI 318-14, the requirements for concrete with an exposure class of C1 are a minimum compressive strength of 2500 psi and a maximum water-soluble chloride ion content in concrete of 0.30 (percent by weight of cement).

7.10 Pavement Design

Pavement sections for the proposed streets shall be designed based on laboratory testing conducted on samples taken from the soil subgrade. Preliminarily, based on an assumed R-Value of 30, the pavement may be designed utilizing the sections presented in Table 7-5. These sections should be verified upon the completion of grading, based on R-Value testing. The ultimate pavement section design for public streets is under the City of Aliso Viejo's purview.

Table 7-5
Preliminary Pavement Sections

Traffic Index	Pavement Section Options OR	
5.0	3-inch AC on 6-inch AB	4-inch AC on 4-inch AB
5.5	3-inch AC on 7-inch AB	4-inch AC on 5-inch AB

AC-Asphalt Concrete
AB-Caltrans Class II Base

Construction of the streets should be accomplished in accordance with the current criteria of the City of Aliso Viejo. Prior to the placement of base material, the subgrade should be suitably moisture conditioned, processed and compacted to a minimum 95 percent of the laboratory maximum density (ASTM: D 1557) to at least twelve (12) inches below subgrade. After subgrade compaction, the exposed grade should then be "proof"-rolled with heavy equipment to ensure the grade does not "pump" and is verified as non-yielding. Aggregate base material should be placed on the compacted subgrade and compacted in-place to a minimum 95 percent of the laboratory standard obtained per ASTM: D 1557.

8.0 LOT MAINTENANCE

Ongoing maintenance of the improvements is essential to the long-term performance of structures. As such, the owners must implement certain maintenance procedures. The attached " Maintenance and Improvement Considerations" presented in the Appendix E may be included as part of the sales packet to educate the owners in issues related to drainage, maintenance, improvements, etc. The following recommendations should also be implemented.

8.1 Lot Drainage

Roof, pad, and lot drainage should be collected and directed away from structures and slopes and toward approved disposal areas. Design fine grade elevations should be maintained throughout the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures and slopes. Residents should be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote structure and slope stability.

8.2 Burrowing Animals

Owners should undertake a program for the elimination of burrowing animals.

9.0 FUTURE PLAN REVIEWS

This report represents a geotechnical review of the site. As the project design for the project progresses, site specific geologic and geotechnical issues should be considered in the design and construction of the project. Consequently, future plan reviews may be necessary. These reviews may include reviews of:

- Grading Plans
- Foundation Plans
- Utility Plans

These plans should be forwarded to the project Geotechnical Consultant for review.

10.0 CLOSURE

10.1 Geotechnical Review

For the purposes of this report, multiple working hypotheses were established for the project, utilizing the available data and the most probable model is used for the analysis. Future information collected during the proposed grading operations is intended to evaluate the hypothesis and as such, some of the assumptions summarized in this report may need to be changed. Some modifications of the grading recommendations may become necessary, should the conditions encountered in the field differ from the conditions hypothesized in this report.

Plans and sections of the project specifications should be reviewed by Alta to evaluate conformance with the intent of the recommendations contained in this report. If the project description or final design varies from that described in herein, Alta must be consulted regarding the applicability of the recommendations contained herein and whether any changes are required. Alta accepts no liability for any use of its recommendations if the project description or final design varies and Alta is not consulted regarding the alterations.

10.2 Limitations

This report is based on the following: 1) the project as presented on the attached plan; 2) the information obtained from Alta's laboratory testing included herein; and 3) from the information presented in the referenced reports. The findings and recommendations are based on the results of the subsurface investigation, laboratory testing, and office analysis combined with an interpolation and extrapolation of conditions between and beyond the subsurface excavation locations. However, the materials adjacent to or beneath those observed may have different characteristics than those observed, and no precise representations are made as to the quality or extent of the materials not

observed. The results reflect an interpretation of the direct evidence obtained. Work performed by Alta has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical profession currently practicing in the same locality under similar conditions. No other representation, either expressed or implied, and no warranty or guarantee is included or intended.

The recommendations presented in this report are based on the assumption that an appropriate level of field review will be provided by a geotechnical consultant who is familiar with the design and site geologic conditions. That field review shall be sufficient to confirm that geotechnical and geologic conditions exposed during grading are consistent with the geologic representations and corresponding recommendations presented in this report.

The conclusions and recommendations included in this report are applicable to the specific design of this project as discussed in this report. They have no applicability to any other project or to any other location and any and all subsequent users accept any and all liability resulting from any use or reuse of the data, opinions, and recommendations without the prior written consent of Alta.

Alta has no responsibility for construction means, methods, techniques, sequences, procedures, safety precautions, programs in connection with the construction, acts or omissions of the CONTRACTOR or any other person performing any of the construction, or for the failure of any of them to carry out the construction in accordance with the final design drawings and specifications.

APPENDIX A

REFERENCES

APPENDIX A

Selected References

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APPENDIX B

Subsurface Investigation

APPENDIX B

Subsurface Investigation

Alta's subsurface investigation consisted of excavating, logging, and sampling four (4) hollow-stem auger borings. Details of the subsurface investigation are presented in Table B. The approximate location of the exploratory excavation is shown on the accompanying Plate 1 and the Geotechnical Logs are attached.

TABLE B
SURFACE INVESTIGATION DETAILS

Equipment	Range of Depths	Sampling Methods	Sample Locations
8” Hollow-Stem Auger	Up to 51.5 feet	1. Bulk 2. Ring	1. Bulk-Select Depths. 2. Ring-Every 2.5 or 5 feet.

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		grf	ltr	Description
Coarse Grained Soils: More than 50% retained on No. 200 sieve	Gravel and Gravelly Soils: More than 50% of coarse fraction retained on No. 4 sieve		GW	Well-graded gravels or gravel sand mixtures, little or no fines
			GP	Poorly-graded gravels or gravel sand mixture, little or no fines
			GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sand and Sandy Soils: More than 50% of coarse fraction passes on No. 4 sieve		SW	Well-graded sands or gravelly sands, little or no fines
			SP	Poorly-graded sands or gravelly sands, little or no fines
			SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, and-clay mixtures

Major Divisions		grf	ltr	
Fine Grained Soils: More than 50% passes on No. 200 sieve	Silts And Clays LL,<50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silt-clays of low plasticity
	Silts And Clays LL,<50		MH	Inorganic silts, micaceous or diatomaceous fine or silty soils, elastic silts
			VH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat and other highly organic soils

BOUNDARY CLASSIFICATION: Soils possessing characteristics of two groups are designated by combinations of group symbols.

PARTICLE SIZE LIMITS

U.S. STANDARD SERIES SIEVE — CLEAR SQUARE SIEVE OPENINGS

200	40	10	4	3/4"	3"	12"

Silts and Clays	Sand			Gravel		Cobbles	Boulders
	Fine	Medium	Coarse	Fine	Coarse		

RELATIVE DENSITY

Sands and Gravels	Blows/Foot (SPT)
Very Loose	<4
Loose	4-10
Medium Dense	11-30
Dense	31-50
Very Dense	>50

CONSISTENCY CLASSIFICATION

Silts and Clays	Criteria
Very Soft	Thumb penetrates soil >1 in.
Soft	Thumb penetrates soil 1 in.
Firm	Thumb penetrates soil 1/4 in.
Stiff	Readily indented with thumbnail
Very Stiff	Thumbnail will not indent soil

HARDNESS

Bedrock
Soft
Moderately Hard
Hard
Very Hard

LABORATORY TESTS

Symbol	Test
DS	Direct Shear
DSR	Direct Shear (Remolded)
CON	Consolidation
SA	Sieve Analysis
MAX	Maximum Density
RV	Resistance (R) Value
EI	Expansion Index
SE	Sand Equivalent
AL	Atterberg Limits
CHEM	Chemical Analysis
HY	Hydrometer Analysis

SOIL MOISTURE

Increasing Visual Moisture Content

- Dry - Dry to touch
- Moist - Damp, but no visible free water
- wet - Visible free water

SIZE PROPORTIONS

Trace - <5%

Few - 5 to 10%

Some - 15 to 25%

KEY TO EXPLORATORY BORING LOGS

ALTA CALIFORNIA GEOTECHNICAL INC.

PLATE 689

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	460	BORING DESIG.	B-1
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	460				SM	**MONTEREY FORMATION** (Tm): SILTY SANDSTONE, fine grained, pale brown to white, slightly moist, medium dense, diatomaceous.				
		R	26		SC	@2.5 ft. CLAYEY SANDSTONE, pale brown to white, moist, medium dense, diatomaceous.	34.7	78	83	MAX, EI, HY, CHEM
5	455	R	43			@5.0 ft. white, slightly moist, dense, diatomaceous, some clay.	40.9	37	31	CON, HY
10	450	R	36			@10.0 ft. dark brown, moist, dense.	42.1	74	90	
15	445	R	33			@15.0 ft. dark brown to bluish gray, slightly moist, dense.	6.6	105	30	
20	440	R	22		CL	@20.0 ft. SANDY CLAYSTONE, gray, moist, stiff, fine grained sand.	66.6	56	91	
25	435	R	83		SM	@25.0 ft. SILTY SANDSTONE, fine grained, yellowish dark brown, slightly moist, very dense.	7.6	110	40	
30	430	S	10,9,8		SC	@30.0 ft. CLAYEY SANDSTONE, fine grained, dark brown to brown, moist, medium dense.	17.4			
35	425	S	17,40,50 for 4"		SP	@35.0 ft. SANDSTONE, very fine to fine grained, pale brown, slightly moist, very dense.	8.6			
	420					Continued;				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

▼ GROUNDWATER
► SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-1

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	460	BORING DESIG.	B-1
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	420	S	26,50 for 5"			Continued; **MONTEREY FORMATION** (Tm) SANDSTONE, very fine to fine grained, pale brown, slightly moist, very dense.	10.0			
45	415	S	29,50 for 5"				8.7			
50	410	S	23,50 for 4"			@50.0 ft. yellowish brown.	20.1			
						TOTAL DEPTH 51.5 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
R RING (DRIVE) SAMPLE
S SPT (SPLIT SPOON) SAMPLE
B BULK SAMPLE T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-1

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	461	BORING DESIG.	B-2
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	460				SP	**MONTEREY FORMATION** (Tm): SANDSTONE, fine grained, grayish pale brown, slightly moist, dense.				
		R	41				9.0	107	43	
5		R	27			@5.0 ft. medium dense, trace gravel.	7.2	102	30	
	455									
10		R	53			@10.0 ft. very dense, some gravel.	8.7	105	41	
	450									
15		R	50 for 5"			@15.0 ft. very fine to fine grained, pale brown.	6.5	90	21	
	445									
20		R	50 for 5"				5.3	92	18	
	440									
25		R	50 for 4"			@25.0 ft. yellowish gray, some iron oxide staining.	5.7	94	20	
	435									
30		S	40,50 for 2"			@30.0 ft. pale brown, some iron oxide staining.	7.3			
	430									
35		S	47,50 for 3"			@35.0 ft. trace silt.	6.9			
	425									
						Continued;				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-2

GEOTECHNICAL BORING LOG

PROJECT NO. 1-0631
DATE STARTED 8/27/25
DATE FINISHED 8/27/25
DRILLER 2R Drilling Inc.
TYPE OF DRILL RIG 8" Hollow Stem Auger

PROJECT NAME 15 Argonaut
GROUND ELEV. 461
GW DEPTH (FT)
DRIVE WT. 140 lbs
DROP 30 in

BORING DESIG. B-2
LOGGED BY YH
NOTE

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	420	S	36,50 for 3"			Continued; **MONTEREY FORMATION** (Tm): SAND, very fine to fine grained, pale brown, slightly moist, very dense, trace silt, some iron oxide staining.	9.6			
45	415	S	33, 50 for 4"				13.2			
50	410	S	32,50 for 4"				9.4			
						TOTAL DEPTH 51.5 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
R RING (DRIVE) SAMPLE
S SPT (SPLIT SPOON) SAMPLE
B BULK SAMPLE T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-2

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	458	BORING DESIG.	B-3
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SC	**MONTEREY FORMATION** (Tm): CLAYEY SANDSTONE, fine grained, gray to white, moist, medium dense, diatomaceous.				
	455	R	24				61.0	57	84	
5		B R	24			@5.0 ft. dark brown to grayish white.	35.7	75	78	CON, HY MAX, EI, HY, CHEM
	450									
10		R	21			@10.0 ft. some iron oxide staining.	58.9	59	87	
	445									
15		R	26				50.4	68	93	
	440									
20		R	25			@20.0 ft. dark grayish brown.	30.5	87	89	
	435									
25		R	26		SM	@25.0 ft. SILTY SANDSTONE, fine grained, brown, moist, medium dense.	11.5	106	55	
						TOTAL DEPTH 26.0 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

▼ GROUNDWATER
► SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-3

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	459	BORING DESIG.	B-4
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SC	**MONTEREY FORMATION** (Tm): CLAYEY SANDSTONE, fine grained, pale brown to white, moist, medium dense, diatomaceous.				
		R	21				68.4	55	90	
	455									
5		R	24				76.8	50	87	CON, HY
	450									
10		R	20		CL	@10.0 ft. CLAYSTONE TO SANDY CLAYSTONE, dark brown to brown, moist, very stiff.	34.9	77	81	CON, HY
	445									
15		R	30		CL	@15.0 ft. SANDY CLAYSTONE, dark brown to brown, moist, very stiff.	64.4	54	82	
	440									
20		R	23		SC	@20.0 ft. CLAYEY SANDSTONE, very fine to fine grained, bluish gray, moist, medium dense.	49.1	68	92	
	435									
25		R	20		CL	@25.0 ft. SANDY CLAYSTONE, brown to dark brown, moist, very stiff, some iron oxide staining.	41.8	73	87	
						TOTAL DEPTH 26.0 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
R RING (DRIVE) SAMPLE
S SPT (SPLIT SPOON) SAMPLE
B BULK SAMPLE T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-4

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	458	BORING DESIG.	P-1
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	455				SC	**MONTEREY FORMATION** (Tm): CLAYEY SANDSTONE, fine grained, pale brown to white, moist, medium dense, diatomaceous.				
5						TOTAL DEPTH 5.0 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

▼ GROUNDWATER
► SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-5

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	460	BORING DESIG.	P-2
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	460				SC	**MONTEREY FORMATION** (Tm): CLAYEY SANDSTONE, fine grained, pale brown to white, moist, medium dense, diatomaceous.				
5	455					TOTAL DEPTH 5.0 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-6

APPENDIX C

Laboratory Testing

LABORATORY TESTING

The following laboratory tests were performed on a representative sample in accordance with the applicable latest standards or methods from the ASTM, California Building Code (CBC) and California Department of Transportation.

Classification

Soils were classified with respect to the Unified Soil Classification System (USCS) in accordance with ASTM D-2487 and D-2488.

Particle Size Analysis

Modified hydrometer testing was conducted to aid in classification of the soil. The results of the particle size analysis are presented in Table C.

Maximum Density/Optimum Moisture

The maximum dry density and optimum moisture content of two representative bulk samples were evaluated in accordance with ASTM D-1557. The results are summarized in Table C.

Expansion Index Tests

Two (2) expansion index test was performed to evaluate the expansion potential of typical on-site soil. Testing was carried out in general conformance with ASTM Test Method D-4829. The results are presented in Table C.

Chemical Analyses

Chemical testing was performed on two select samples by Alta. The results of these tests (sulfate content, resistivity, chloride content and pH) are presented on Table C.

Consolidation Tests

Consolidation testing was performed on four (4) relatively “undisturbed” soil samples at their natural moisture content in accordance with procedures outlined in ASTM D-2435. The samples were placed in a consolidometer and loads were applied incrementally in geometric progression. The samples (2.42-inches in diameter and 1-inch in height) were permitted to

consolidate under each load increment until the slope of the characteristic linear secondary compression portion of the thickness versus log of time plot was apparent. The percent consolidation for each load cycle was recorded as the ratio of the amount of vertical compression to the original 1-inch height. The consolidation test results are shown on Plates C-1 through C-4.

Atterberg Limits

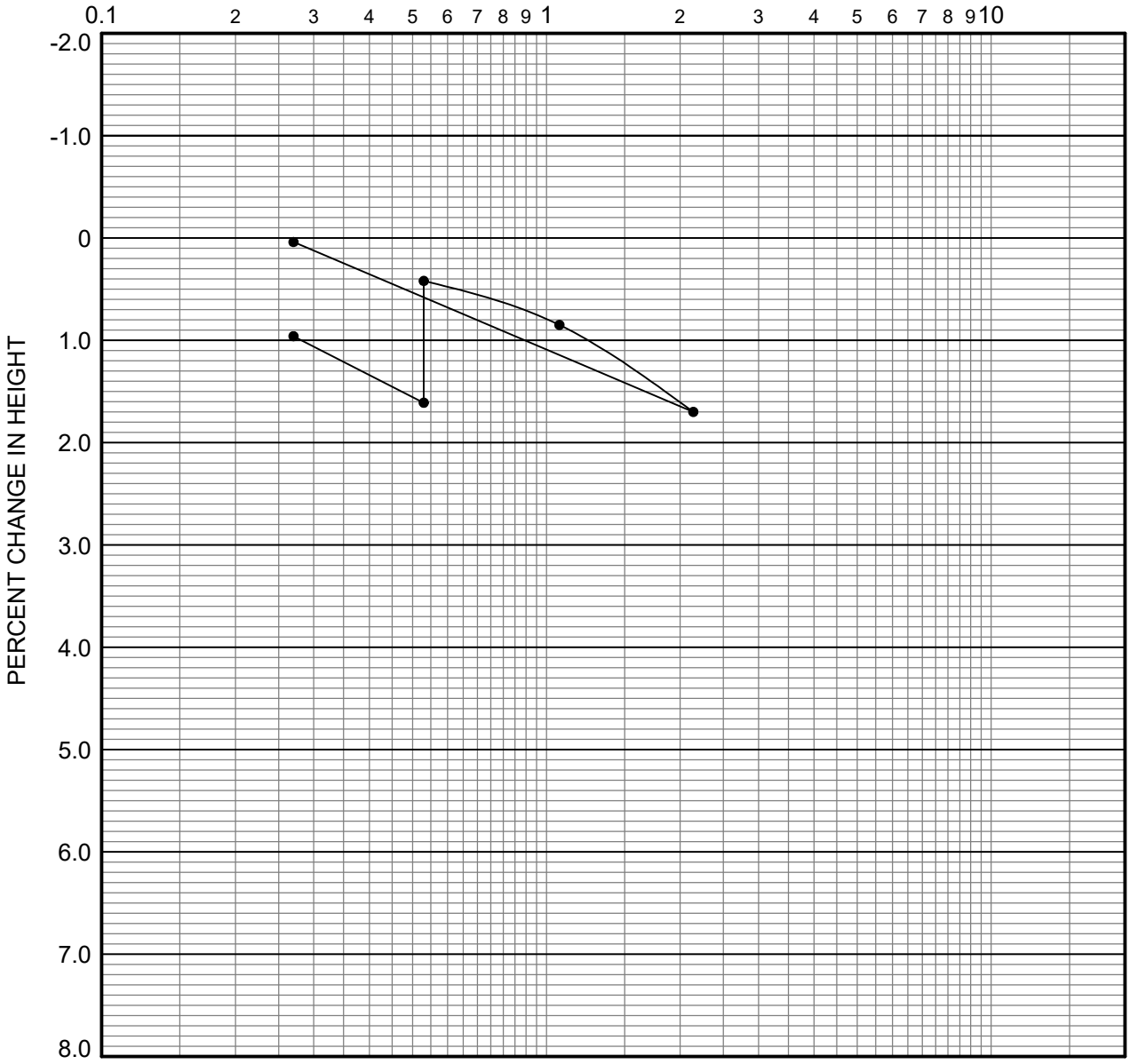
Atterberg limits testing was performed on two select samples by Alta. The results of these tests are presented on Table C

TABLE C
SUMMARY OF LABORATORY TEST DATA
P.N. 1-0631

Trench No.	Depth (Feet)	Soil Description	Group Symbol - Unified Soil Classification System	Maximum Dry Density		Direct Shear	Grain Size Analysis				Expansion Index	Sulfate Content (%)	Consolidation	Other Tests Remarks
				Maximum Density (pcf)	Optimum Moisture (%)		Gravel (% + No. 4 Screen)	% Sand	%Silt (0.074 to 0.005mm)	% Clay (-0.005 mm)				
B-1	2.5	Clayey Sandstone (Tm)	SC	114.4	12.5	-	2	60	12	26	8		-	MinResist: 1,619Ohm-cm pH:7.4,Cl:115ppm,SO4:0.012% LL:26,PL:16,PI:10
B-1	5	Claystone (Tm)	CL	-	-	-	0	14	34	52	-		**SEE PLATE C-1**	
B-3	5	Claystone with Sand (Tm)	CL	-	-	-	1	24	32	43	-		**SEE PLATE C-2**	
B-3 (Bulk)	5	Claystone with Sand (Tm)	CL	77.0	35.6	-	5	20	23	52	38			MinResist: 1,485Ohm-cm pH:7.4,Cl:195ppm,SO4:0.006% LL:67,PL:44,PI:23
B-4	5	Claystone (Tm)	CL	-	-	-	1	10	34	55	-		**SEE PLATE C-3**	
B-4	10	Claystone (Tm)	CL	-	-	-	0	12	34	54	-		**SEE PLATE C-4**	

Alta California Geotechnical, Inc.

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-1	5.0	37	40.9	31	86	CL	Claystone (Tm)

REMARKS: WATER ADDED AT 1.07 TSF

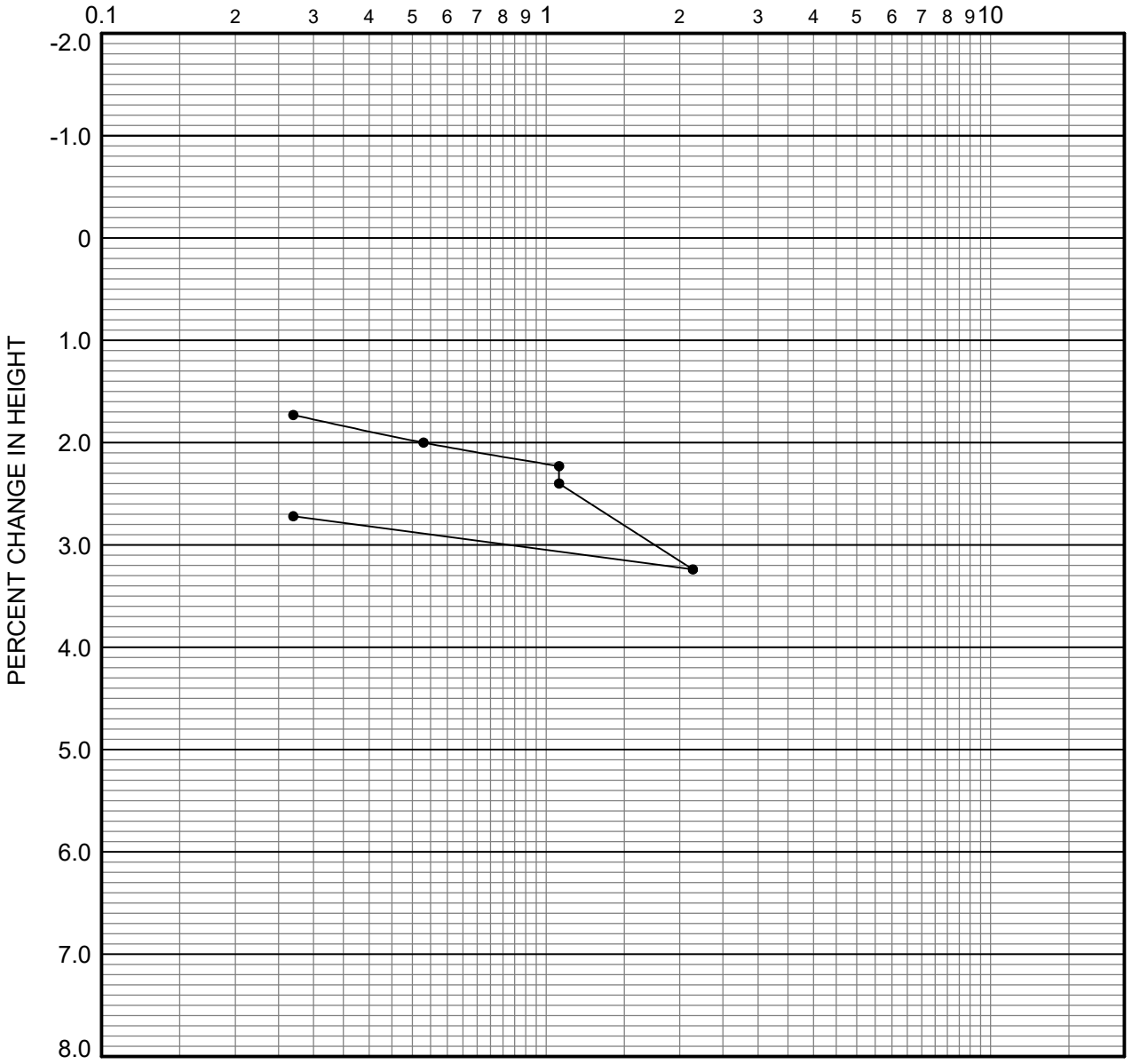
CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0631

PLATE C-1

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-3	5.0	75	35.7	78	75	CL	Claystone with Sand (Tm)

REMARKS: WATER ADDED AT 1.07 TSF

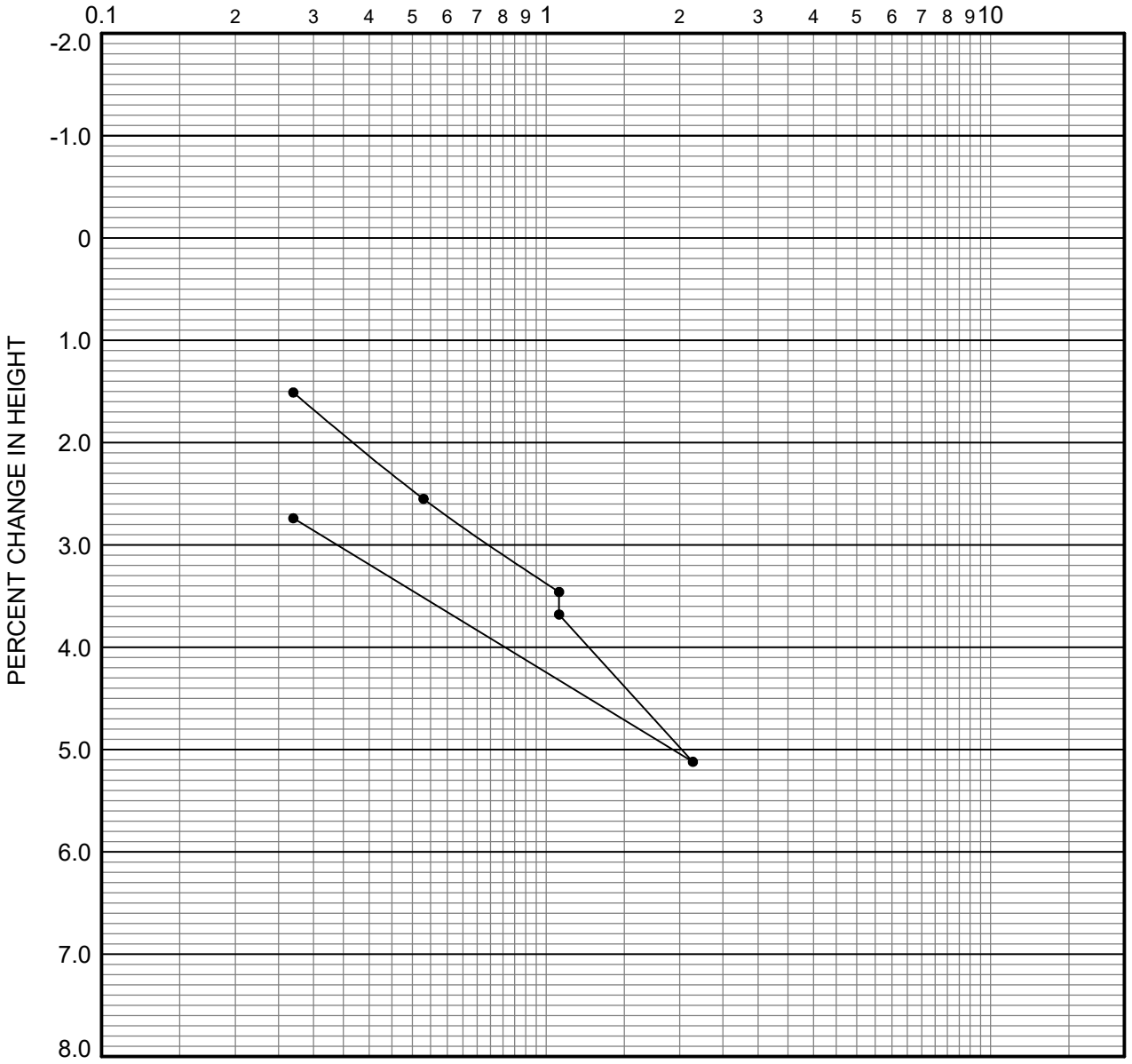
CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0631

PLATE C-2

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-4	5.0	50	76.8	87	89	CL	Claystone (Tm)

REMARKS: WATER ADDED AT 1.07 TSF

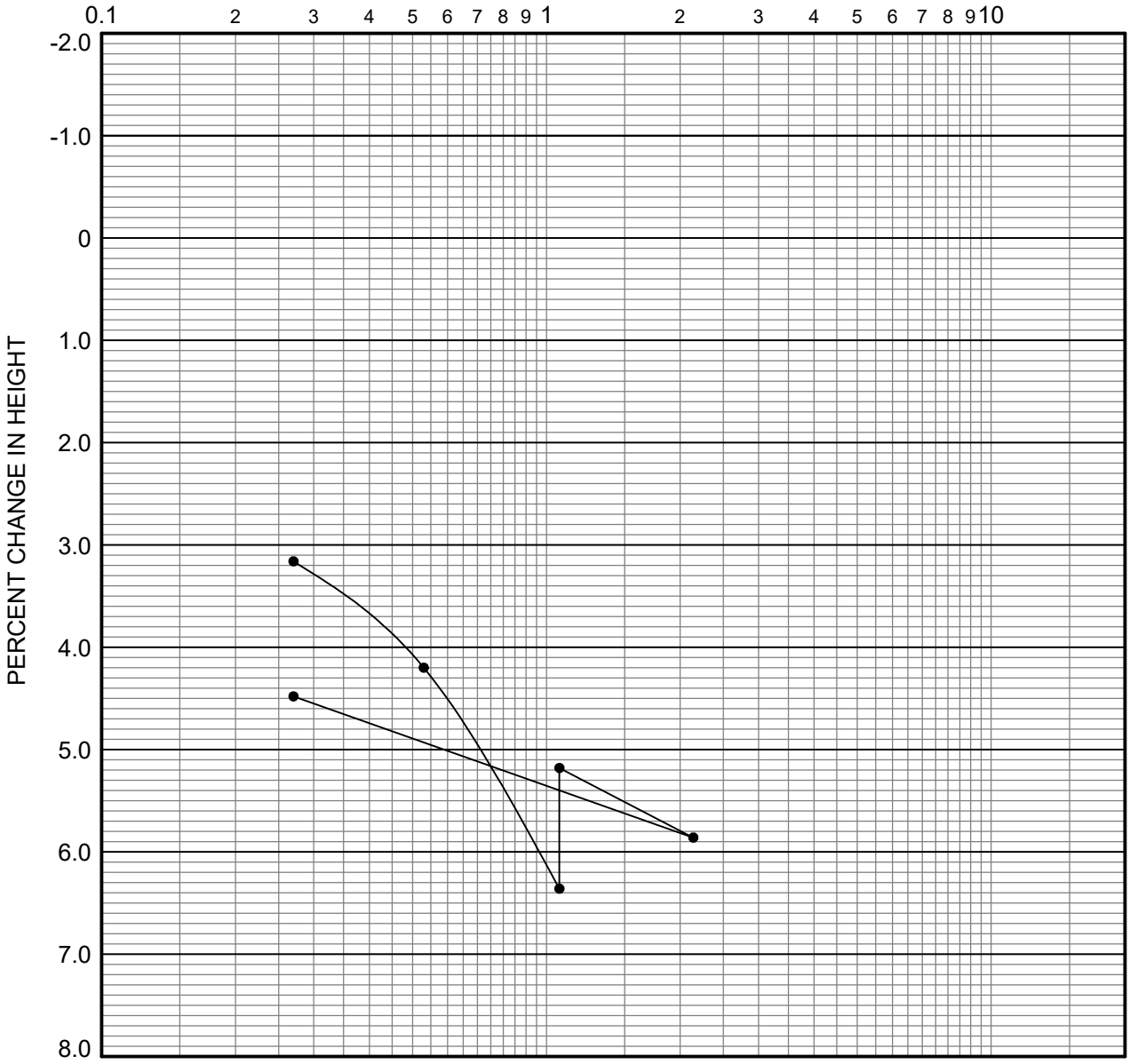
CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0631

PLATE C-3

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-4	10.0	77	34.9	81	88	CL	Claystone (Tm)

REMARKS: WATER ADDED AT 1.07 TSF

CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0631

PLATE C-4

APPENDIX D

Maintenance and Improvement Considerations

MAINTENANCE AND IMPROVEMENT CONSIDERATIONS

General

Owners purchasing property must assume a certain degree of responsibility for improvements and for maintaining conditions around their home. Of primary importance from a geotechnical standpoint are maintaining drainage patterns and minimizing the soil moisture variation below all improvements. Such design, construction and owner maintenance provisions may include:

- Employing contractors for improvements who design and build in recognition of local building codes and specific site soils conditions.
- Establishing and maintaining positive drainage away from all foundations, walkways, driveways, patios, and other improvements.
- Avoiding the construction of planters adjacent to structural improvements. Alternatively, planter sides/bottoms can be sealed with an impermeable membrane and drained away from the improvements via subdrains into approved disposal areas.
- Sealing and maintaining construction/control joints within concrete slabs and walkways to reduce the potential for moisture infiltration into the subgrade soils.
- Utilizing landscaping schemes with vegetation that requires minimal watering. Watering should be done in a uniform manner, as equally as possible on all sides of the foundation, keeping the soil "moist" but not allowing the soil to become saturated.
- Maintaining positive drainage away from structures and providing roof gutters on all structures with downspouts that are designed to carry roof runoff directly into area drains or discharged well away from the foundation areas.
- Avoiding the placement of trees closer to the proposed structures than a distance of one-half the mature height of the tree.
- Observation of the soil conditions around the perimeter of the structure during extremely hot/dry or unusually wet weather conditions so that modifications can be made in irrigation programs to maintain relatively uniform moisture conditions.

Sulfates

Owners should be cautioned against the import and use of certain inorganic fertilizers, soil amendments, and/or other soils from offsite sources in the absence of specific information relating to their chemical composition. Some fertilizers have been known to leach sulfate compounds into soils and increase the sulfate concentrations to potentially detrimental levels.

Site Drainage

- The owners should be made aware of the potential problems that may develop when drainage is altered through construction of hardscape improvements. Ponded water, drainage over the slope face, leaking irrigation systems, overwatering, or other conditions which could lead to ground saturation must be avoided.
- No water should be allowed to flow over the slopes. No alteration of pad gradients should be allowed that would prevent pad and roof runoff from being directed to approved disposal areas.
- Drainage patterns have been established at the time of the fine grading should be maintained throughout the life of the structure. No alterations to these drainage patterns should be made unless designed by qualified professionals in compliance with local code requirements and site-specific soils conditions.

Slope Drainage

- Residents should be made aware of the importance of maintaining and cleaning all interceptor ditches, drainage terraces, down drains, and any other drainage devices, which have been installed to promote slope stability.
- Subsurface drainage pipe outlets may protrude through slope surfaces and/or wall faces. These pipes, in conjunction with the graded features, are essential to slope and wall stability and must be protected in-place. They should not be altered or damaged in any way.

Planting and Irrigation of Slopes

- Seeding and planting of the slopes should be planned to achieve, as rapidly as possible, a well-established and deep-rooted vegetal cover requiring minimal watering.
- It is the responsibility of the landscape architect to provide such plants initially and of the residents to maintain such planting. Alteration of such a planting scheme is at the resident's risk.
- The resident is responsible for proper irrigation and for maintenance and repair of properly installed irrigation systems. Leaks should be fixed immediately.

- Sprinklers should be adjusted to provide maximum uniform coverage with a minimum of water usage and overlap. Overwatering with consequent wasteful runoff and serious ground saturation must be avoided.
- If automatic sprinkler systems are installed, their use must be adjusted to account for seasonal and natural rainfall conditions.

Burrowing Animals

- Residents must undertake a program to eliminate burrowing animals. This must be an ongoing program in order to promote slope stability.

Owner Improvement

Owner improvements (pools, spas, patio slabs, retaining walls, planters, etc.) should be designed to account for the terrain of the project, as well as expansive soil conditions and chemical characteristics. Design considerations on any given lot may need to include provisions for differential bearing materials, ascending/descending slope conditions, bedrock structure, perched (irrigation) water, special geologic surcharge loading conditions, expansive soil stresses, and long-term creep/settlement.

All owner improvements should be designed and constructed by qualified professionals utilizing appropriate design methodologies, which account for the on-site soils and geologic conditions. Each lot and proposed improvement should be evaluated on an individual basis.

Setback Zones

Manufactured slopes maybe subject to long-term settlement and creep that can manifest itself in the form of both horizontal and vertical movement. These movements typically are produced as a result of weathering, erosion, gravity forces, and other natural phenomenon. A setback adjacent to slopes is required by most building codes, including the California Building Code. This zone is intended to locate and support the residential structures away from these slopes and onto soils that are not subject to the potential adverse effects of these natural phenomena.

The owner may wish to construct patios, walls, walkways, planters, swimming pools, spas, etc. within this zone. Such facilities may be sensitive to settlement and creep and should not be

constructed within the setback zone unless properly engineered. It is suggested that plans for such improvements be designed by a professional engineer who is familiar with grading ordinances and design and construction requirements. In addition, we recommend that the designer and contractor familiarize themselves with the site specific geologic and geotechnical conditions on the specific lot.

APPENDIX E

Earthwork Specifications

ALTA CALIFORNIA GEOTECHNICAL, INC.
EARTHWORK SPECIFICATIONS

These specifications present the generally accepted standards and minimum earthwork requirements for the development of the project. These specifications shall be the project guidelines for earthwork except where specifically superseded in preliminary geology and soils reports, grading plan review reports or by the prevailing grading codes or ordinances of the controlling agency.

A. GENERAL

1. The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.

2. The project Geotechnical Engineer and Engineering Geologist, or their representatives, shall provide observation and testing services, and Geotechnical consultation for the duration of the project.

3. All clearing, grubbing, stripping and site preparation for the project shall be accomplished by the Contractor to the satisfaction of the Geotechnical Engineer/Engineering Geologist.

4. It is the Contractor's responsibility to prepare the ground surface to receive fill to the satisfaction of the Geotechnical Engineer and to place, spread, mix, moisture condition, and compact the fill in accordance with the job specifications and as required by the Geotechnical Engineer. The Contractor shall also remove all material considered by the Geotechnical Engineer to be unsuitable for use in the construction of engineered fills.

5. The Contractor shall have suitable and sufficient equipment in operation to handle the amount of fill being placed. When necessary, equipment will be shut down temporarily in order to permit the proper preparation of fills.

B. PREPARATION OF FILL AREAS

1. Excessive vegetation and all deleterious material should be disposed of offsite as required by the Geotechnical Engineer.

   Existing fill, soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and hauled from the site. Where applicable, the Contractor may obtain the

approval of the Soils Engineer and the controlling authorities for the project to dispose of the above described materials, or a portion thereof, in designated areas onsite.

After removal of the deleterious materials have been accomplished, earth materials deemed unsuitable in their natural, in-place condition, shall be removed as recommended by the Geotechnical Engineer/Engineering Geologist.

2. Upon achieving a suitable bottom for fill placement, the exposed removal bottom shall be disced or bladed by the Contractor to the satisfaction of the Geotechnical Engineer. The prepared ground surfaces shall then be brought to the specified moisture content mixed as required, and compacted and tested as specified. In localities where it is necessary to obtain the approval of the controlling agency prior to placing fill, it will be the Contractor's responsibility to contact the proper authorities to visit the site.

3. Any underground structure such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or other structures not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer and/or the controlling agency for the project.

C. ENGINEERED FILLS

1. Any material imported or excavated on the property may be utilized as fill, provided the material has been determined to be suitable by the Geotechnical Engineer. Deleterious materials shall be removed from the fill as directed by the Geotechnical Engineer.

2. Rock or rock fragments less than twelve inches in the largest dimension may be utilized in the fill, provided they are not placed in concentrated pockets and the distribution of the rocks is approved by the Geotechnical Engineer.

3. Rocks greater than twelve inches in the largest dimension shall be taken offsite, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal.

4. All materials to be used as fill, shall be tested in the laboratory by the Geotechnical Engineer. Proposed import materials shall be approved by the Geotechnical Engineer 48 hours prior to importation.

5. The fill materials shall be placed by the Contractor in lifts, that when compacted, shall not exceed six inches. Each lift shall be spread evenly and shall be

thoroughly mixed to achieve a near uniform moisture condition and a uniform blend of materials.

All compaction shall be achieved at or above the optimum moisture content, as determined by the applicable laboratory standard. The Contractor will be notified if the fill materials are too wet or too dry to achieve the required compaction standard.

6. When the moisture content of the fill material is below the limit specified by the Geotechnical Engineer, water shall be added and the materials shall be blended until a uniform moisture content, within specified limits, is achieved. When the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by discing, blading, mixed with dryer fill materials, or other satisfactory methods until the moisture content is within the specified limits.

7. Each fill lift shall be compacted to the minimum project standards, in compliance with the testing methods specified by the controlling governmental agency, and in accordance with recommendations of the Geotechnical Engineer.

   In the absence of specific recommendations by the Geotechnical Engineer to the contrary, the compaction standard shall be the most recent version of ASTM:D 1557.

8. Where a slope receiving fill exceeds a ratio of five-horizontal to one-vertical, the fill shall be keyed and benched through all unsuitable materials into sound bedrock or firm material, in accordance with the recommendations and approval of the Geotechnical Engineer.

9. Side hill fills shall have a minimum key width of 15 feet into bedrock or firm materials, unless otherwise specified in the soil report and approved by the Geotechnical Engineer in the field.

10. Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency and/or with the recommendations of the Geotechnical Engineer and Engineering Geologist.

11. The Contractor shall be required to maintain the specified minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as directed by the Geotechnical Engineer and/or the governing agency for the project. This may be achieved by either overbuilding the slope and cutting

back to the compacted core; by direct compaction of the slope face with suitable equipment; or by any other procedure which produces the required result.

12. The fill portion of fill-over-cut slopes shall be properly keyed into rock or firm material; and the fill area shall be stripped of all soil or unsuitable materials prior to placing fill.

    The design cut portion of the slope should be made first and evaluated for suitability by the Engineering Geologist prior to placement of fill in the keyway above the cut slope.

13. Pad areas in cut or natural ground shall be approved by the Geotechnical Engineer. Finished surfaces of these pads may require scarification and recompaction, or over excavation as determined by the Geotechnical Engineer.

D. CUT SLOPES

1. The Engineering Geologist shall observe all cut slopes and shall be notified by the Contractor when cut slopes are to be started.

2. If, during the course of grading, unforeseen adverse or potentially adverse geologic conditions are encountered, the Engineering Geologist and Soil Engineer shall investigate, analyze and make recommendations to remediate these problems.

3. Non-erodible interceptor swales shall be placed at the top of cut slopes that face the same direction as the superjacent, prevailing drainage.

4. Unless otherwise specified in specific geotechnical reports, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of controlling governmental agencies.

5. Drainage terraces shall be constructed in compliance with the ordinances of the controlling governmental agencies, and/or in accordance with the recommendations of the Geotechnical Engineer or Engineering Geologist.

E. GRADING CONTROL

1. Fill placement shall be observed and tested by the Geotechnical Engineer and/or his representative during grading.

   Field density tests shall be made by the Geotechnical Engineer and/or his representative to evaluate the compaction and moisture compliance of each fill lift. Density tests shall be conducted at intervals not to exceed two feet of fill

height. Where sheepsfoot rollers are used, the fill may be disturbed to a depth of several inches. Density determinations shall be taken in the compacted material below the disturbed surface at a depth determined by the Geotechnical Engineer or his representative.

2. Where tests indicate that the density of any layer of fill, or portion thereof, is below the required relative compaction, or improper moisture content is in evidence, that particular layer or portion thereof shall be reworked until the required density and/or moisture content has been attained. Additional fills shall not be placed over an area until the previous lift of fill has been tested and found to meet the density and moisture requirements for the project and the previous lift is approved by the Geotechnical Engineer.

3. When grading activities are interrupted by heavy rains, fill operations shall not be resumed until field observations and tests by the Geotechnical Engineer indicate the moisture content and density of the fill are within the specified limits.

4. During construction, the Contractor shall properly grade all surfaces to maintain good drainage and prevent the ponding of water. The Contractor shall take remedial action to control surface water and to prevent erosion of graded areas until such time as a permanent drainage and erosion devices have been installed.

5. Observation and testing by the Geotechnical Engineer and/or his representative shall be conducted during filling and compacting operations in order that he will be able to state in his opinion that all cut and filled areas are graded in accordance with the approved specifications.

6. Upon the completion of grading activities and after the Geotechnical Engineer and Engineering Geologist have finished their observations of the work, final reports shall be submitted. No further excavation or fill placement shall be undertaken without prior notification of the Geotechnical Engineer and/or Engineering Geologist.

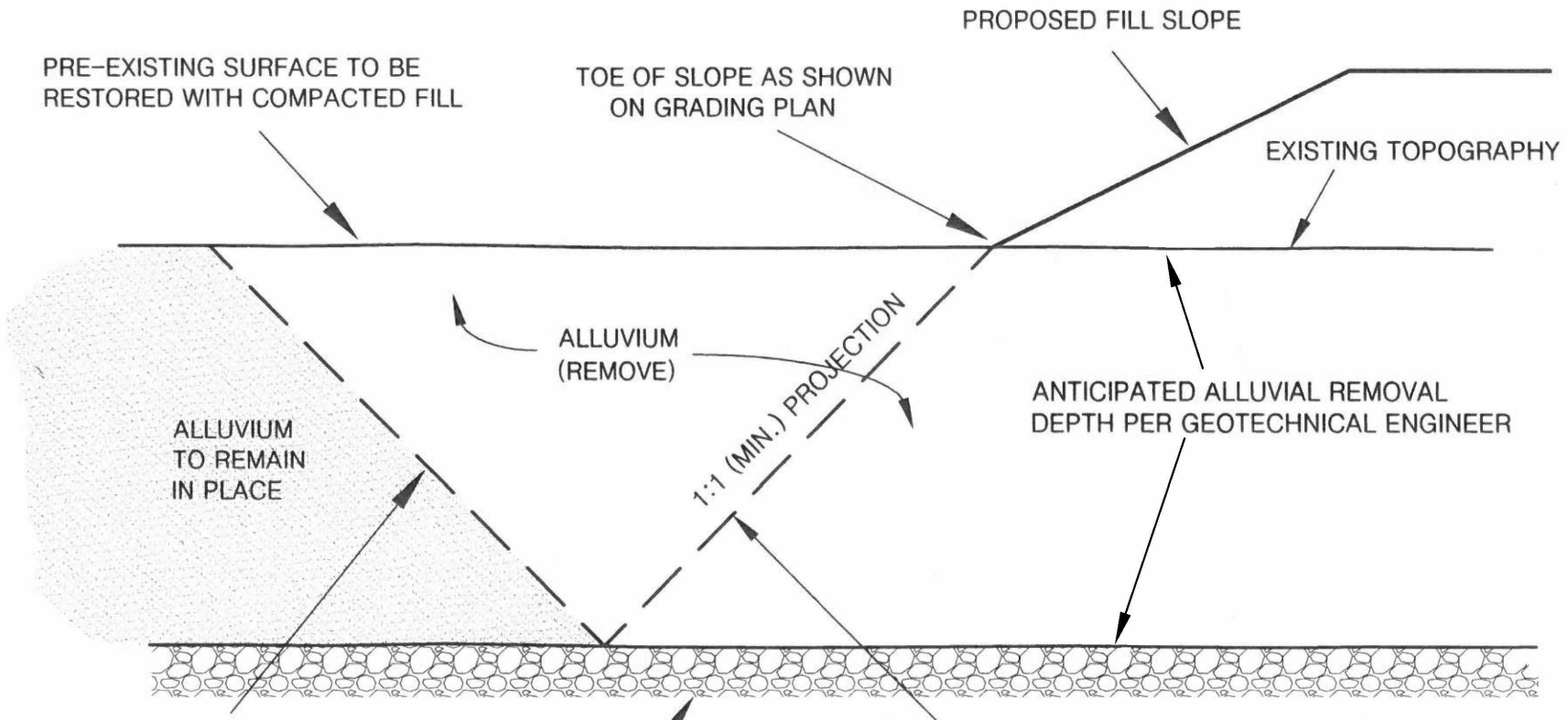
F. FINISHED SLOPES

All finished cut and fill slopes shall be planted and irrigated and/or protected from erosion in accordance with the project specifications, governing agencies, and/or as recommended by a landscape architect.

APPENDIX F

Grading Details

DETAIL FOR FILL SLOPE TOEING OUT ON FLAT ALLUVIATED CANYON

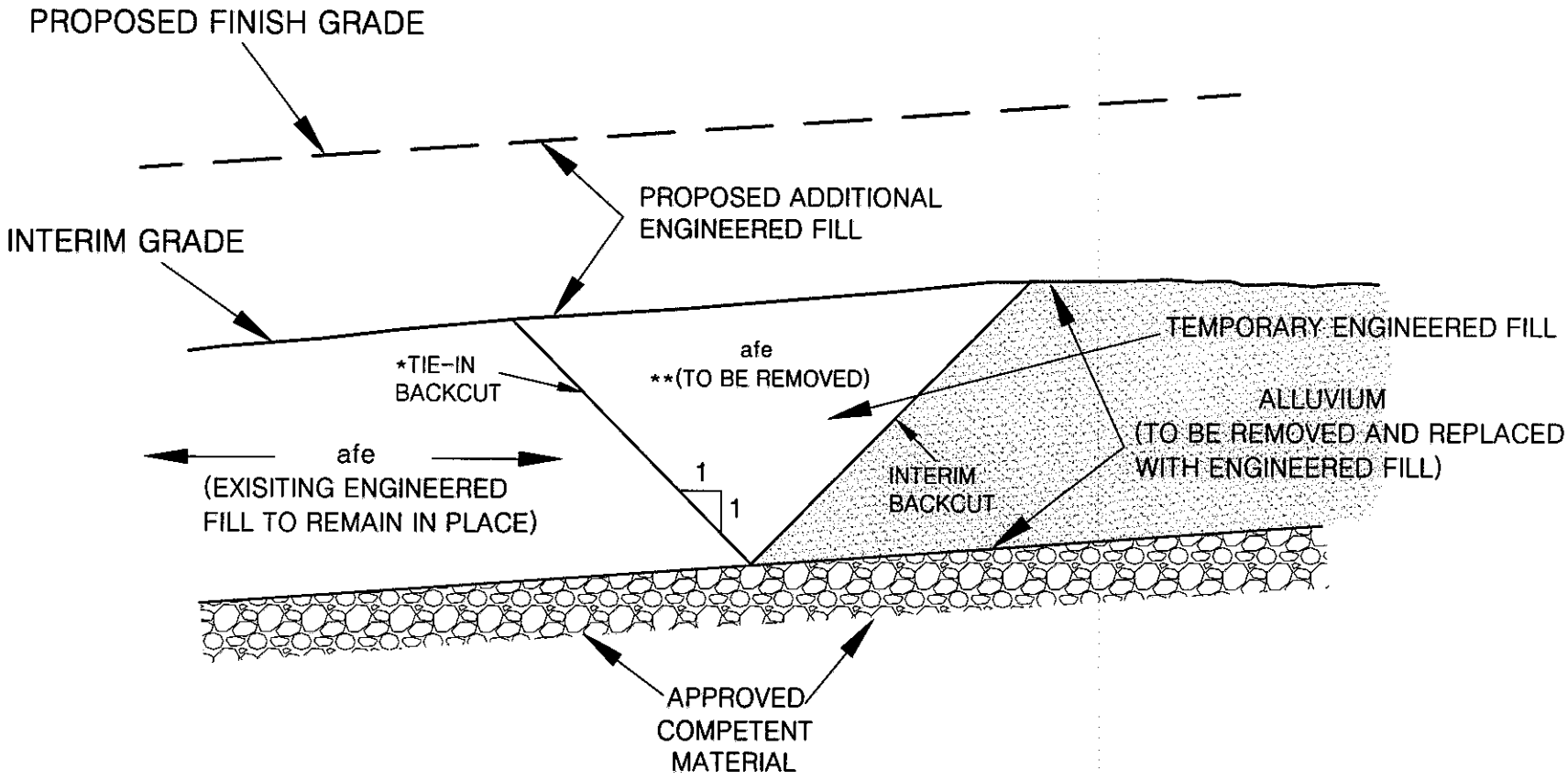


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VER. 3/12

PLATE G-1

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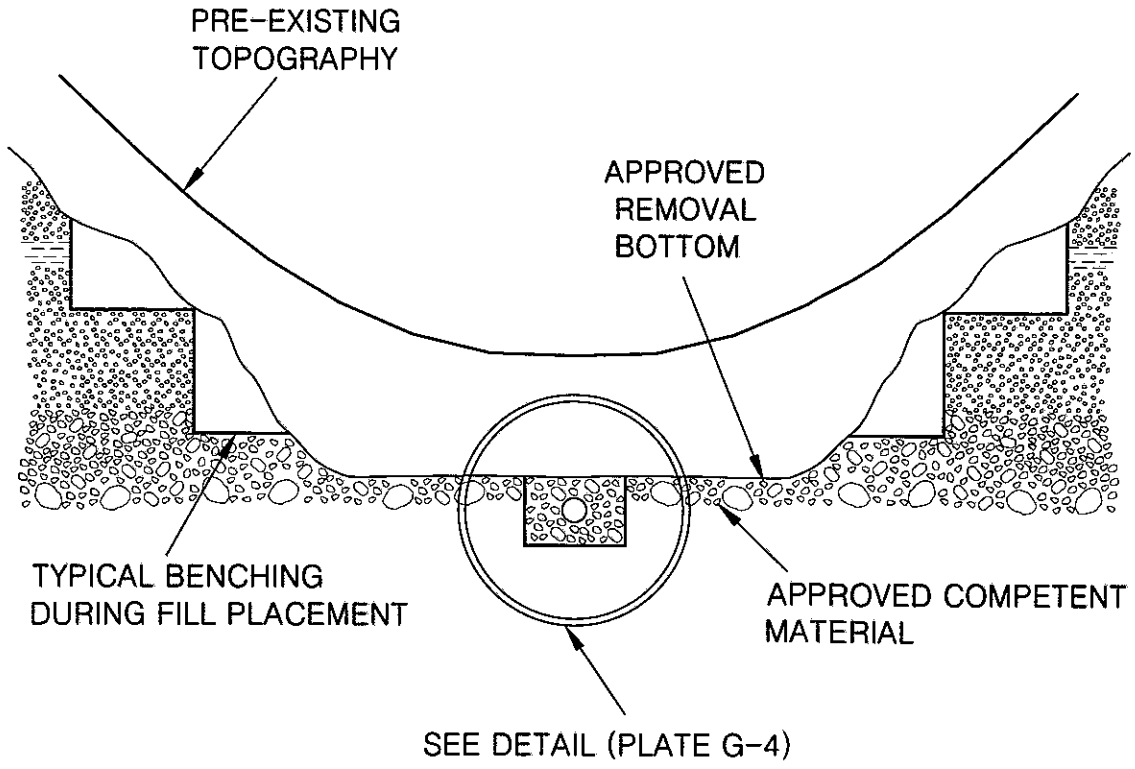
REMOVAL ADJACENT TO EXISTING FILL



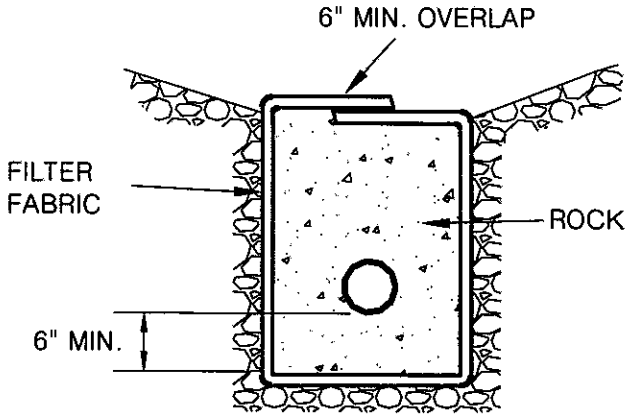
*INITIATE 1:1 TIE-IN BACKCUT TO INTERCEPT TOE OF INTERIM BACKCUT

**AS PART OF TIE-IN FOR ADDITIONAL ENGINEERED FILL

CANYON SUBDRAIN



CANYON SUBDRAIN DETAIL



PERFORATED PIPE SURROUNDED WITH ROCK AND FILTER FABRIC

ROCK: MIN. VOLUME OF 9 CU.FT. PER LINEAR FT. OF 3/4 IN. MAX. ROCK

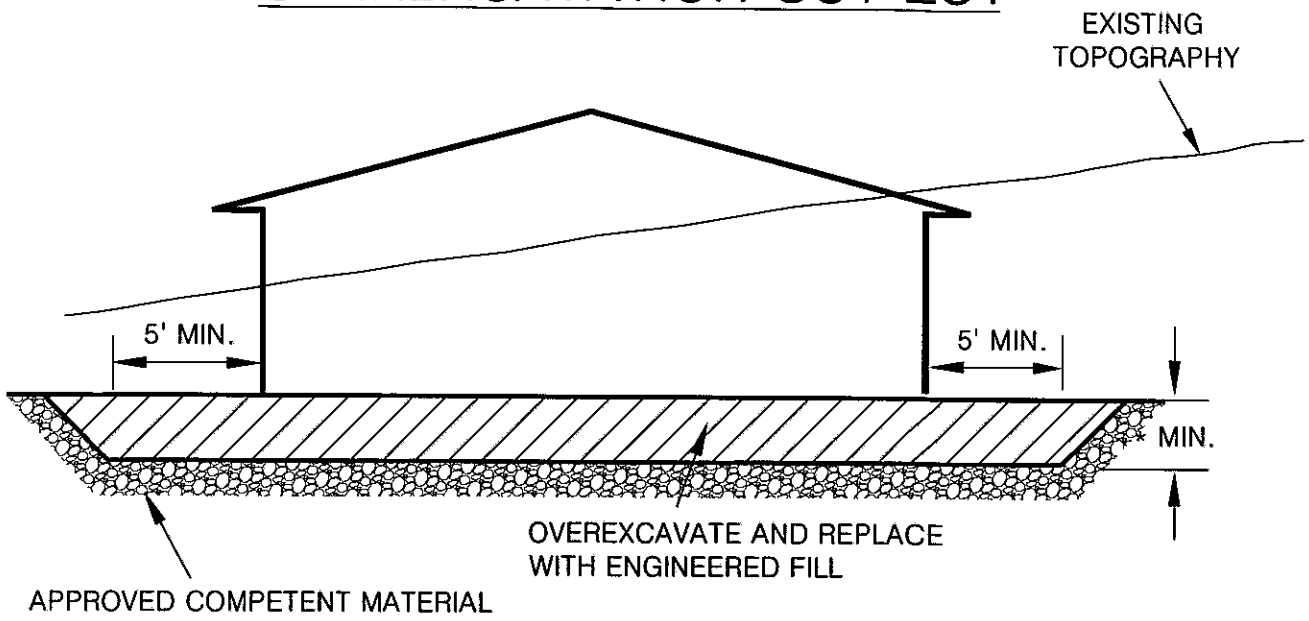
PIPE: 6 IN. ABS OR PVC PIPE WITH A MINIMUM OF 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40

FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

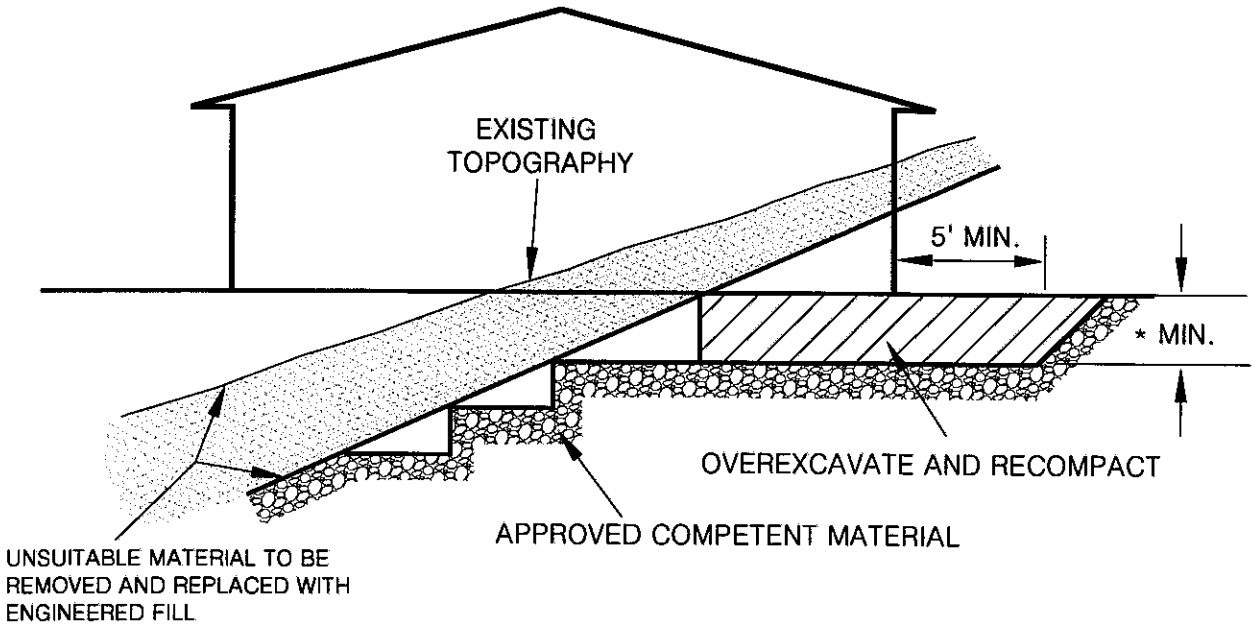
NOTES:

1. FOR CONTINUOUS RUN IN EXCESS OF 500. FT USE 8 IN. DIA. PIPE
2. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)

OVEREXCAVATION CUT LOT



CUT-FILL LOT (TRANSITION)



*NOTE ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF 1/3 OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET (SEE PLATE G-16)

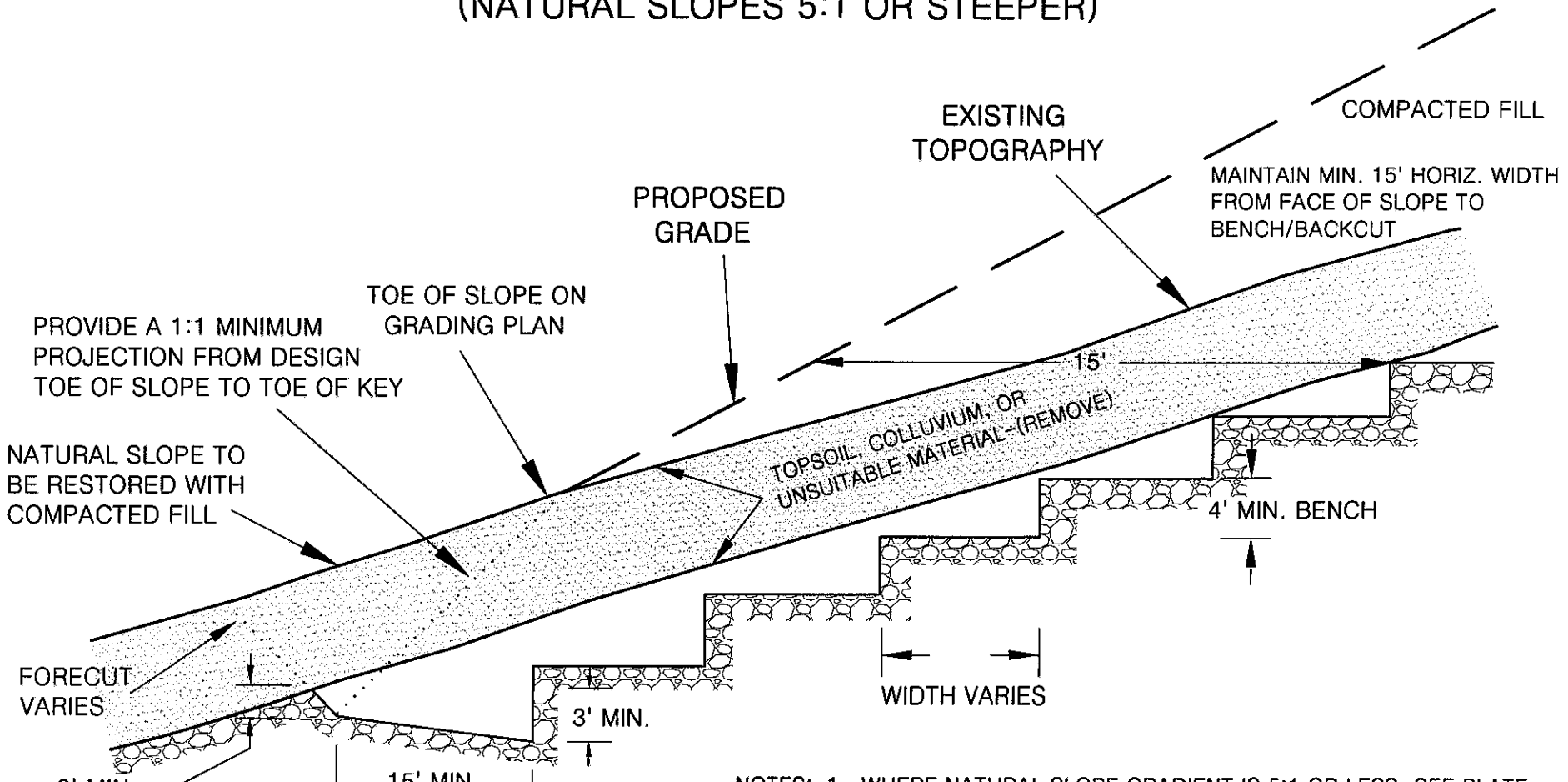
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VER. 3/12

PLATE G-5

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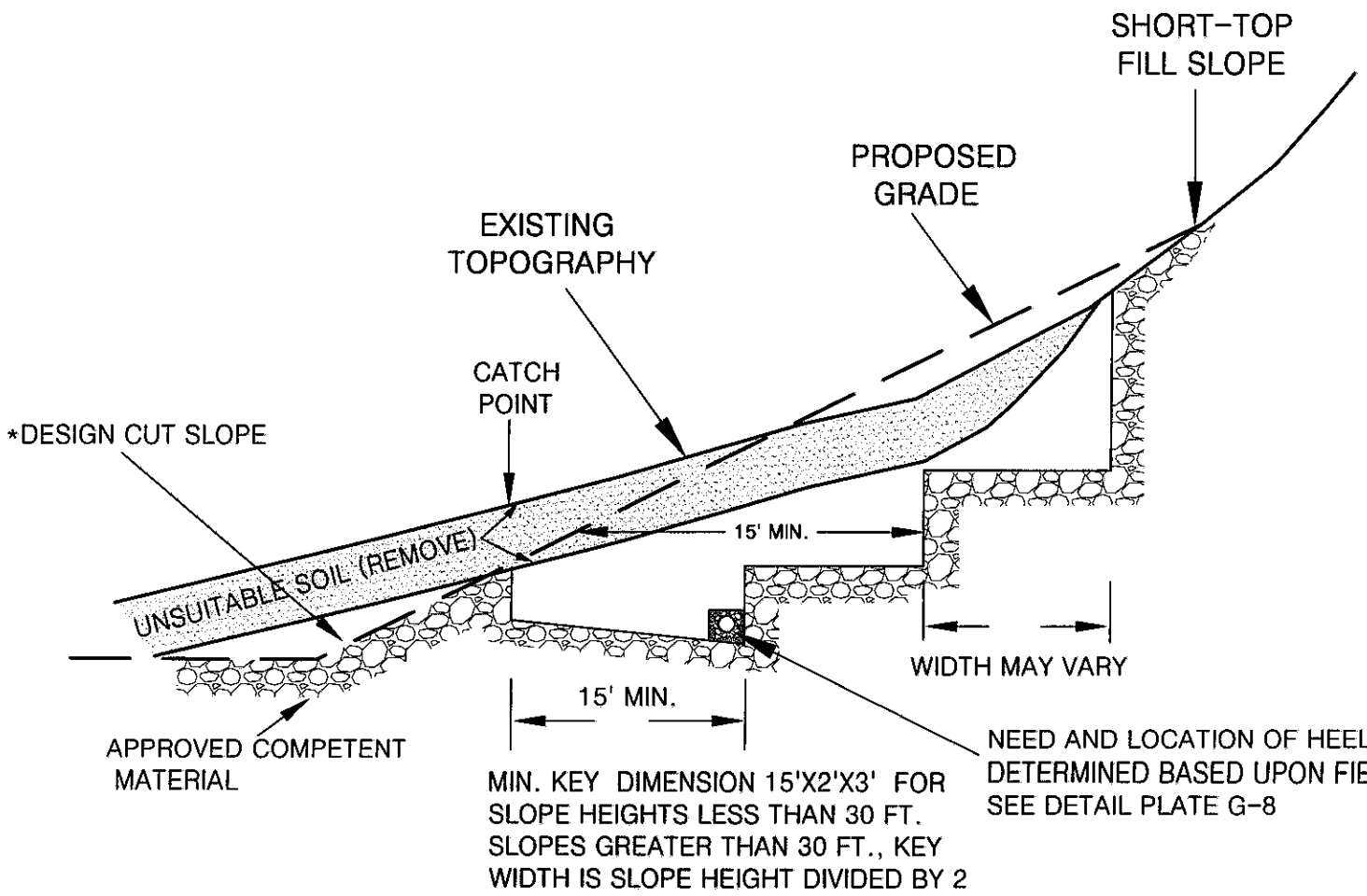
SIDE HILL SLOPE FILL DETAIL

(NATURAL SLOPES 5:1 OR STEEPER)



NOTES:
1. WHERE NATURAL SLOPE GRADIENT IS 5:1 OR LESS, SEE PLATE G-1. WHERE THE NATURAL SLOPE APPROACHES OR EXCEEDS THE DESIGN SLOPE RATIO, SPECIAL RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER.
2. THE NEED FOR AND PLACEMENT OF DRAINS WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST BASED UPON EXPOSED FIELD CONDITIONS.

FILL OVER CUT SLOPE DETAIL



*THE CUT PORTION OF THE SLOPE SHOULD BE EXCAVATED AND EVALUATED BY THE ENGINEERING GEOLOGIST/GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTING THE FILL SLOPE

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VER. 1/18

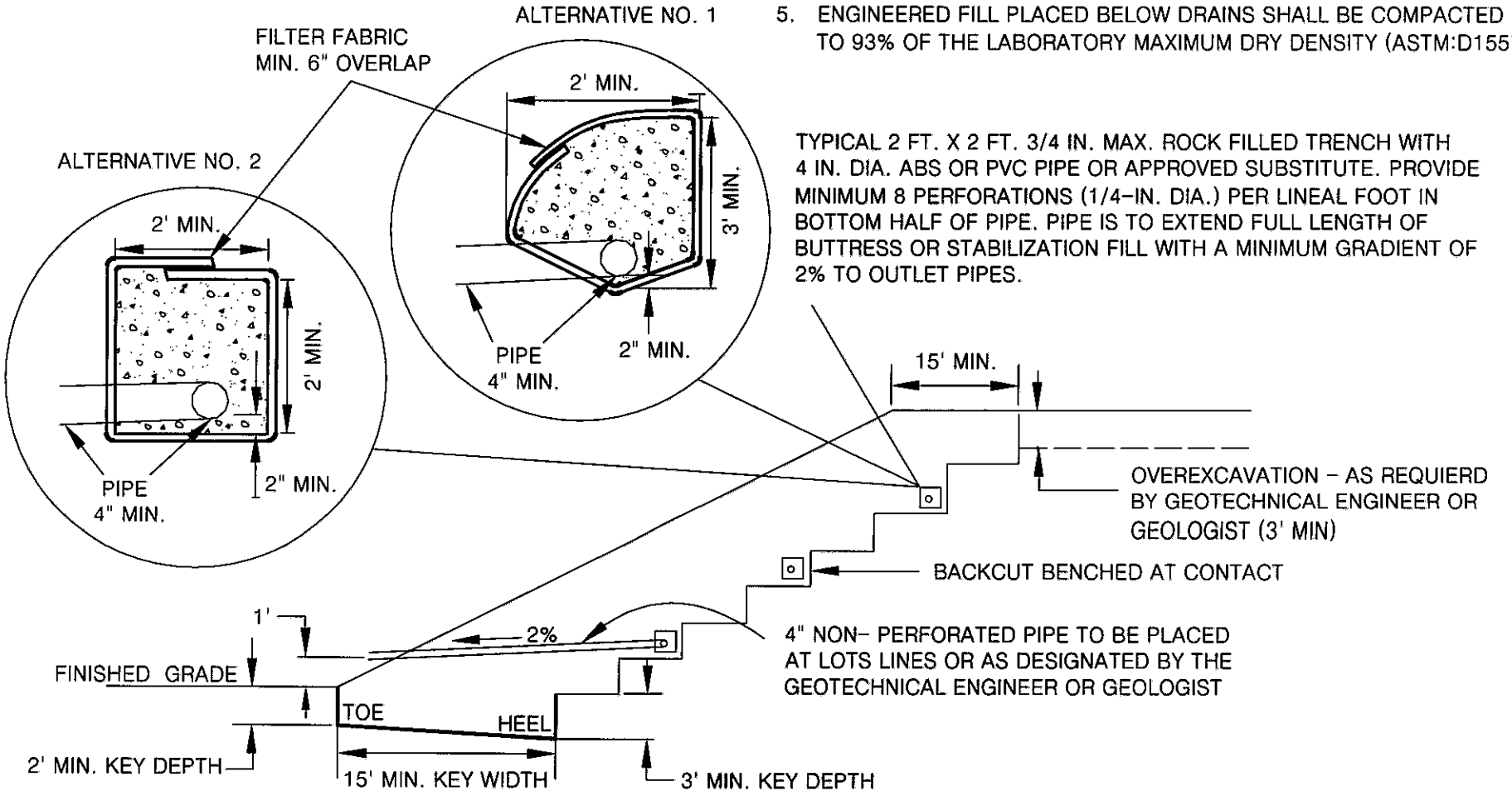
PLATE G-7

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STABILIZATION/BUTTRESS FILL BACKDRAIN

NOTE:

1. ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40
2. SOLID PIPE OUTLETS TO BE PROVIDED EVERY 100 FT. AND JOINED TO PERFORATED BACKDRAIN PIPE WITH "L" OR "T"s. MIN. 2% GRADIENT.
3. GRAVEL TRENCH TO BE FILLED WITH 3/4 IN. MAXIMUM ROCK
4. THE NECESSITY FOR UPPER TIER BACKDRAINS SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST. UPPER TIER OUTLETS SHOULD DRAIN INTO PAVED TERRACE DRAINS.
5. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)



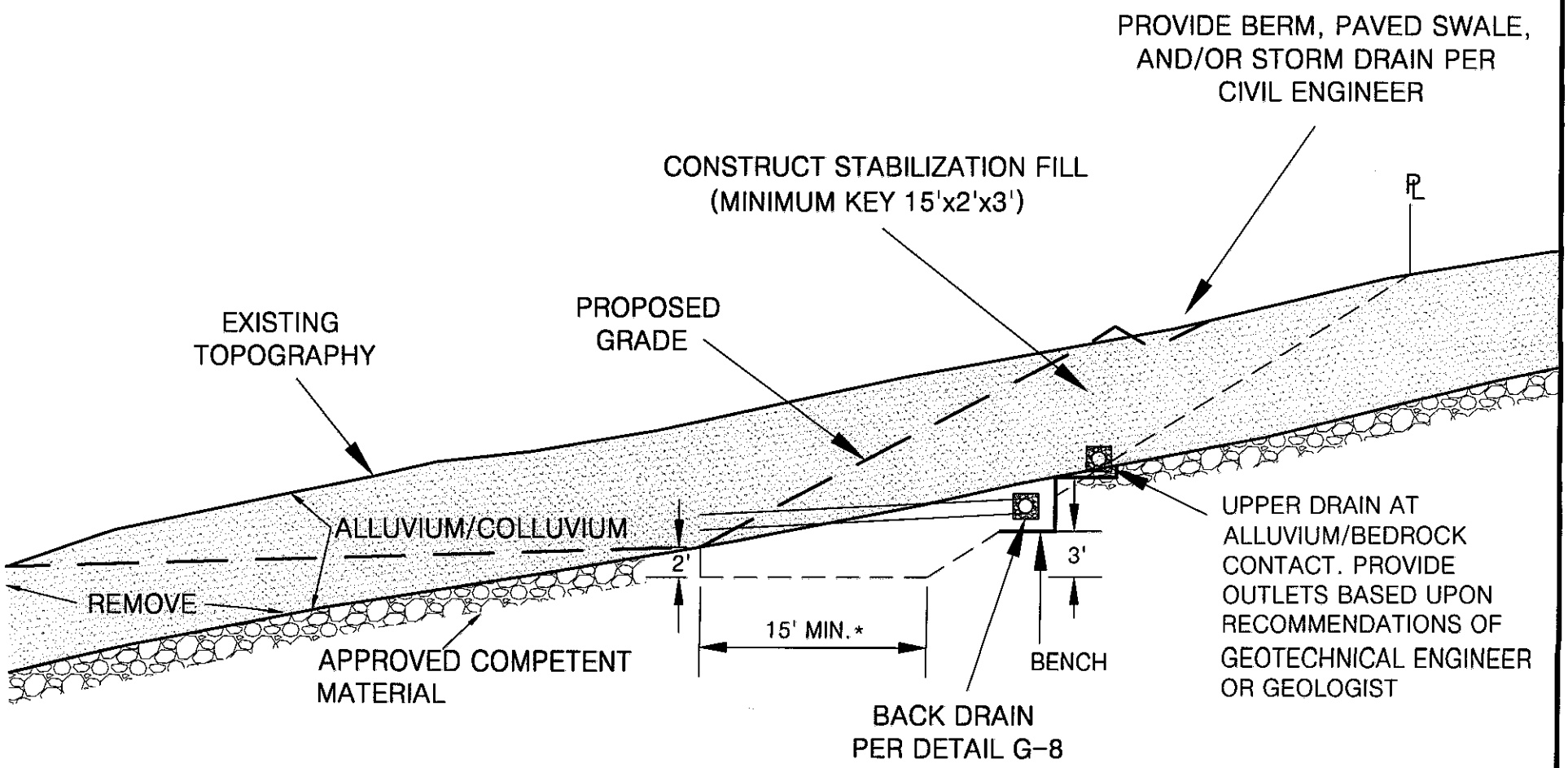
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VER. 3/12

PLATE G-8

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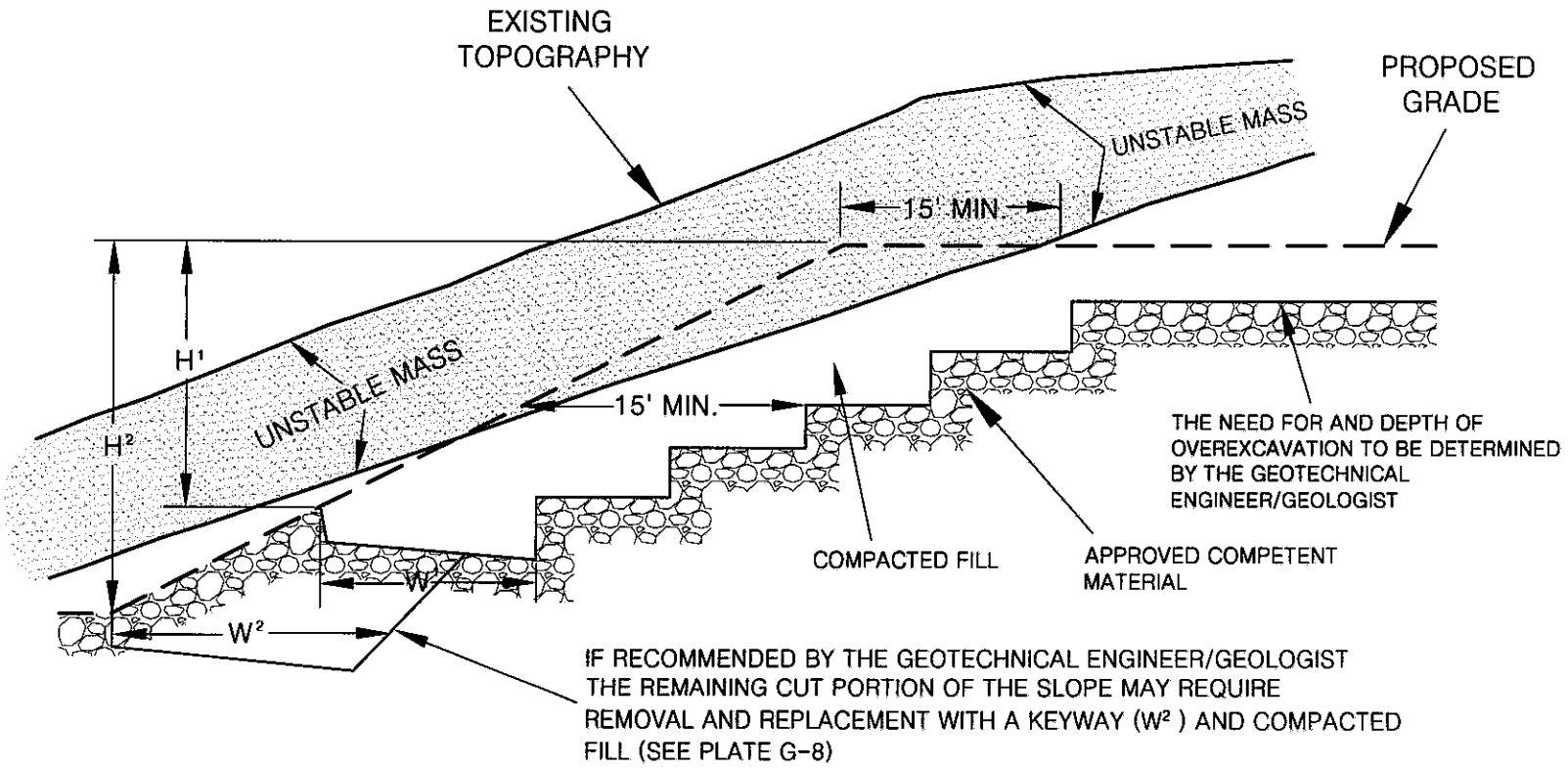
STABILIZATION FILL

(UPSLOPE ALLUVIATED AREA)



* FOR SLOPE HEIGHTS LESS THAN 30 FT. SLOPES GREATER THAN 30 FT., KEY WIDTH IS SLOPE HEIGHT DIVIDED BY 2

SELECTIVE GRADING DETAIL FOR STABILIZATION FILL
UNSTABLE MATERIAL EXPOSED IN PORTION OF CUT SLOPE



NOTES: 1. BACKDRAINS ARE NOT REQUIRED UNLESS SPECIFIED.

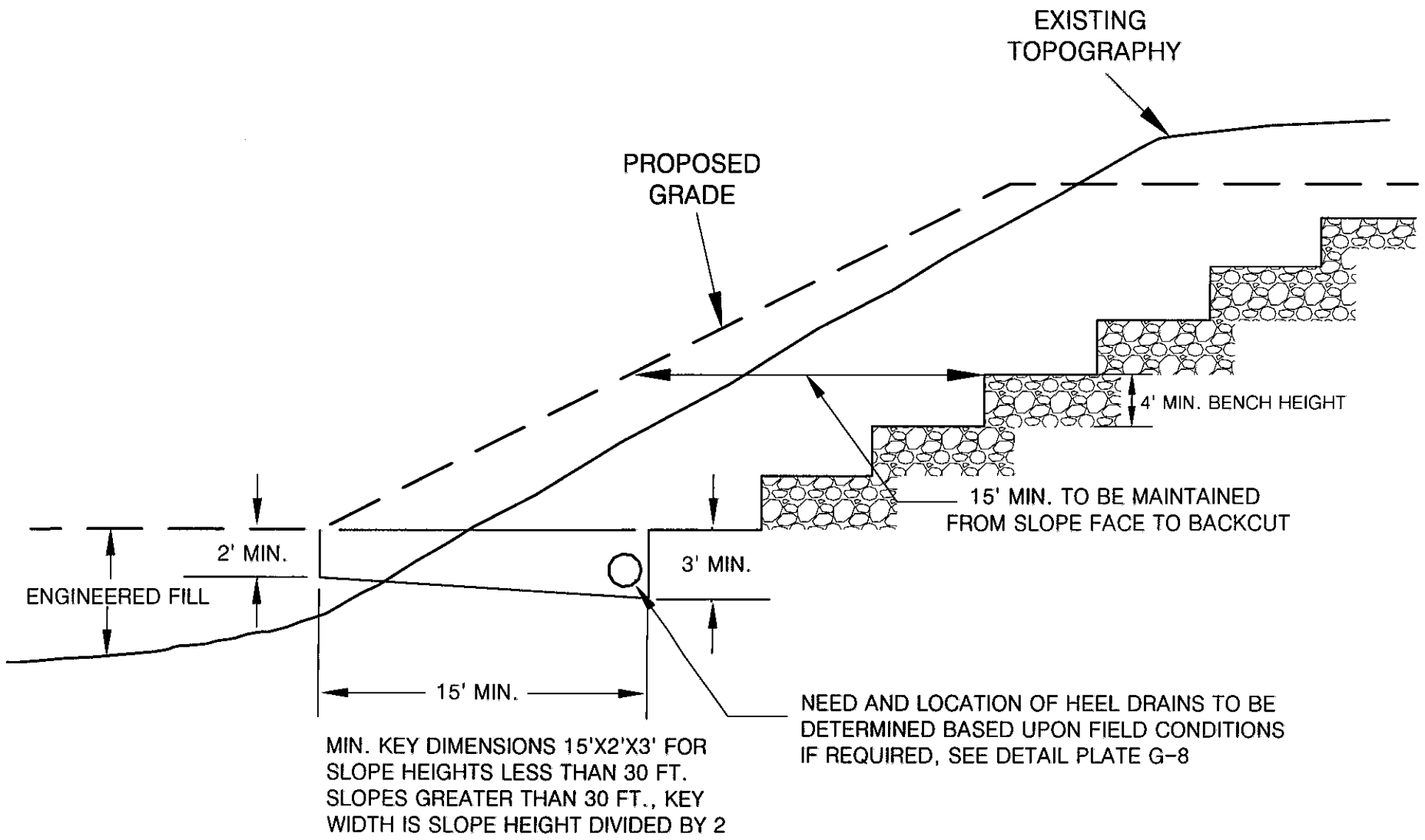
2. "W" SHALL BE EQUIPMENT WIDTH (15') FOR SLOPE HEIGHT LESS THAN 25 FEET. FOR SLOPES GREATER THAN 25 FEET, "W" SHALL BE DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER/GEOLOGIST. AT NO TIME SHALL "W" BE LESS THAN H/2.

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VER. 3/12

PLATE G-10

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SKIN FILL SLOPE OVER NATURAL GROUND

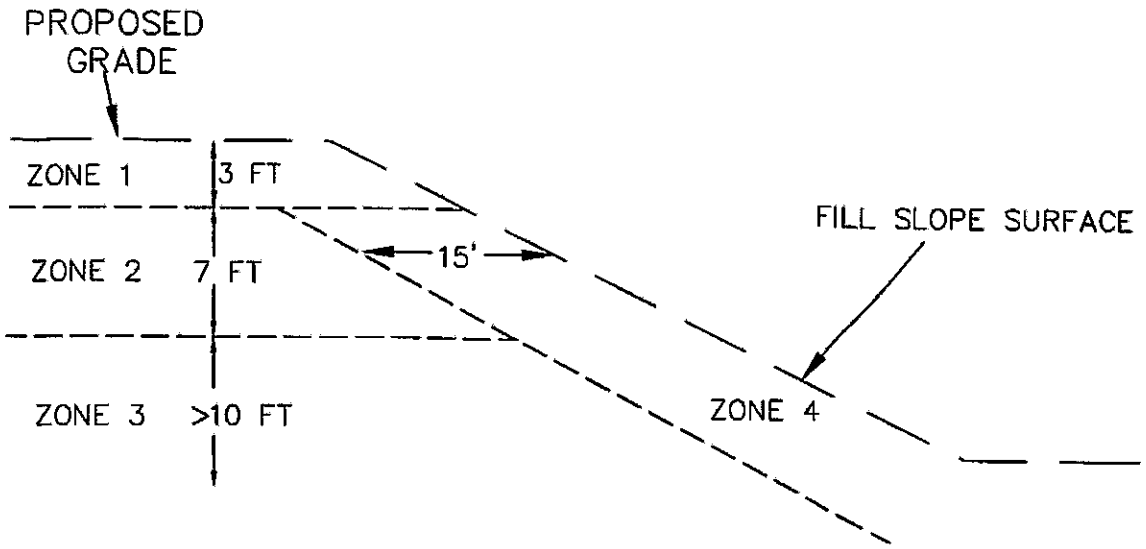


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VER. 1/18

PLATE G-11

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DETAIL FOR MAXIMUM PARTICLE DIMENSION



ZONE	DEPTH	PARTICLE MAX. DIMENSION	PLACEMENT METHOD
1	0-3 ft.	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)
2	3-10 ft.	≤2.0 ft.	ROCK BLANKETS (SEE PLATE G-13)
3	>10 ft.	≤8.0 ft.	ROCK BLANKETS (PLATE G-13) ROCK WINDROW (PLATE G-14) INDIVIDUAL ROCK BURIED (PLATE G-15)
4	15 HORIZONTAL FEET FROM FILL SLOPE FACE	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)

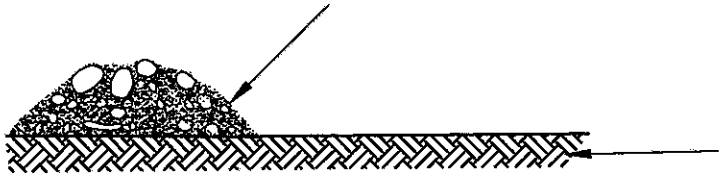
ALTA CALIFORNIA GEOTECHNICAL, INC.
VER. 2/15

PLATE G-12

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ROCK BLANKET DETAILS

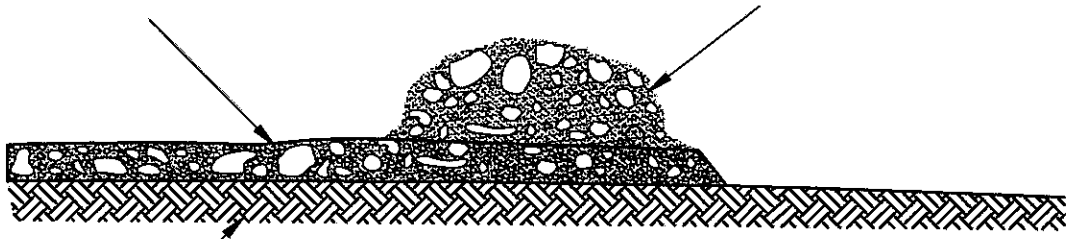
LOOSE PILE 1
LOOSE, DUMPED ROCK, GRAVEL AND SAND MIXTURE REMOVE FRAGMENTS LARGER THAT 2 FEET FOR ISOLATED BURIAL (PLATE G-15) OR WINDROW (PLATE G-10)



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

COMPACT PILE 1
SPREAD LOOSE PILE FORWARD WITH HEAVY TRACKED DOZER (D-8 OR LARGER). HEAVILY WATER, TRACK, AND APPLY ADDITIONAL SAND AND GRAVEL AS NECESSARY TO FILL VOIDS AND CREATE A DENSE MATRIX OF ROCK, COBBLES, GRAVEL AND SAND (2 FOOT MAXIMUM THICKNESS)

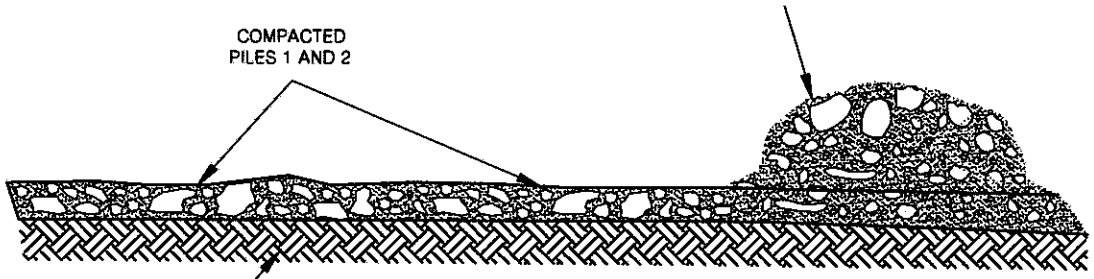
LOOSE PILE 2
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT PILE 1.



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

LOOSE PILE 3
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT EXISTING BLANKET.

COMPACTED PILES 1 AND 2

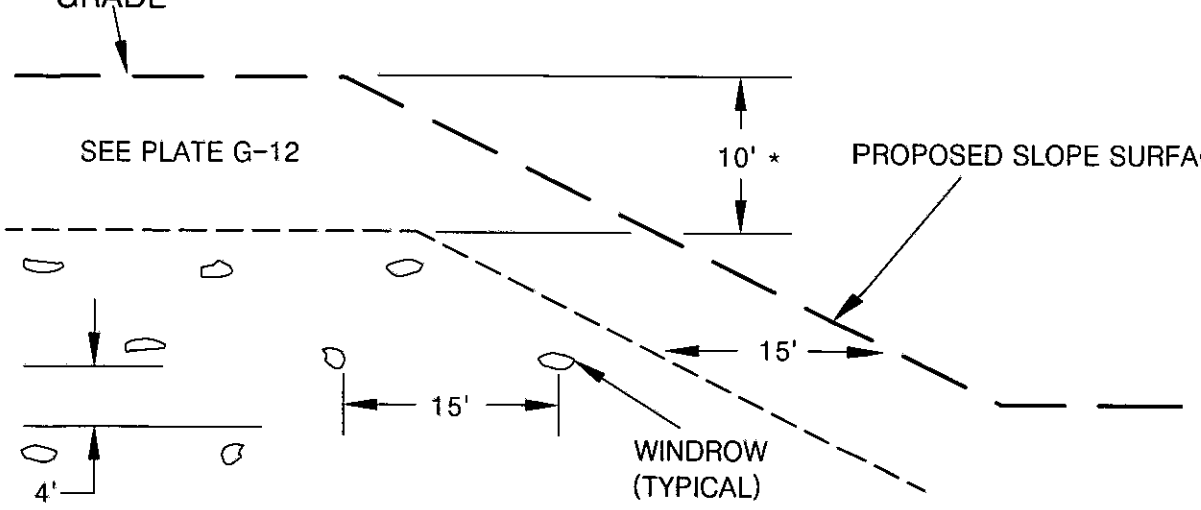


APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

OBSERVATION TESTING AND APPROVAL PROCEDURES

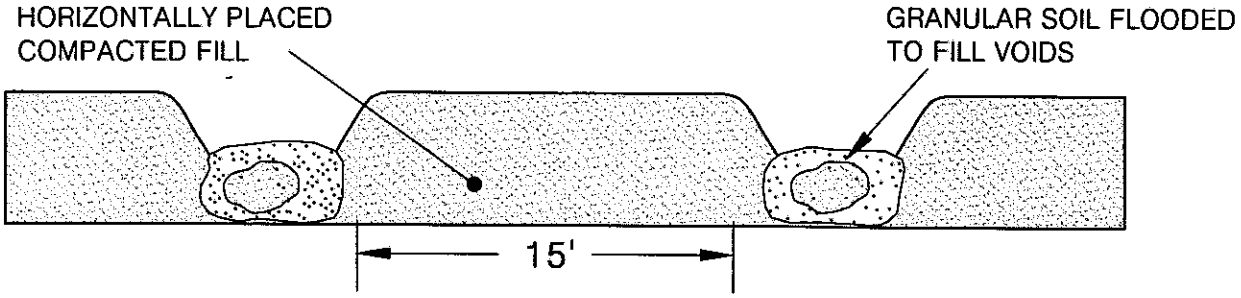
OBSERVE EQUIPMENT. SCRAPERS AND TRUCKS SHOULD BE FULLY SUPPORTED ON BLANKET WITHOUT SIGNIFICANT YIELDING. EXCAVATE TEST/OBSERVATION PITS TO CONFIRM EXISTENCE OF MIXTURE OF VARIOUS PARTICLE SIZES, WITHOUT SIGNIFICANT VOIDS, AND FORMING A DENSE, COMPACTED FILL MATRIX. TEST BY ASTM D1556, D2922 AND/OR D3017 WHEN APPROPRIATE. RECORD LIMITS AND ELEVATION OF BLANKET. ALL FILL AND COMPACTION OPERATIONS TO BE CONDUCTED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. SUBSEQUENT LIFTS TO BE APPLIED ONLY AFTER OBSERVATION AND CONFIRMATION OF SUITABILITY OF FILL AND RELEASE BY THE GEOTECHNICAL ENGINEER. BLANKETS TO BE CONSTRUCTED IN ACCORDANCE WITH PLATE G-12.

ROCK WINDROW DETAIL



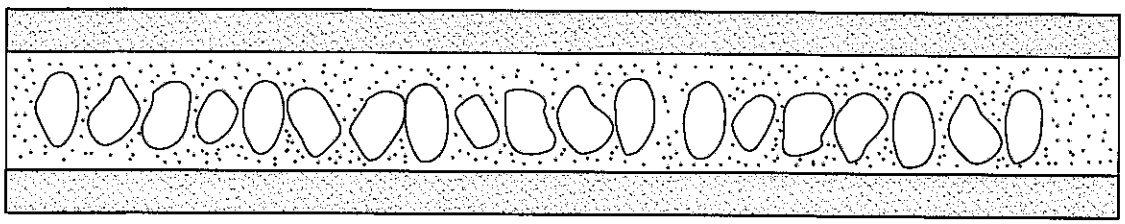
NOTE: OVERSIZED MATERIAL SHOULD BE REMOVED FROM THE 15' CLEAR ZONES WITH SPECIAL EQUIPMENT, SUCH AS A ROCK RAKE, PRIOR TO PLACING THE NEXT FILL LIFT.
*VARIANCES TO THE ABOVE ROCK HOLD DOWN MAY BE GRANTED SUBJECT TO APPROVAL BY THE OWNER, GEOTECHNICAL ENGINEER, AND GOVERNING AGENCY

TYPICAL WINDROW DETAIL (END VIEW)

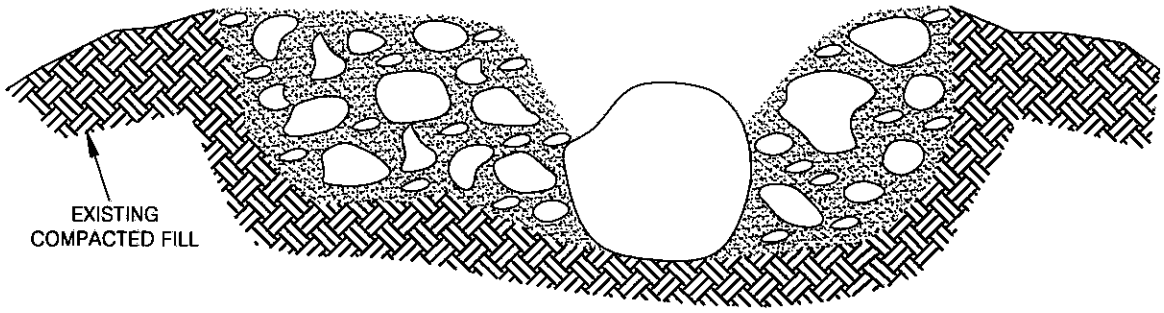


NOTE: COMPACTED FILL SHALL BE BROUGHT UP TO A HIGHER ELEVATION ALONG EACH WINDROW SO GRANULAR SOIL CAN BE FLOODED IN A "TRENCH CONDITION".

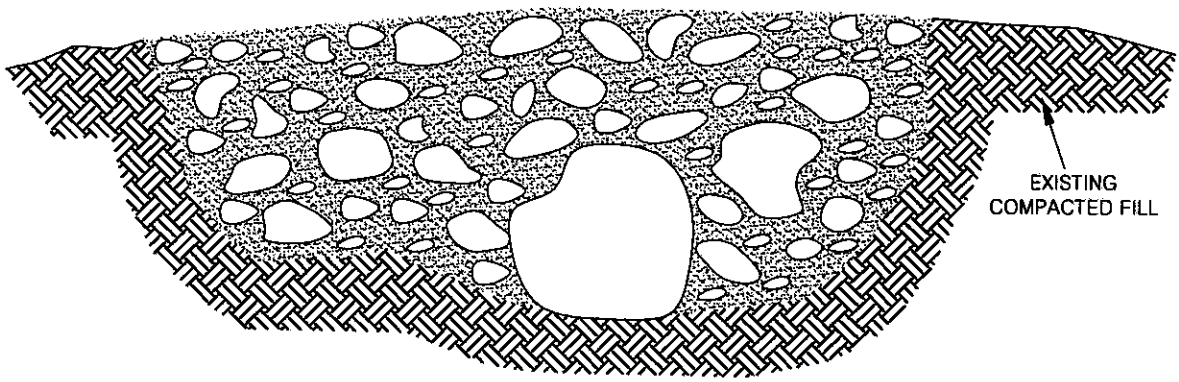
PROFILE VIEW



ISOLATED ROCK BURIAL DETAILS

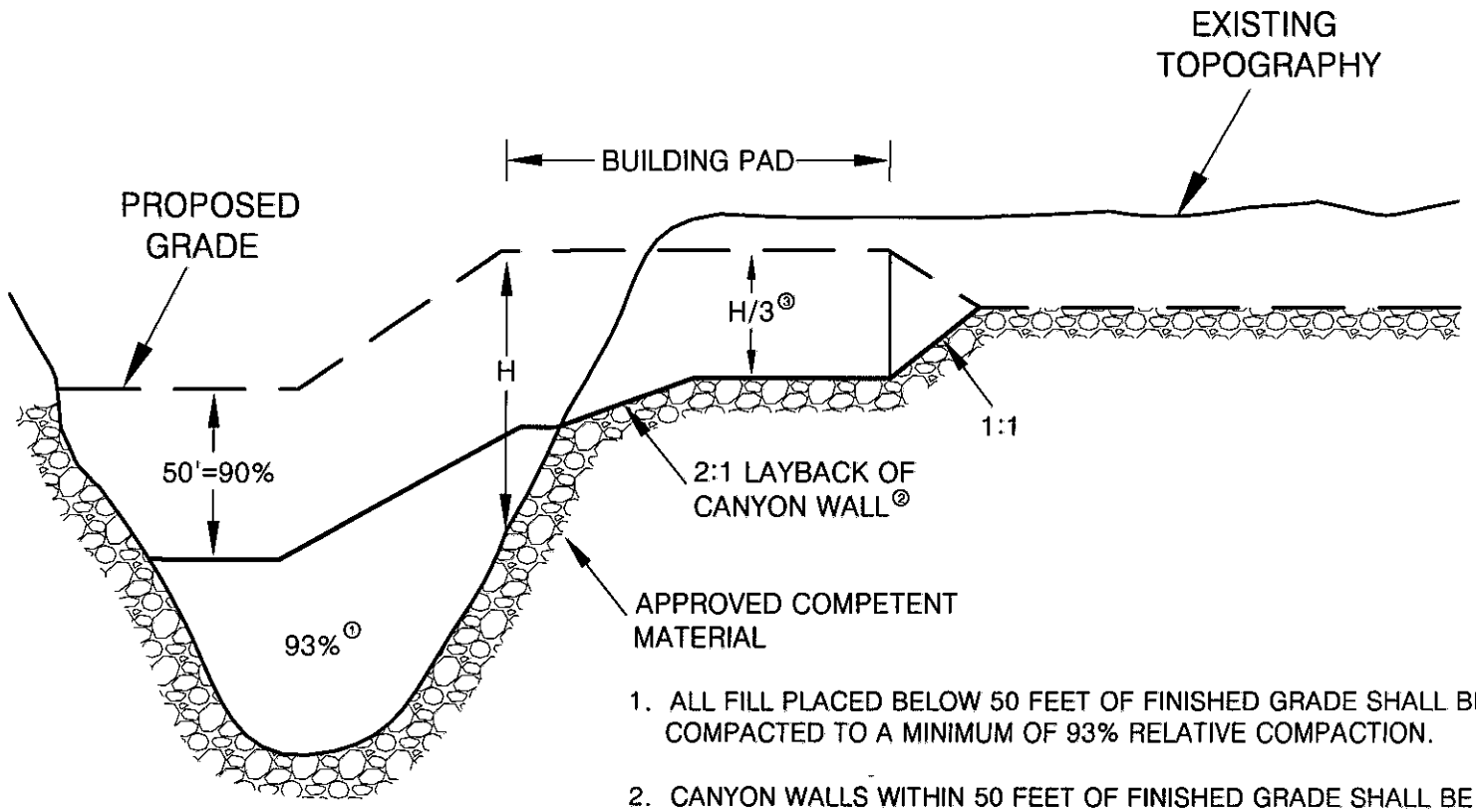


EXCAVATE HOLE INTO EXISTING FILL PRISM, PLACE BOULDER (< 8 feet in maximum dimension) INTO EXISTING COMPACTED FILL. SURROUND WITH SAND, GRAVEL, COBBLES AND WATER HEAVILY. TRACK WITH D8 OR LARGER EQUIPMENT UNTIL RESULTING FILL FULLY SUPPORTS EQUIPMENT. OBSERVE AND/OR TEST IN ACCORDANCE WITH ASTM D1556, D2922 OR D3017. ROCKS LARGER THAN 8 FEET SHALL BE FURTHER REDUCED IN SIZE BY SECONDARY BREAKING.



RELATIVE COMPACTION VS. DEPTH

CANYON WALL LAY BACK
DIFFERENTIAL FILL OVEREXCAVATION DETAILS



1. ALL FILL PLACED BELOW 50 FEET OF FINISHED GRADE SHALL BE COMPACTED TO A MINIMUM OF 93% RELATIVE COMPACTION.

2. CANYON WALLS WITHIN 50 FEET OF FINISHED GRADE SHALL BE LAID BACK TO A SLOPE RATIO OF 2:1 OR FLATTER.

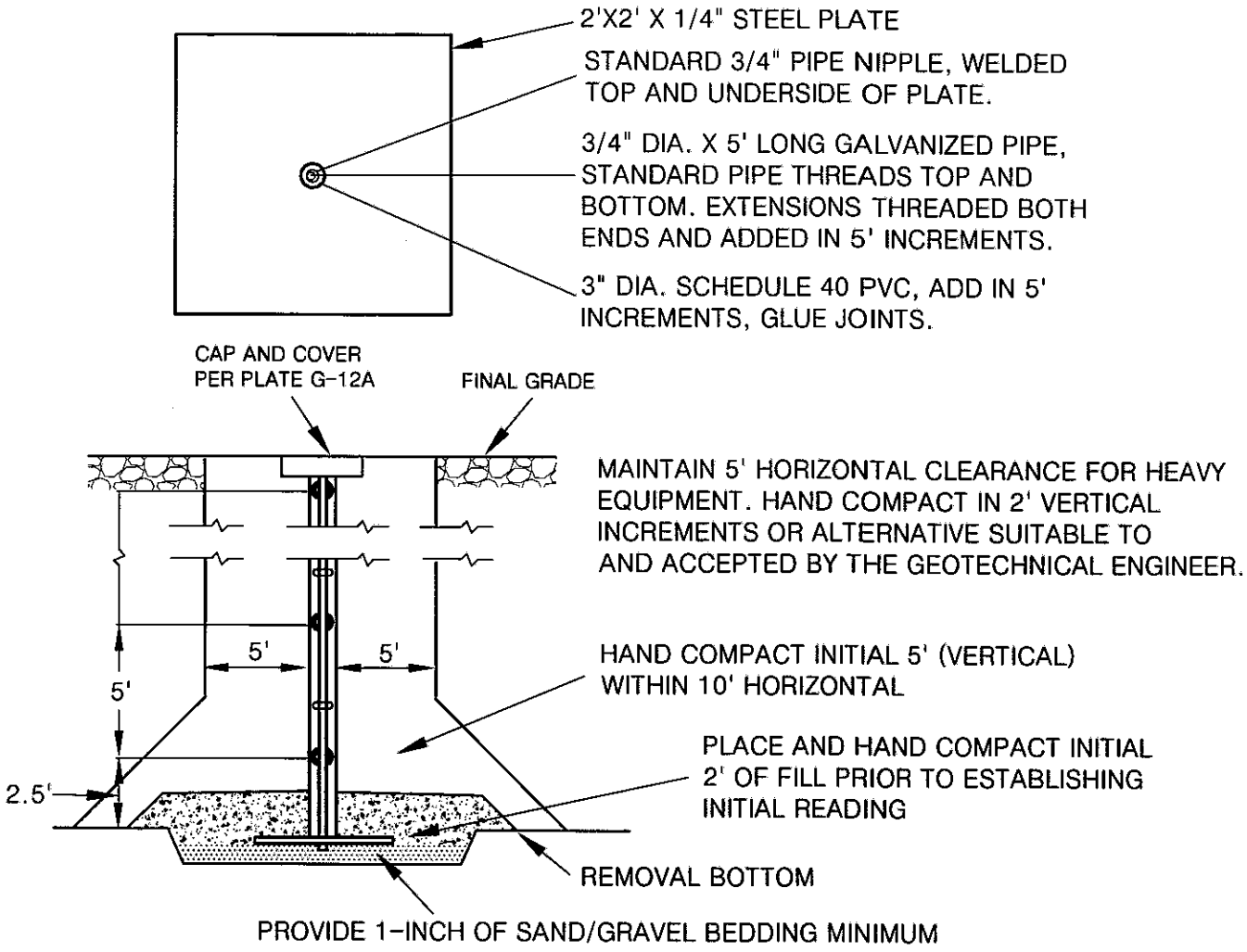
3. ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF 1/3 OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET.

4. IF THE 2:1 LAY BACK OF THE CANYON WALL IS IMPRACTICAL, THEN AS AN ALTERNATIVE THE INCREASED COMPACTION STANDARDS IN NOTE 1 SHOULD BE EXTENDED UP TO H/3 AND THE LAY BACK WILL NOT BE REQUIRED.

ALTA CALIFORNIA GEOTECHNICAL, INC.
VER. 3/12

PLATE G-16

SETTLEMENT PLATE DETAIL



NOTES:

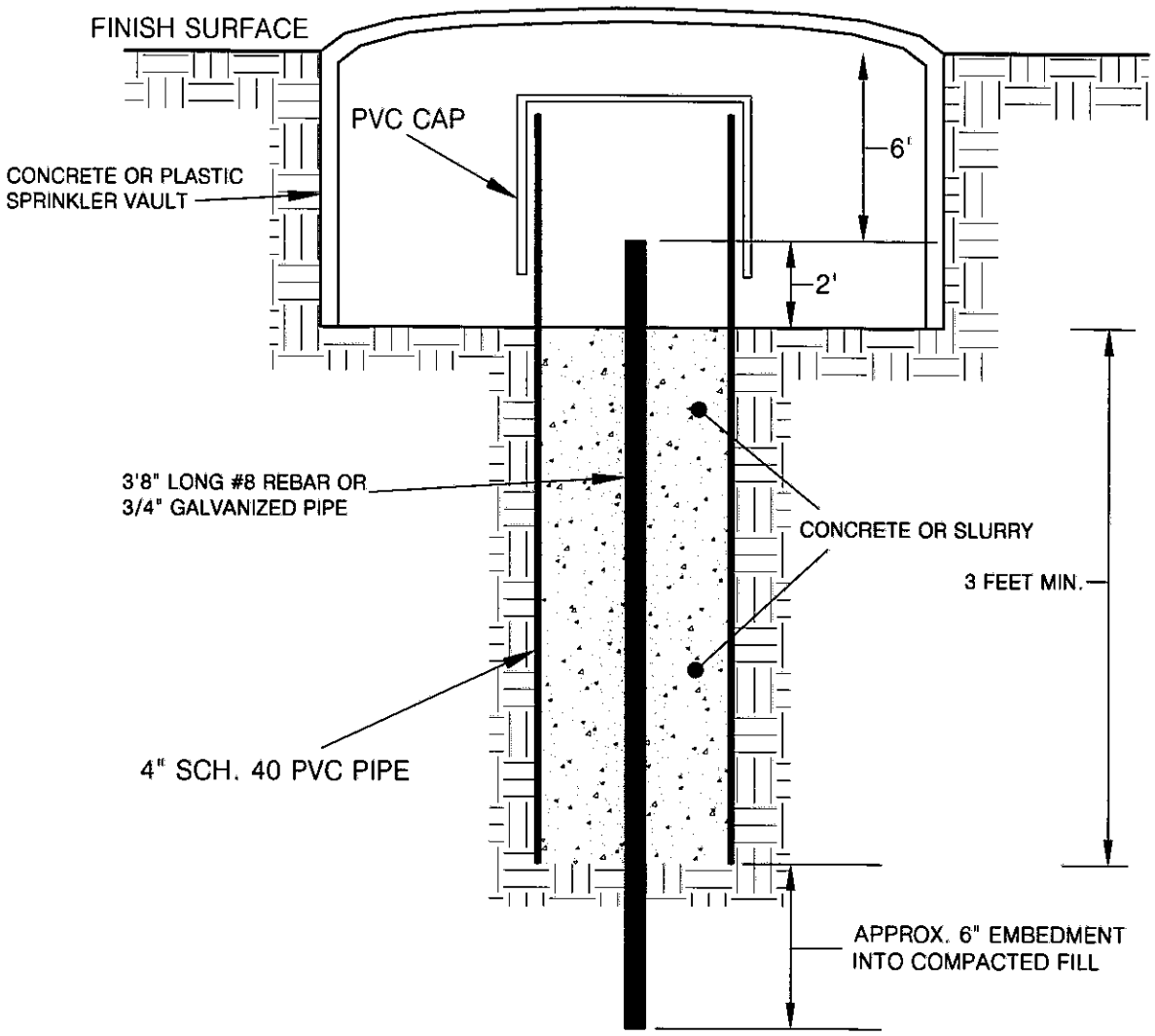
1) LOCATIONS OF SETTLEMENT PLATES SHALL BE CLEARLY MARKED AND READILY VISIBLE (RED FLAGGED) TO EQUIPMENT OPERATORS.

2) CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL CLEARANCE FOR HEAVY EQUIPMENT WITHIN 5' (VERTICAL) OF PLATE BASE. FILL WITHIN CLEARANCE AREA SHALL BE HAND COMPACTED TO PROJECT SPECIFICATIONS OR COMPACTED BY ALTERNATIVE APPROVED BY THE GEOTECHNICAL ENGINEER.

3) AFTER 5' (VERTICAL) OF FILL IS IN PLACE, CONTRACTOR SHALL MAINTAIN 5' HORIZONTAL EQUIPMENT CLEARANCE. FILL IN CLEARANCE AREA SHALL BE HAND COMPACTED (OR APPROVED ALTERNATIVE) IN VERTICAL INCREMENTS NOT TO EXCEED 2 FEET.

4) IN THE EVENT OF DAMAGE TO SETTLEMENT PLATE OR EXTENSION RESULTING FROM EQUIPMENT OPERATING WITHIN PRESCRIBED CLEARANCE AREA, CONTRACTOR SHALL IMMEDIATELY NOTIFY GEOTECHNICAL ENGINEER AND SHALL BE RESPONSIBLE FOR RESTORING THE SETTLEMENT PLATE AND EXTENSION RODS TO WORKING ORDER.

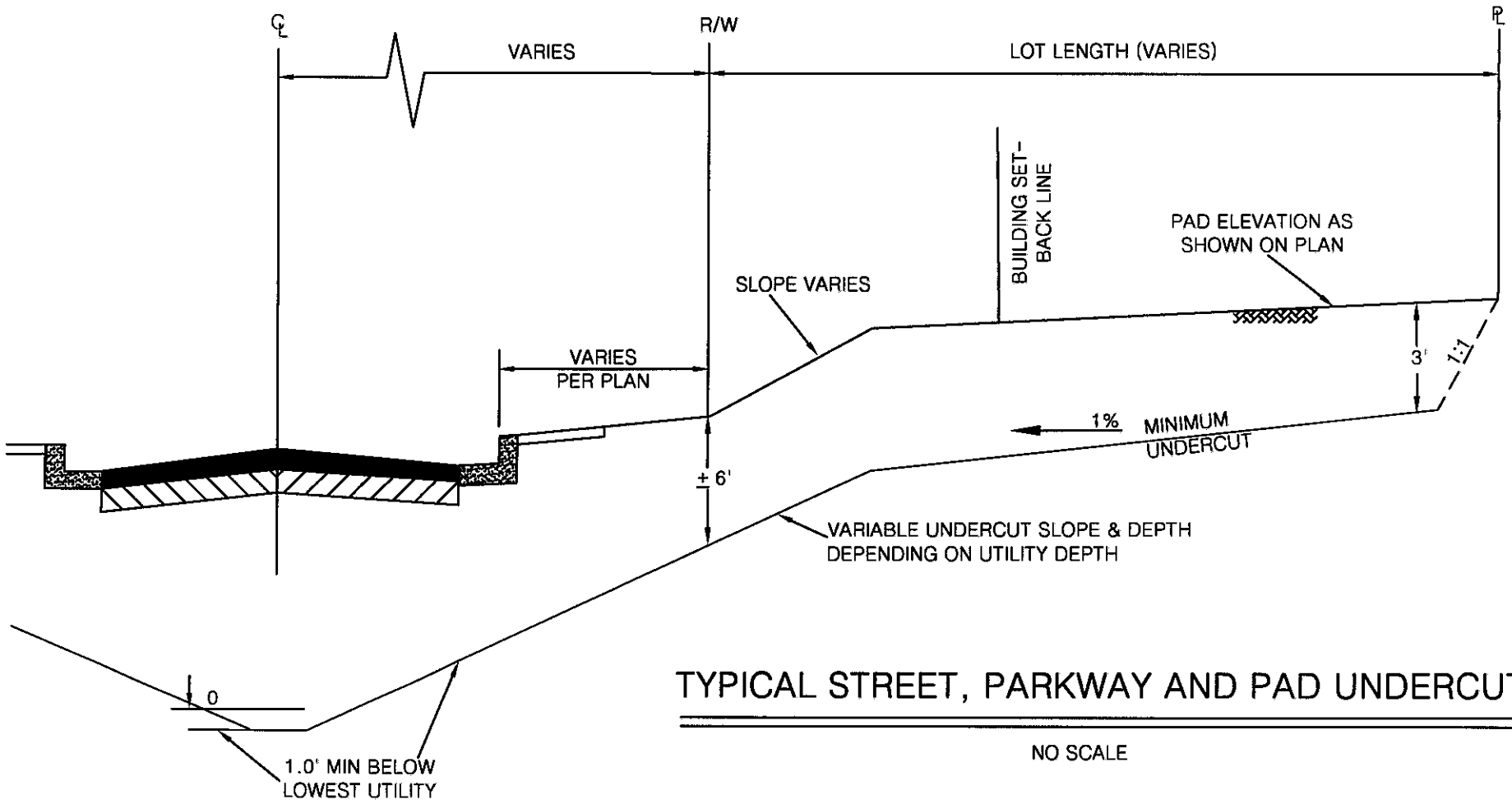
SURFACE SETTLEMENT MONUMENT DETAIL



ALTA CALIFORNIA GEOTECHNICAL, INC .
VER. 3/12

PLATE G-18

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TYPICAL STREET, PARKWAY AND PAD UNDERCUT

NO SCALE

ALTA CALIFORNIA GEOTECHNICAL, INC .
VER. 3/13

PLATE G-19

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Zoning Summary

Existing Zoning:	BP-2
Proposed Zoning:	RM - Residential Medium Density District
Max. Density:	18 Homes per Acre
Perimeter Site Setbacks:	20'
Common Open Space:	25%
Max. Building Height:	35'
Max. Lot Coverage:	60%

LEGEND

- Tm — MONTEREY FORMATION
- B-4 ⊕ — APPROXIMATE LOCATION OF HOLLOW STEM AUGER BORING
- P-2 ○ — APPROXIMATE LOCATION OF INFILTRATION TEST
- — — — LIMITS OF REPORT



Project Summary

Total Site Area: ±4.4 Acres
Net Site Area: ±2.47 Acres

Total Units: 58 Homes
- (02) Plan 1 | 1,323 SF | 3 bed | 2.5 Bath | Tandem Garage
- (19) Plan 2 | 1,530 SF | 3 bed | 2.5 Bath
- (22) Plan 3 | 1,575 SF | 3 bed | 2.5 Bath
- (15) Plan 4 | 1,825 SF | 4 bed | 2.5 Bath

Total SF: 89,470 SF

Total Density: 13.18 Homes per Acre
Net Density: 23.48 Homes per Acre

Parking:
Provided: 133 Spaces (2.3 spaces per home)
- Garage: 116 Spaces
- Head in: 17 Spaces (9'x18')

Open Space:
Provided: ±27,940 SF (0.64 AC)

Sloped Area: 83,053 SF (1.92 AC @ 44% of Total Area)

Notes:
- The sloped landscape currently occupies 44% of the total site area.
- There is no defined minimum width requirement for common open space.
- If we calculate 25% of the net area, we would be required to provide 0.61 acres of common open space.

PLATE 1

ALTA CALIFORNIA GEOTECHNICAL, INC.
170 N. MAPLE STREET, STE 108, CORONA, CA 92880
TELEPHONE: (951) 509-7090
PROJECT NUMBER: 1-0631 DATE: Sept. 2025

Notes:
1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

BRANDYWINE HOMES

Concept Site Plan
15 Argonaut
Aliso Viejo, CA

0 20 40 80

SP-06

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

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FCS
An ADEC Innovation

Appendix E:

Hazards and Hazardous Materials Supporting Information

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FCS
An ADEC Innovation

E.1 - Phase I Environmental Site Assessment

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Phase I Environmental Site Assessment Report

15 Argonaut
Aliso Viejo, California 92656

Stantec

Prepared for:
Brandywine Homes
2355 Main Street, Suite 220
Irvine, California 92614

Prepared by:
Stantec Consulting Services, Inc.
735 East Carnegie Drive, Suite 280
San Bernardino, California 92408

Date: July 14, 2025

Project/File: 185807004

Stantec Consulting Services Inc.

This document entitled **Phase I Environmental Site Assessment Report** (Report) was prepared by Stantec Consulting Services Inc. (“Stantec”) for the account of Brandywine Homes (the “Client”). he work performed herein was done in conformance the Master Services agreement between the Client and Stantec (the “MSA”). In the event of any conflict between this document and the MSA, the MSA will prevail. Any reliance on this document by any third party is strictly prohibited. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document. All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

Stantec has assumed all information received from the “Client” and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein. This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

Author: _____

Jennifer Alvarado
Senior Scientist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of Title 40 of the Code of Federal Regulations, Part 312, (40 CFR 312). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Quality Reviewer: _____

Alicia Jansen
Senior Scientist

Independent Reviewer: _____

Kyle Emerson
Senior Principal Geologist

Table of Contents

Acronyms / Abbreviations iii

Executive Summary v

1 Introduction 1

1.1 Subject Property Description 2

1.2 Special Terms, Conditions, and Additional Assumptions 2

1.3 Exemptions and Limiting Conditions 3

1.4 Personnel Qualifications 4

2 User-Provided Information 5

3 Records Review 6

3.1 Physical Setting 6

3.1.1 Subject Property Topography and Surface Water Flow 6

3.1.2 Regional and Subject Property Geology 6

3.1.3 Regional and Subject Property Hydrogeology 7

3.2 Federal, State, and Tribal Environmental Records 7

3.2.1 Listings for Subject Property 7

3.2.2 Listings for Adjoining and Nearby Sites with Potential to Impact Subject Property 8

3.3 Local/Regional Environmental Records 10

3.3.1 Local Health Department 11

3.3.2 Fire Department 11

3.3.3 Local Building and/or Planning Department Records 11

3.3.4 State Department Records 11

3.3.5 Local/Regional Water Quality Agency Records 12

3.3.6 National Pipeline Mapping System – Public Viewer 12

3.4 Historical Records Review 13

3.4.1 Land Title Records/Deeds 13

3.4.2 Aerial Photographs 13

3.4.3 City Directories 14

3.4.4 Historical Fire Insurance Maps 14

3.4.5 Historical Topographic Maps 14

3.4.6 Other Historical Sources 15

4 Site Reconnaissance 16

4.1 Site Reconnaissance Methodology 16

4.2 General Description 16

4.3 Hazardous Substances and Petroleum Products 17

4.4 Interior Observations 17

4.5 Exterior Observations 18

4.6 Underground Storage Tanks/Structures 19

4.7 Aboveground Storage Tanks 19
4.8 Adjoining Properties 19
4.8.1 Current Uses of Adjoining Properties 19
4.8.2 Observed Evidence of Past Uses of Adjoining Properties 19
4.8.3 Pits, Ponds, or Lagoons on Adjoining Properties 20
4.9 Observed Physical Setting 20
5 Evaluation 21
5.1 Findings and Opinions 21
5.2 Data Gaps 22
5.3 Conclusions 22
6 Non-Scope Considerations 24
6.1 Lead-Based Paint 24
6.2 Asbestos 24
6.3 Radon 24
6.4 Flood Zones 25
7 References 26

List of Figures

Figure 1. Subject Property Vicinity Map
Figure 2. Subject Property Site Plan

List of Appendices

Appendix A Photographs of the Subject Property and Vicinity
Appendix B Stantec Resumes
Appendix C User-Provided Records
Appendix D Environmental Agency Database Search Report
Appendix E Historical Records
Appendix F Agency Records

Acronyms / Abbreviations

AAI	All Appropriate Inquiries
AP	Alquist-Priolo
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ASTM	ASTM International
AUL	Activity Use Limitation
BER	Business Environmental Risk
Bgs	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CREC	Controlled Recognized Environmental Conditions
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
ft amsl	Feet above mean sea level
HREC	Historical Recognized Environmental Conditions
NESHAP	National Emissions Standard for Hazardous Air Pollutants
PCBs	Polychlorinated Biphenyls
PCE	Tetrachloroethylene
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
SVOCs	Semi-Volatile Organic Compounds
USDA-NRCS	United States Department of Agriculture – Natural Resources Conservation Service
USGS	United States Geological Survey
UST	Underground Storage Tank

VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screen
VOCs	Volatile Organic Compounds

Executive Summary

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property located at 15 Argonaut, Aliso Viejo, Orange County, California (the “Subject Property”), on behalf of Brandywine Homes (the “Client”). The work was performed in accordance with the Master Services Agreement (MSA) between Stantec and Brandywine Homes (the “User”) has been designated as the User of this report. The intended use of this Phase I ESA is for due diligence in support of potential redevelopment.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E1527-21, and All Appropriate Inquiries (AAI) as defined by the United States Environmental Protection Agency (EPA) in Title 40 of the Code of Federal Regulations, Part 312 (40 CFR 312), except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described in Section 1.3.

The Subject Property consists of approximately 4.35 acres of land associated with Assessor’s Parcel Numbers (APNs) 623-093-10 and 623-093-11, and the address of 15 Argonaut, Aliso Viejo, Orange County, California. According to records obtained through Environmental Data Resources (EDR), the Subject Property appears to have been vacant from at least the 1930s to 1980s and was commercially developed with one structure and asphalt parking lot by 1989 in its present-day configuration. The Subject Property building is currently vacant. The adjoining properties and vicinity are developed with commercial/light industrial businesses and residential properties. A Subject Property Location Map is provided as Figure 1. A Subject Property Vicinity Map illustrating the main features of the Subject Property and vicinity is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the property located at 15 Argonaut, Aliso Viejo, Orange County, California, or the “Subject Property”. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment has revealed the following evidence of recognized environmental conditions (RECs), Controlled RECs (CRECs), and/or significant data gaps in connection with the Subject Property.

- A west-adjoining fuel station located at 23022 Aliso Creek Road is listed as a gasoline service station since 1996 that reportedly houses three active underground storage tanks (USTs) installed between 2004 and 2016. The USTs range from 10,000 to 20,000 gallons in size and contain diesel, regular and premium unleaded fuel. A minor spill of two gallons of fuel was reported in 2018 due to a vehicle overfill onto concrete. The spill was cleaned by onsite personnel. The site received permit-related violations between 2014 and 2016 which were returned to compliance. No releases are reported at the site. Given the proximity of the fuel station to the Subject Property, and no documented assessment of soil, soil vapor, or groundwater at the site, as well as inferred groundwater flow to the east, this site represents a potential VEC and is considered a REC for the Subject Property.

Stantec recommends a Phase II subsurface investigation to address potential subsurface impacts related to the west-adjoining fuel station.

This assessment has revealed the following items of note in connection with the Subject Property.

- The Subject Property building was constructed in the 1980s. Given the age of construction, asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present in building materials. Additionally, an asphalt parking lot is present on the Subject Property. Petromat is a stress-absorbing fabric often associated with asphalt, and it sometimes contains asbestos. Stantec recommends an ACM, LBP and Petromat survey be conducted prior to renovation or demolition in accordance with applicable local and federal regulations.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

1 Introduction

The objective of this Phase I ESA was to perform AAI into the past ownership and uses of the Subject Property consistent with good commercial or customary practice as outlined by ASTM International (ASTM) in “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,” Designation E1527-21. “All Appropriate Inquiries” is the process for evaluating a property’s environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) following final rule of Part 312 of Title 40, Code of Federal Regulations (40 CFR Part 312). The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions (“RECs”) of the Subject Property.

The ASTM E1527-21 standard indicates that the goal of the Phase I ESA is to identify RECs, as well as historical recognized environmental conditions (“HRECs”) and controlled recognized environmental conditions (“CRECs”) that may exist at a property. The term “recognized environmental conditions” is defined as:

1. the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment;

2. the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or

3. the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.

ASTM defines a “HREC” as a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority and meets current unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., activity and use limitations or other property use limitations). A HREC is not considered a REC.

ASTM defines a “CREC” as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., activity and use limitations, institutional controls, or engineering controls).

As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The release of hazardous substances or petroleum products is, however, not a REC if that presence is a *de minimis* condition. *De minimis* conditions are minor releases that generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of

governmental agencies. ASTM also considers the potential for a business environmental risk (BER), defined as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of the Subject Property, not necessarily limited to those environmental issues required to be investigated by the ASTM standard. Consideration of BERs may involve addressing one or more ASTM non-scope considerations.

The work was performed in accordance with the Master Services Agreement (MSA) between Stantec and Brandywine Homes. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Subject Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Subject Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform an independent evaluation of the purchase or lease price of the Subject Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 1.3.

ASTM E1527-21 notes that the availability of record information varies from source to source. The User or Environmental Professional (EP) is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. “Reasonably ascertainable” means:

1. Information that is publicly available;
2. Information that is obtainable from its source within reasonable time and cost constraints; and
3. Information that is practicably reviewable.

1.1 Subject Property Description

The Subject Property consists of approximately 4.35 acres of land associated with Assessor’s Parcel Numbers (APNs) 623-093-10 and 623-093-11, and the address of 15 Argonaut, Aliso Viejo, Orange County, California. According to records obtained through Environmental Data Resources (EDR), the Subject Property appears to have been vacant from at least the 1930s to 1980s and was commercially developed with one structure and asphalt parking lot by 1989 in its present-day configuration. The Subject Property building is currently vacant. The adjoining properties and vicinity are developed with commercial/light industrial businesses and residential properties. A Subject Property Location Map is provided as Figure 1. A Subject Property Vicinity Map illustrating the main features of the Subject Property and vicinity is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

1.2 Special Terms, Conditions, and Additional Assumptions

There were no special terms, conditions, or additional assumptions associated with this Phase I ESA.

1.3 Exemptions and Limiting Conditions

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the Client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the Subject Property.

This report provides an evaluation of selected environmental conditions associated with the Subject Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information received from others.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the Subject Property's environmental condition.

The Client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the property or in connection with the Subject Property. Stantec did not obtain historical records that document the property history in 5-year intervals, and this resulted in data gaps. Although this represents data gaps, these data gaps are not considered to impact the EPs ability to identify RECs unless stated as such. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Subject Property, the absence of this information did not affect the ability of the EPs to identify RECs, HRECs, CRECs, or *de minimis* conditions.

This report has been prepared for the exclusive use of the Client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project Specific limiting conditions are provided in Section 1.2.

The conclusions are based on the conditions encountered at the Subject Property by Stantec at the time the work was conducted. within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures, are not guaranteed. Before starting site work, the exact location of all such utilities and structures must be confirmed by the client and the party performing the work, and Stantec assumes no liability resulting from damage to such utilities and structures.

As the purpose of this report is to identify Subject Property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Subject Property is beyond the scope of this assessment.

The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the Subject Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

1.4 Personnel Qualifications

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an EP. The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.

2 User-Provided Information

ASTM E1527-21 describe responsibilities of the User to complete certain tasks in connection with the performance of “All Appropriate Inquiries” into the Subject Property. The ASTM standard requires that the EP request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or *de minimis* conditions in connection with the Subject Property. Toward that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire and/or Interview	Yes	Mr. Emanuel Robinson, Senior Project Manager with Brandywine Homes, completed the user questionnaire. Mr. Robinson is not aware of any environmental issues associated with the Subject Property and referenced a previous ESA provided by the seller.
Environmental Liens or Activity and Use Limitations (AUL)	No	Deeds, environmental liens, and activity and use limitation documentation were not provided by the User, and public records were not searched by Stantec.
Previous Environmental Permits or Reports Provided by User	Yes	A Phase I ESA for the Subject Property prepared by EMG and dated October 30, 2016, was provided to Stantec for review. No RECs or environmental concerns were identified within the report, and no further investigation was recommended by EMG. User provided documents are provided in Appendix C.
Purpose of the Phase I ESA	Yes	The intended use of the Phase I is for planned redevelopment of the Subject Property.

3 Records Review

The objective of consulting historical sources of information is to develop the history of the Subject Property and surrounding area and evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Subject Property. During the review of historical records, Stantec attempted to identify uses of the Subject Property from the present to the first developed use of the Subject Property. Stantec's research included the reasonably ascertainable and useful records described in this section.

3.1 Physical Setting

A summary of the physical setting of the Subject Property is provided in the table below with additional details in the following subsections:

Topography	Soil/Bedrock Data	Estimated Depth to Groundwater/ Estimate Direction of Gradient
According to the United States Geologic Survey (USGS) San Juan Capistrano, California topographic map provided in the Environmental Data Resources Inc. (EDR) Physical Setting Source Addendum (Appendix D), the topographic gradient in the vicinity of the Subject Property is to the east-northeast and the Subject Property is located at approximately 453 feet above mean sea level (ft. amsl).	The United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS), Web Soil Survey identifies the soils beneath the Subject Property as Capistrano sandy loam, with well drained soils and a typical soil profile comprised of sandy loam (0-27 inches), and fine sandy loam (27-64 inches).	Site specific groundwater investigations were not conducted during this ESA; however, according to a 2022 *Second Half Groundwater Monitoring Report* for a release site located approximately one mile to the north, groundwater in the vicinity is estimated to be approximately 7.19-15.64 feet below top of well casing (btoc) with a flow direction generally to the east.

NOTE:
Site-specific groundwater flow direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.

3.1.1 Subject Property Topography and Surface Water Flow

The Subject Property topography is relatively flat and is located at an elevation of approximately 453 ft. amsl. Based on the topography and existing surface conditions, general surface water is expected to flow to the east-northeast.

3.1.2 Regional and Subject Property Geology

According to a previous environmental site assessment for the Subject Property by EMG in 2016, the general geology of the Subject Property and vicinity is comprised of sandstone, mudstone, siltstone, evaporite and conglomerate, dating from the Oligocene to the Pliocene epochs (EMG, 2016).

According to California DOC Earthquake Zone Map (Department of Conservation Map Server (ca.gov)), the Subject Property is not located within an Alquist-Priolo (AP) Earthquake Fault Zone boundary. The closest fault zone is located approximately 20 miles to the northwest of the Subject Property. The Subject Property lies within a Landslide Zone.

3.1.3 Regional and Subject Property Hydrogeology

The Subject Property lies within the Aliso Creek Watershed located in southern Orange County. The Watershed is part of the Laguna subunit of the San Juan Hydrologic Basin. The Basin is comprised of coastal watersheds which drain to the Pacific Ocean. The Aliso Creek Watershed drains approximately 30 square miles and has limited water-bearing formations, which include two alluvial aquifers and one deeper aquifer. The alluvial aquifers are separated by a shale formation. Groundwater extraction is limited within this area due to saltwater intrusion (Orange County, 2018).

Site specific groundwater investigations were not conducted during this ESA; however, according to a 2022 *Second Half Groundwater Monitoring Report* for a release site located approximately one mile to the north, groundwater in the vicinity is estimated to be approximately 7.19-15.64 feet below top of well casing (btoc) with a flow direction generally to the east.

3.2 Federal, State, and Tribal Environmental Records

A regulatory agency database search report was obtained from EDR, a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix D.

Stantec evaluated the information listed within the database relative to potential impact to the Subject Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Subject Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to be toward the east. Observations about the Subject Property and adjoining properties made during the Subject Property reconnaissance are provided in more detail in Section 4.

3.2.1 Listings for Subject Property

The Subject Property was identified in the following EDR databases:

- RCRA-LQG, HWTS, HAZNET, FINDS, ECHO: The Subject Property listed under “Ambry Genetics Corp” is listed in the RCRA database as of 2018 as a large quantity hazardous waste generator of ignitable and corrosive wastes, chloroform, nonhalogenated solvents, benzene, and liquid wastes. The Subject Property is listed under “Research and Development in Biotechnology” and “Medical and Diagnostic Laboratories.” No violations are reported.

- HWTS: The Subject Property listed under “Kamanari Inc” in the Hazardous Waste Tracking System (EPA ID No. CAP982455610) shows an inactive status as of 12/21/2000. No violations are reported.
- HWTS: The Subject Property listed under “Arbonne International” in the Hazardous Waste Tracking System (EPA ID No. CAC001314128) shows an inactive status as of 10/25/2000. No violations are reported.
- HWTS: The Subject Property listed under “Stracon Manufacturing” in the Hazardous Waste Tracking System (EPA ID No. CAL000277358) shows an inactive status as of 12/16/2003. No violations are reported.
- HWTS, HAZNET: The Subject Property listed under “Centon Electronics Inc” in the Hazardous Waste Tracking System (EPA ID No. CAL000298473) shows an inactive status as of 6/30/2008. Additionally, wastes generated onsite included other inorganic solid waste between 2006 and 2015. No violations are reported.
- HWTS, HAZNET: The Subject Property listed under “Green Co Services LLC” in the Hazardous Waste Tracking System (EPA ID No. CAC002638779) shows an inactive status as of 7/28/2009. Additionally, waste generated onsite included unspecified solvent mixture and off-specification, aged or surplus organics in 2009. No violations are reported.

Given there are no reported violations, spills or releases, these listings do not constitute a REC for the Subject Property.

3.2.2 Listings for Adjoining and Nearby Sites with Potential to Impact Subject Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions on adjoining and nearby sites to pose a REC, CREC, or HREC for the Subject Property. The evaluation included an opinion of the potential for contamination by hazardous substances or petroleum products to migrate to the Subject Property from an adjoining or nearby site, including by vapor migration or encroachment (i.e., potential for a vapor encroachment condition [VEC]. ASTM E2600-22 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM, 2022) was used as the basis for a Tier I Vapor Encroachment Screen (VES) for the Subject Property. This included evaluation of release sites within 1/10 mile for Petroleum Hydrocarbon releases, and 1/3 mile for volatile and semi-volatile organic compound (VOC, SVOC), plus other potential vapor phase contaminants (such as mercury).

Based on this evaluation, the following individual facilities were identified as the most likely potential sources of impact to the Subject Property. The basis for why each of the following listed databases creates a REC for the Subject Property is also provided.

Listed Facility Name/Address	Database Listing(s)	Distance/Direction from Subject Property
Hunter Graphics Inc/Mobile Tech Inc/Halo Clinical Lab Inc 21 Argonaut Aliso Viejo, CA	RCRA-SQG, FINDS, ECHO, EDR HIST AUTO, RCRA NONGEN/NLR, E MANIFEST	0.016 mile/86 feet southeast at higher elevation
This site is listed as a small-quantity hazardous waste generator as of 1989 and in the RCRA NONGEN database as of 2023 under “Medical Laboratories”. Additionally, the site is listed as a gasoline service station in 2008; however, no documentation regarding status is reported. Given there are no reported violations or releases, this site is not considered a REC for the Subject Property.		
Chevron Products Company/Chevron #0200913/Chevron Station #200913/1404/Chevron USA Inc 23022 Aliso Creek Road Aliso Viejo, CA	RCRA-SQG, SWEEPS UST, CA FID UST, FINDS, ECHO, E MANIFEST, UST, UST FINDER, CERS HAZ WASTE, CERS TANKS, CHMIRS, CERS	0.020 mile/106 feet southwest at higher elevation
This site is listed as a gasoline service station since 1996 that reportedly houses three active USTs installed between 2004 and 2016. The USTs range from 10,000 to 20,000 gallons in size and contain diesel, regular and premium unleaded fuel. A minor spill of two gallons of fuel was reported in 2018 due to a vehicle overfill onto concrete. The spill was cleaned by onsite personnel. The site received permit-related violations between 2014 and 2016 which were returned to compliance. No releases are reported at the site. Given the proximity of the fuel station to the Subject Property, and no documented assessment of soil, soil vapor, or groundwater at the site, as well as inferred groundwater flow to the east, this site represents a potential VEC and is considered a REC for the Subject Property.		
Ambry Genetics 7 Argonaut Aliso Viejo, CA	CERS TANKS, CERS, CERS HAZ WASTE, EMI	0.024 mile/126 feet east at lower elevation
This site is listed as having an AST under 10,000 gallons in size. No violations, spills or releases are reported. Given there are no reported releases, this site is not considered a REC for the Subject Property.		
Bearing Engineers 27 Argonaut Aliso Viejo, CA	RCRA NONGEN/NLR, E MANIFEST	0.049 mile/258 feet southeast at higher elevation
This site is listed in the RCRA database as of 1997 with no violations reported. Given there are no reported violations, spills or releases, this site is not considered a REC for the Subject Property.		
Soft Health Technologies LLC/Inceptus Medical 8 Argonaut Aliso Viejo, CA	RCRA NONGEN/NLR	0.059 mile/309 feet east at lower elevation
This site is listed in the RCRA database under “Game, Toy, and Children’s Vehicle Manufacturing” as of 2014 and under “All Other Miscellaneous Manufacturing” as of 2022 with no violations reported. Given there are no reported violations, spills or releases, this site is not considered a REC for the Subject Property.		
Aliso Viejo Towing & Recovery Inc 31 Argonaut	CERS HAZ WASTE, CERS, RCRA NONGEN/NLR, E MANIFEST	0.078 mile/411 feet southeast at higher elevation

Listed Facility Name/Address	Database Listing(s)	Distance/Direction from Subject Property
Aliso Viejo, CA This site is listed as a hazardous waste generator with permit-related violations received in 2018 through 2021 that were largely returned to compliance. Given there are no reported spills or releases, this site is not considered a REC for the Subject Property.		
Econo Lube N Tune/UTV Repair LLC DBA Glenwood Aliso Creek Auto Repair 22932 Glenwood Drive Aliso Viejo, CA This site is listed as having at least one UST of unreported contents and is listed in the RCRA database under "General Automotive Repair" as of 2022 with no violations reported. Given there are no reported violations, spills or releases, this site is not considered a REC for the Subject Property.	UST, RCRA NONGEN/NLR, E MANIFEST	0.081 mile/428 feet west-southwest at higher elevation
Para Tech Coasting Inc 35 Argonaut Circle Aliso Viejo, CA This site is listed as a hazardous waste generator as of 1999 of other inorganic solid waste, waste and mixed oil, off-specification, aged or surplus organics, and unspecified solvent mixture. Permit-related violations were received between 2014 and 2024 which were returned to compliance. Given there are no reported spills or releases, this site is not considered a REC for the Subject Property.	RCRA-SQG, CERS HAZ WASTE, FINDS, ECHO, E MANIFEST, HWTS, HAZNET, CERS	0.105 mile/557 feet southeast at higher elevation
Corte Fina Homeowners Assoc. 95 Argonaut Aliso Viejo, CA This site is listed as a fuel station in 2007 and 2008. No additional details are provided. Given there are no reported violations or releases, this is not considered a REC for the Subject Property.	EDR HIST AUTO	0.123 mile/650 feet east at lower elevation

The remaining listings in the database search report, including listings of Orphan/Unlocated Sites, provided in Appendix D do not constitute a REC for the Subject Property.

3.3 Local/Regional Environmental Records

Stantec checked the following sources to obtain information pertaining to Subject Property use and/or indications of RECs in connection with the Subject Property:

3.3.1 Local Health Department

Agency Name, Contact Information, Date	Finding
Orange County Health Care Agency Via online: https://orangecounty.nextrequest.com Submitted on July 3, 2025	As of the writing of this report, a complete response has not been received by the agency. Should any pertinent information become available an addendum to this report will be issued. However, given the historical documents available the lack of a response from this agency is not considered a significant data gap and is unlikely to impact the findings of this report.

3.3.2 Fire Department

Agency Name, Contact Information, Date	Finding
Custodian of Records Orange County Fire Authority Via email: CRTK@ocfa.org Submitted on: July 3, 2025	As of the writing of this report, a complete response has not been received by the agency. Should any pertinent information become available an addendum to this report will be issued. However, given the historical documents available the lack of a response from this agency is not considered a significant data gap and is unlikely to impact the findings of this report.

3.3.3 Local Building and/or Planning Department Records

Agency Name, Contact Information, Date	Findings
Custodian of Records City of Aliso Viejo Via email: city-clerk@avcity.org Submitted on July 3, 2025	The City of Aliso Viejo provided available records for the Subject Property and adjoining properties on July 8, 2025. Subject Property records available included certificates of occupancy, grading permits, tenant improvements, and building permits. No records of environmental significance were observed. Copies of the provided records are included in Appendix F.

3.3.4 State Department Records

Agency Name, Contact Information, Date	Findings
Department of Toxic Substances Control (DTSC), EnviroStor database Cypress Regional Office Online database: https://www.envirostor.dtsc.ca.gov/public/	Stantec researched EnviroStor, the DTSC public database, to evaluate if there are any reported releases at the Subject Property or on adjoining properties. There were no release sites listed for the Subject Property or adjoining properties. According to an email dated July 11, 2025, the DTSC only has hazardous waste tracking system (HWTS) records for the

Agency Name, Contact Information, Date	Findings
Via email: cypressfileroom@dtsc.ca.gov Submitted and accessed on Jul 3, 2025	Subject Property and adjoining sites which are available online (Hazardous Waste Tracking System: Home). These records are discussed in Section 3.2 above.
California Geologic Energy Management (CalGEM) Online database: https://maps.conservation.ca.gov/doggr/wellfinder Accessed on July 7, 2025	The CalGEM database was searched to identify the potential existence of oil and gas production wells within the vicinity of the Subject Property. No oil or gas wells were located within the Subject Property or adjoining property boundaries. The closest well is located approximately 0.6 miles to the northwest and is listed as a dry plugged hole (API 0405900854). Given the distance of this well, this well is not considered a REC for the Subject Property.

3.3.5 Local/Regional Water Quality Agency Records

Agency Name, Contact Information, Date	Findings
Custodian of Records San Diego Regional Water Quality Control Board (SDRWQCB) Via email: rb9_records@waterboards.ca.gov Submitted and accessed on July 3, 2025	Stantec researched GeoTracker, the California Regional Water Quality Control Board public database, to evaluate if there are any reported releases at the Subject Property or on adjoining properties. There were no release sites listed for the Subject Property or adjoining properties. On July 8, 2025, the agency responded with records for the Subject Property, including: • 2010 stormwater discharge permit termination for adjoining fuels station site at 23022 Aliso Creek Road. No environmental concerns were identified. Additional information regarding this adjoining fuel station is provided in Section 3.2.2 above.

3.3.6 National Pipeline Mapping System – Public Viewer

The National Pipeline Mapping System – Public Viewer was accessed by Jenny Alvarado of Stantec on July 8, 2025. According to the Public Viewer, no buried pipelines are located on or near to the Subject Property.

National Pipeline Mapping System Public Viewer. NPMS Public Viewer (dot.gov). Accessed on July 8, 2025.

3.4 Historical Records Review

3.4.1 Land Title Records/Deeds

Land title records, deeds, environmental liens, and activity and use limitation documentation were not provided by the User, and public records were not searched by Stantec.

3.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs. Copies of the historical aerial photographs are provided in Appendix E.

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
1938 1946 1952 1963 1967	1"=500'	The Subject Property and adjoining properties are undeveloped land. A creek appears to transect the Subject Property. A road transects the Subject Property by 1963.
1972 1974 1981	1"=500'	The Subject Property and adjoining properties are depicted as undeveloped land.
1989	1"=500'	The Subject Property is depicted with a commercial building and parking lot in its present-day configuration and bound by roads to the north and west. Commercial buildings are depicted adjoining east, south and southeast. Undeveloped land is depicted adjoining to the north and west.
1994 2002 2005	1"=500'	The Subject Property and adjoining properties to the east and south appear similar to the 1989 aerial. The adjoining north property appears to be under construction. Commercial buildings are depicted adjoining west. A golf course is depicted adjoining north and a park to the northwest by 2002.
2010 2014 2018 2022	1"=500'	The Subject Property and adjoining properties to the east, west and south appear similar to the 2005 aerial. Residential development is depicted adjoining north. The vicinity is densely developed.

Name of aerial photograph source: The EDR Aerial Photo Decade Package

3.4.3 City Directories

Stantec retained a third party to research available city directories for the Subject Property and adjoining and nearby properties, in approximately five-year intervals. Copies of the city directory listings are provided in Appendix E. The following is a summary of Stantec's review of the city directory listings:

Subject/Adjoining Properties	Year	Listed Occupants
Subject Property Address: 15 Argonaut	2020-1992	Commercial/industrial
Adjoining North Address: 64 Anacapa Lane	--	No Listing
Adjoining North Address: 75 Anacapa Lane	--	No Listing
Adjoining East Address: 7 Argonaut	2020-1992	Commercial/industrial
Adjoining Southeast Address: 8 Argonaut	2020-1992	Commercial
Adjoining South Address: 21 Argonaut	2020-1992	Commercial/industrial
Adjoining West Address: 23002 Aliso Creek Road	2020	Restaurant
Adjoining West Address: 23022 Aliso Creek Road	2020-1992	Fuel Station

Name of city directories and source: EDR City Directory

3.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Subject Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Subject Property and adjoining and nearby property uses.

Stantec requested fire insurance maps from EDR; however, no coverage exists for the Subject Property. The Sanborn® Map Search Report indicating "no coverage" is presented in Appendix E.

3.4.5 Historical Topographic Maps

Stantec reviewed historical USGS 7.5-minute Topographic Maps of the San Juan Capistrano and Laguna Beach, California Quadrangles (scale 1:24,000), the historical USGS 15-minute Topographic Maps of the Santa Ana and Santiago Peak, California Quadrangles (scale 1:50,000), and the historical USGS 30-minute Topographic Maps of the Corona, California Quadrangles (scale 1:125,000) to help identify past

Subject Property and adjoining and nearby property usage and areas of potential environmental concern. Copies of the historical maps are provided in Appendix E.

The following table summarizes the maps reviewed and our observations.

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
1902 1942 1948 1949 1965 1974 1981	1:125,000 1:50,000 1:24,000	The Subject Property and adjoining properties are depicted as undeveloped land. The vicinity appears to be largely vacant/undeveloped.
2012 2015 2018 2022	1:24,000	Structures/features are not depicted on the map.

Name of maps and source: The EDR Historical Topographic Map Report

3.4.6 Other Historical Sources

No other historical sources were researched.

4 Site Reconnaissance

A site reconnaissance of the Subject Property and its vicinity was conducted by Mitchell Bohn on July 10, 2025. Access to the Subject Property was provided by Patrick Barnes of Avison Young. Stantec was unaccompanied during the site reconnaissance. Figure 2 provides information about the Subject Property and adjoining sites and the location of potential areas of environmental concern. Photographs collected during the site reconnaissance are included in **Appendix A**.

4.1 Site Reconnaissance Methodology

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Subject Property that may indicate the presence of RECs. The site reconnaissance of the Subject Property was conducted on foot and Stantec utilized the following methodology to observe the Subject Property:

- Traverse the outer Subject Property boundary
- Traverse transects across the Subject Property
- Traverse the periphery of structures on the Subject Property
- Visually observe accessible interior areas expected to be used by occupants or the public maintenance and repair areas, utility areas, and a representative sample of occupied spaces

Weather conditions during the site reconnaissance of the Subject Property were clear and sunny. There were no weather-related Subject Property access restrictions encountered during the reconnaissance visit.

4.2 General Description

Observations	Description
Subject Property and Area Description:	The Subject Property is a former Ambry Genetics commercial property located in a commercial/mixed use zone west of Argonaut and to the southeast corner of Glenwood Dr., and east of Aliso Creek Rd. in the City of Aliso Viejo, County of Orange, California.
Subject Property Operations:	The Subject Property is vacant. No operations were observed at the time of the site reconnaissance. The structure on the Subject Property appears to have been under demolition or renovation based on the interior condition of the structure.
Structures, Roads, Other Improvements:	A single two story commercial/mixed use occupies the center of the Subject Property. Asphalt parking areas are located around the building. The north and west landscaped areas rise from the asphalt parking elevation to street grade (~30 feet rise in elevation).
Subject Property Size (acres):	~4.41 acres.

Observations	Description
Estimated % of Subject Property Covered by Buildings and/or Pavement:	~50%
Observed Current Subject Property Use/Operations:	The Subject Property is vacant. No operations were observed at the time of the site reconnaissance.
Observed Evidence of Past Subject Property Use(s):	Ambry Genetics: genetics, clinical genomic diagnostics.
Sewage Disposal Method (and age):	South Orange County (age unknown).
Potable Water Source:	Moulton Niguel Water District.
Electric and Natural Gas Utilities:	Southern California Edison, Southern California Gas Company.

4.3 Hazardous Substances and Petroleum Products

The following table summarizes Stantec's observations during the Subject Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14) with identified uses:	None observed.
Drums/Totes/Intermediate Bulk Containers (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None detected.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
Polychlorinated biphenyl (PCB)-Containing Equipment:	One pad mounted transformer is located at the north end of the Subject Property structure. The transformer is in good condition with no visible signs of damage or leaking.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed.

4.4 Interior Observations

Stantec made the following observations during the site reconnaissance of the building interiors at the Subject Property and/or identified the following information during the interview or records review portions of the assessment.

Observations	Description
Heating/Cooling Method:	Electrical HVAC units are located on the roof and in three ground mounted compounds around the structure.
Surface Stains or Corrosion:	None observed.
Floor Drains and Sumps:	Floor drains were observed on the ground floor of the structure in the kitchen/breakroom and bathrooms. No staining or corrosion was observed in or around these features.
Other Interior Observations:	None observed.

4.5 Exterior Observations

Stantec made the following observations during the site reconnaissance of exterior areas of the Subject Property and/or identified the following information during the interview or records review portions of the assessment.

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	None observed. Note that the parking lot has been recently resurfaced.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	The Subject Property is vacant. No waste observed.
Solid Waste Disposal:	Two concrete trash enclosures were observed during the site reconnaissance. Only one enclosure contained a trash bin from CR&R Disposal.
Potential Areas of Fill Placement:	No mounds, piles, or depressions suggesting the placement of fill material were observed on the Subject Property.
Wastewater:	No exterior wastewater discharge was observed.
Stormwater:	Stormwater is anticipated to flow from across the Subject Property to swales and/or gutters in the asphalt parking lot, thence to Argonaut.
Wells:	No wells were observed.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	None observed.

4.6 Underground Storage Tanks/Structures

Observations	Description
Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches) that would indicate the presence of USTs was discovered during the site reconnaissance.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.
Other Underground Structures:	None observed.

4.7 Aboveground Storage Tanks

Observations	Description
Existing ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains) that would indicate the presence of ASTs was discovered during the site reconnaissance.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.

4.8 Adjoining Properties

4.8.1 Current Uses of Adjoining Properties

As viewed from the Subject Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining sites.

NORTH	Glenwood Dr. followed by residential homes.
EAST	Ambry Genetics, 7 Argonaut, commercial property.
SOUTH	Warehouse, commercial, 21 Argonaut.
WEST	Aliso Creek Rd followed by Chevron fuel station (23022 Aliso Creek Rd.), followed by Glenwood Aliso Creek Auto Repair (22932 Glenwood Dr.). Due to the proximity of the adjoining fuel station to the Subject Property (<1/8 mile) and the up-slope location in relation to the Subject Property, Stantec recommends a Phase II Environmental Investigation for potential soil and soil vapor impact to the Subject Property.

Refer to Figure 2.

4.8.2 Observed Evidence of Past Uses of Adjoining Properties

No indications of past use of the adjoining properties were observed.

4.8.3 Pits, Ponds, or Lagoons on Adjoining Properties

Pits, ponds, or lagoons were not observed on the adjoining properties.

4.9 Observed Physical Setting

Observations	Description
Topography of the Subject Property and Surrounding Area:	The Subject Property is generally gently sloped from northwest to southeast excluding the landscaped areas to the north and west of the asphalt parking areas. These are steeply sloped with approximately 1:2 from parking lot grade to street grade.

5 Evaluation

This section provides a summary overview of findings, opinions, and conclusions.

5.1 Findings and Opinions

Information gathered from interviews, reviews of existing data, and an inspection was evaluated to determine if RECs are present in connection with the Subject Property. Based on this information, Stantec made the following findings and developed the following opinions.

- The Subject Property consists of approximately 4.35 acres of land associated with Assessor's Parcel Numbers (APNs) 623-093-10 and 623-093-11, and the address of 15 Argonaut, Aliso Viejo, Orange County, California.

  According to records obtained through Environmental Data Resources (EDR), the Subject Property appears to have been vacant from at least the 1930s to 1980s and was commercially developed with one structure and asphalt parking lot by 1989 in its present-day configuration. No evidence of historical agricultural use was identified on the Subject Property.

- A west-adjoining fuel station located at 23022 Aliso Creek Road is listed as a gasoline service station since 1996 that reportedly houses three active USTs installed between 2004 and 2016. The USTs range from 10,000 to 20,000 gallons in size and contain diesel, regular and premium unleaded fuel. A minor spill of two gallons of fuel was reported in 2018 due to a vehicle overfill onto concrete. The spill was cleaned by onsite personnel. The site received permit-related violations between 2014 and 2016 which were returned to compliance. No releases are reported at the site. Given the proximity of the fuel station to the Subject Property, and no documented assessment of soil, soil vapor, or groundwater at the site, as well as inferred groundwater flow to the east, this site represents a potential VEC and is considered a REC for the Subject Property.

  Stantec recommends a Phase II subsurface investigation to address potential subsurface impacts related to the west-adjoining fuel station.

- The Subject Property building was constructed in the 1980s. Given the age of construction, asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present in building materials. Additionally, an asphalt parking lot is present on the Subject Property. Petromat is a stress-absorbing fabric often associated with asphalt, and it sometimes contains asbestos.

  Stantec recommends an ACM, LBP and Petromat survey be conducted prior to renovation or demolition in accordance with applicable local and federal regulations.

5.2 Data Gaps

The Federal AAI final rule [40 CFR 312.10(a)] and ASTM E1527-21 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the EP or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 1.4:	None.
Weather-Related Restrictions to Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps from Environmental Records Review:	None.
Data Gaps from Historical Records Review:	Historical records for the Subject Property were not available in five-year increments. These are considered to be data gaps; however, based on available historical records and consistent land use, they do not appear to change the conclusions of this report.
Data Gaps from Interviews:	No on-site interview was conducted. Given the historical documentation available, the lack of an on-site interview is not considered a significant data gap and is unlikely to impact the findings of the report.
Other Data Gaps:	To date, some agency responses have not been received; however, this is not expected to impact the EP's ability to identify RECs.

5.3 Conclusions

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the property located at 15 Argonaut, Aliso Viejo, Orange County, California, or the "Subject Property". Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment has revealed the following evidence of recognized environmental conditions (RECs), Controlled RECs (CRECs), and/or significant data gaps in connection with the Subject Property.

- A west-adjoining fuel station located at 23022 Aliso Creek Road is listed as a gasoline service station since 1996 that reportedly houses three active USTs installed between 2004 and 2016. The USTs range from 10,000 to 20,000 gallons in size and contain diesel, regular and premium unleaded fuel. A minor spill of two gallons of fuel was reported in 2018 due to a vehicle overfill onto concrete. The spill was cleaned by onsite personnel. The site received permit-related

violations between 2014 and 2016 which were returned to compliance. No releases are reported at the site. Given the proximity of the fuel station to the Subject Property, and no documented assessment of soil, soil vapor, or groundwater at the site, as well as inferred groundwater flow to the east, this site represents a potential VEC and is considered a REC for the Subject Property.

Stantec recommends a Phase II subsurface investigation to address potential subsurface impacts related to the west-adjoining fuel station.

This assessment has revealed the following items of note in connection with the Subject Property.

- The Subject Property building was constructed in the 1980s. Given the age of construction, asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present in building materials. Additionally, an asphalt parking lot is present on the Subject Property. Petromat is a stress-absorbing fabric often associated with asphalt, and it sometimes contains asbestos. Stantec recommends an ACM, LBP and Petromat survey be conducted prior to renovation or demolition in accordance with applicable local and federal regulations.

6 Non-Scope Considerations

The following ASTM E1527-13 non-scope services were performed as part of this Phase I ESA:

6.1 Lead-Based Paint

Concern for LBP is primarily related to residential structures. The EPA's Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

- The age of the dwelling as follows:
  - Maximum risk is from paint applied before 1950.
  - There is severe risk from paint applied before 1960.
  - There is moderate risk from deteriorated paint applied before 1970.
  - There is slight risk from the paint that is intact but applied before 1977.
- The condition of the painted surfaces.
- The presence of children and certain types of households in the building.
- Previously reported cases of lead poisoning in the building or area.

The Subject Property was developed in the 1980s; therefore, the potential for LBP is considered possible. Stantec recommends an LBP survey prior to redevelopment.

6.2 Asbestos

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and inhaled, which has been associated with specific types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

The Subject Property was developed in the 1980s; therefore, the potential for ACMs is considered possible. Stantec recommends an ACM survey prior to redevelopment.

6.3 Radon

Radon is a colorless, tasteless radioactive gas with an EPA-specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through

foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

Stantec reviewed regional data published by the EPA on average indoor radon concentrations in the vicinity of the Property (http://www.epa.gov/radon/zonemap.html).

EPA Radon Zones (w/Average Measured Indoor Radon concentrations)		
Zone 1 – High (>4.0 pCi/L)	Zone 2 – Moderate (2 to 4 pCi/L)	Zone 3 – Low (<2 pCi/L)
		X
Normally occupied sub grade areas present? (i.e., basement apartments, offices, stores, etc.)		
No subgrade areas currently occupied at the Subject Property.		

The Subject Property is located in Zone 3 and is considered to have a low potential for radon. To determine Subject Property-specific radon levels, a radon survey would have to be conducted. However, because the Subject Property does not have any occupied subgrade areas and is planned for redevelopment, further investigation of indoor radon issues does not appear to be warranted.

6.4 Flood Zones

According to the Physical Setting summary portion of the EDR report, the Subject Property is not located within a 0.2% Annual Chance Flood Hazard Zone.

7 References

ASTM International. 2021. *Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-21*.

ASTM International. 2022. *Standard Guide for Vapor Encroachment Screening on Subject Property Involved in Real Estate Transactions, Designation E 2600-22*.

California Department of Toxic Substances Control, 2025, EnviroStor.

California Department of Water Resources (DWR), 2018. California's Groundwater Bulletin 118: Coastal Plain of Los Angeles Groundwater Basin, West Coast Subbasin.

California State Department of Water Resources Control Board, 2025, GeoTracker.

California State Department of Water Resources SGMA Portal (SGMA), 2025, GeoTracker.

EMG, 2016. *Phase I Environmental Site Assessment: 15 Argonaut, Aliso Viejo, California. 92656.* October 30.

Environmental Data Resources, Inc. (EDR), EDR Radius Map with Geocheck, Inquiry Number 8037570.2s, dated July 3, 2025.

_____, Certified Sanborn Map Report, Inquiry Number 8037570.3, dated July 3, 2025.

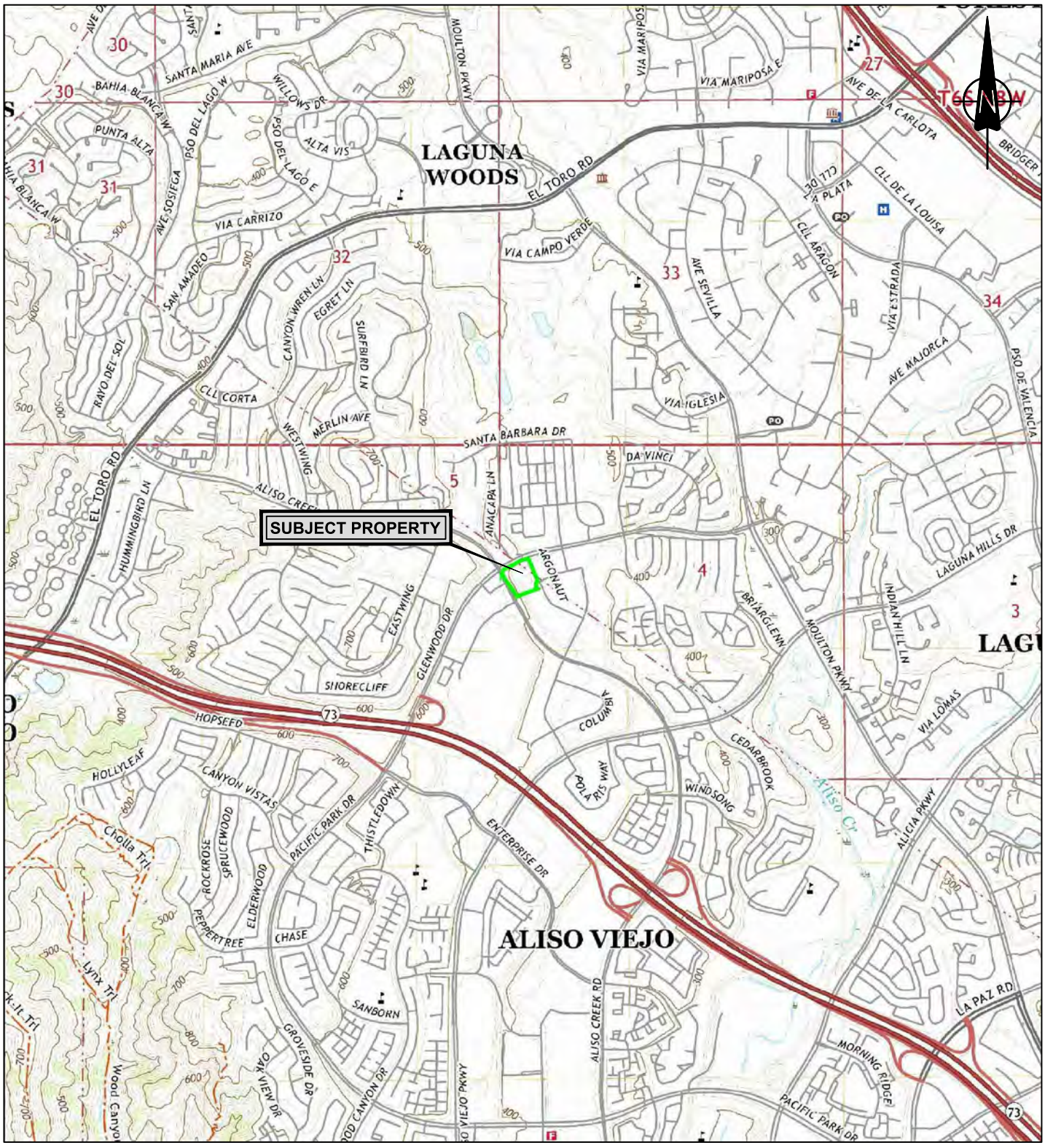
_____, Historical Topographic Map Report, Inquiry Number 8037570.4, dated July 3, 2025.

_____, Aerial Photo Decade Package, Inquiry Number 8037570.8, dated July 3, 2025.

_____, City Directory Abstract, Inquiry Number 8037570.5 dated July 3, 2025.

Orange County Water District, 2018. *Integrated Regional Water Management Plan for South Orange County.* May.

Figures



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APPENDIX A

Photographs of the Subject Property and Vicinity

Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

Photograph ID: 1

Photo Location:
Southeast corner of the Subject Property.

Direction:
WSW

Survey Date:
7/10/2025

Comments:
View along the southern property line (PL) toward Aliso Creek Rd and adjacent commercial properties.

Photograph ID: 2

Photo Location:
Southeast corner of the Subject Property.

Direction:
NW

Survey Date:
7/10/2025

Comments:
Subject Property overview.

Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

Photograph ID: 3

Photo Location:
Southeast corner of the Subject Property.

Direction:
N

Survey Date:
7/10/2025

Comments:
View along the eastern PL toward Glenwood Dr. and adjacent commercial property.

Photograph ID: 4

Photo Location:
Southwest corner of the Subject Property.

Direction:
NNW

Survey Date:
7/10/2025

Comments:
View along the western PL and adjacent Aliso Creek Rd. toward Glenwood Dr. Businesses across Aliso Creek Rd. consist of a gas station and auto repair facility.

Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

Photograph ID: 5

Photo Location:
Southwest corner of the Subject Property.

Direction:
NE

Survey Date:
7/10/2025

Comments:
Subject Property overview. Note that this portion of the Subject Property is approximately 30 feet above the structure grade.

Photograph ID: 6

Photo Location:
Southwest corner of the Subject Property.

Direction:
ENE

Survey Date:
7/10/2025

Comments:
View along the southern PL toward Argonaut and further by commercial properties.

Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

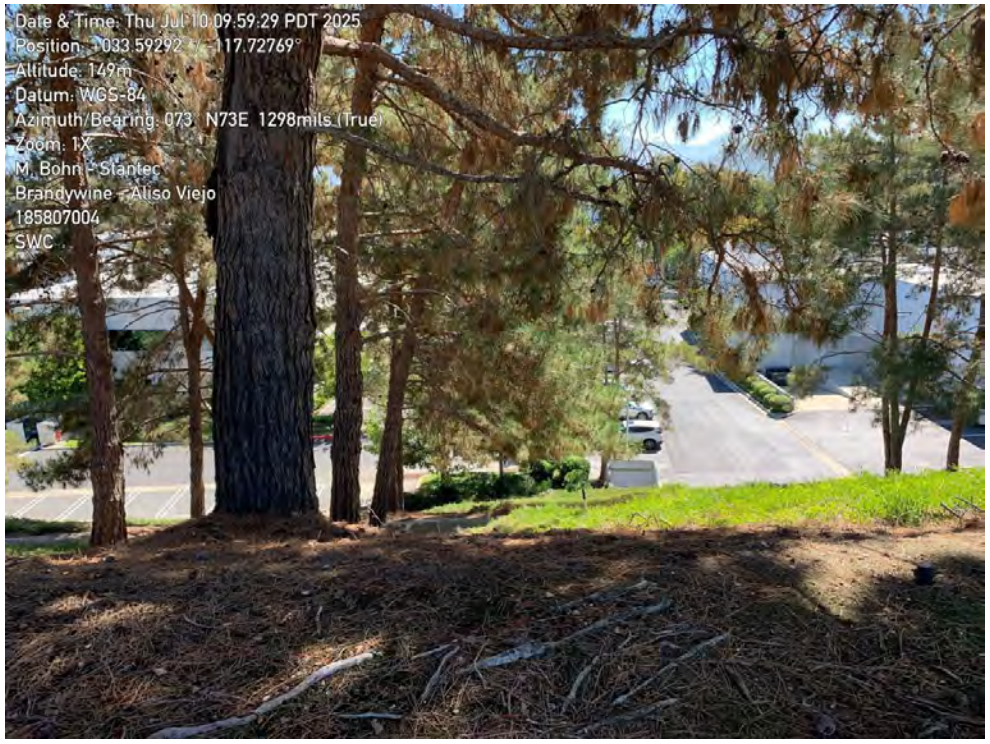
Photograph ID: 7

Photo Location:
Near the southwest corner of the Subject Property.

Direction:
ENE

Survey Date:
7/10/2025

Comments:
Additional view along southern PL to provide perspective of the terrain for the Subject Property.



Photograph ID: 8

Photo Location:
Northwest corner of the Subject Property.

Direction:
ENE

Survey Date:
7/10/2025

Comments:
View along the northern PL and adjacent Glenwood Dr.



Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

Photograph ID: 9 **Photo Location:** Northwest corner of the Subject Property. **Direction:** ESE **Survey Date:** 7/10/2025 **Comments:** Subject Property overview. Note from this perspective, the top of the Subject Property structure can be seen.	
Photograph ID: 10 **Photo Location:** Northwest corner of the Subject Property. **Direction:** SSE **Survey Date:** 7/10/2025 **Comments:** View along the western PL. Note the Chevron gas station to the right of the image.	

Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

Photograph ID: 11

Photo Location:
Northeast corner of the Subject Property.

Direction:
SSE

Survey Date:
7/10/2025

Comments:
View along the eastern PL toward Argonaut.



Photograph ID: 12

Photo Location:
Northeast corner of the Subject Property.

Direction:
S

Survey Date:
7/10/2025

Comments:
Subject Property overview.



Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

Photograph ID: 13

Photo Location:
Northeast corner of the Subject Property.

Direction:
WSW

Survey Date:
7/10/2025

Comments:
View along the northern PL and adjacent Glenwood Dr.

Photograph ID: 14

Photo Location:
Near the northern extent of the Subject Property structure.

Direction:
S

Survey Date:
7/10/2025

Comments:
Pad mounted transformer.

Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

Photograph ID: 15

Photo Location:
Near the northern extent of the Subject Property structure.

Direction:
S

Survey Date:
7/10/2025

Comments:
Trash enclosure.



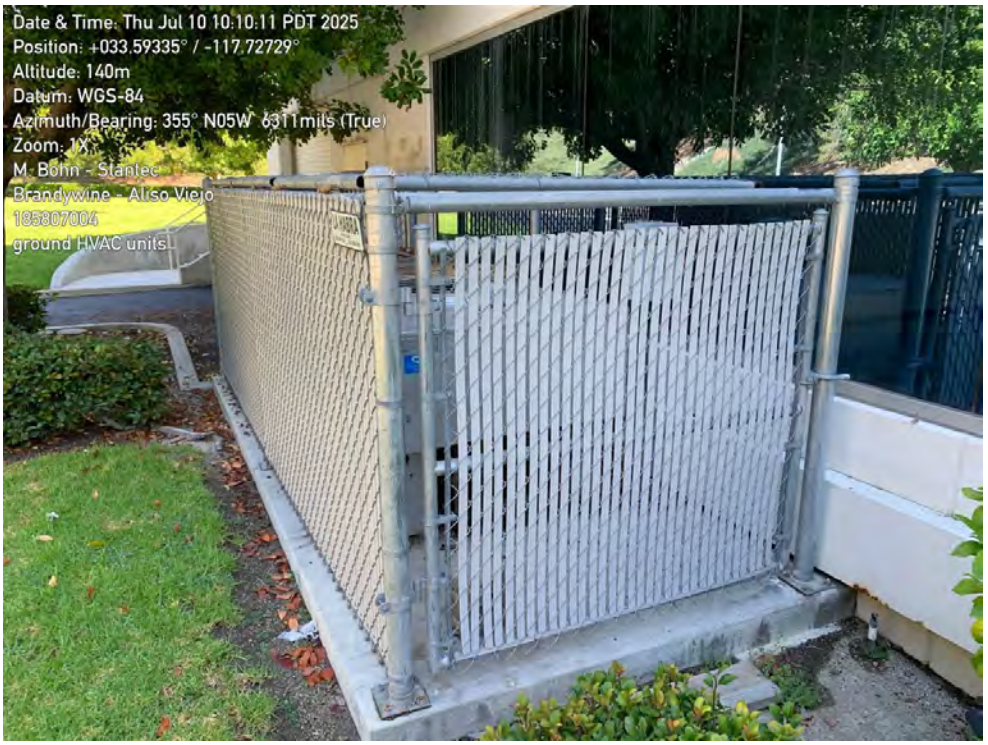
Photograph ID: 16

Photo Location:
Near the southwestern corner of the Subject Property structure.

Direction:
N

Survey Date:
7/10/2025

Comments:
Ground mounted HVAC units (one of three enclosures around the structure).



Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

Photograph ID: 17

Photo Location:
Near the southwestern corner of the Subject Property structure.

Direction:
NE

Survey Date:
7/10/2025

Comments:
Trash enclosure.



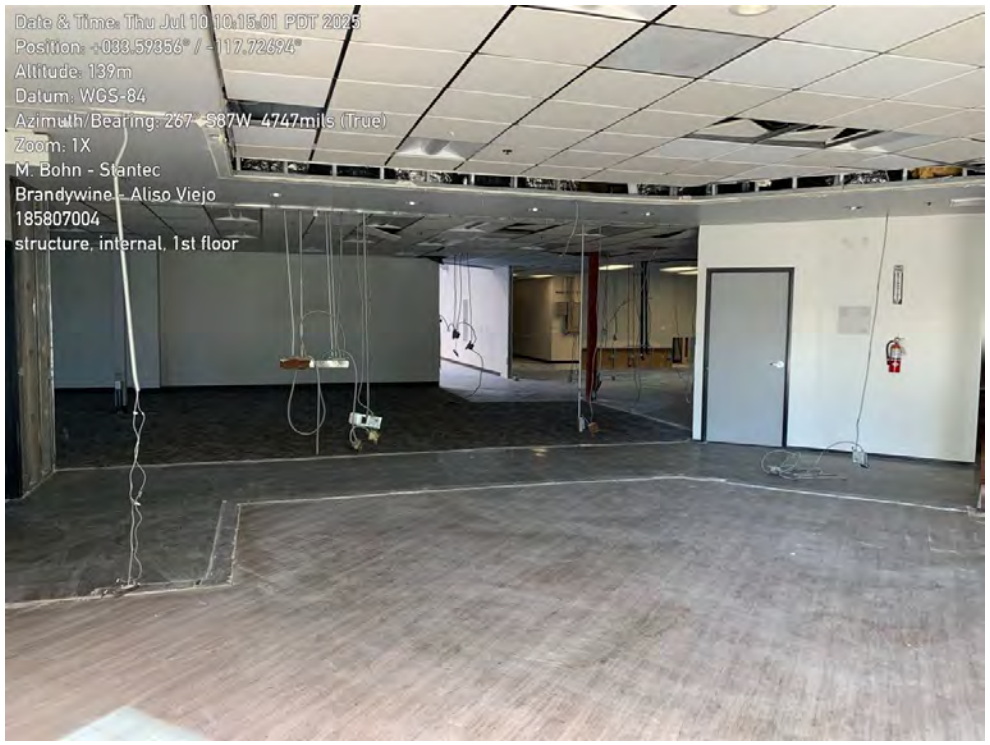
Photograph ID: 18

Photo Location:
Interior, ground floor entrance, southeast.

Direction:
W

Survey Date:
7/10/2025

Comments:
Evidence of renovation or demolition of the structure interior.



Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

Photograph ID: 19

Photo Location:
Interior, ground floor, work spaces/offices.

Direction:
N

Survey Date:
7/10/2025

Comments:
Former workspace area.

Photograph ID: 20

Photo Location:
Example roof construction.

Direction:
SSE

Survey Date:
7/10/2025

Comments:
Viewed from interior of a former wearhouse located at the northwest corner of the structure; wood/steel/rolled tar.

Stantec

Photographic Log

Client:	**Brandywine Homes**	**Project:**	**185807004**
Site Name:	**Brandywine-Aliso Viejo**	**Site Location:**	**15 Argonaut, Aliso Viejo, California**

Photograph ID: 21

Photo Location:
Interior, 2nd floor, offices.

Direction:
S

Survey Date:
7/10/2025

Comments:
Office spaces either under construction or demolition.

Photograph ID: 22

Photo Location:
Interior, 2nd floor, offices.

Direction:
NW

Survey Date:
7/10/2025

Comments:
Additional office across the 2nd floor of the structure.

APPENDIX B

Stantec Resumes

Jenny Alvarado

Project Biologist

13 years of experience · Ventura CA, California

A wildlife biologist who specializes in the avian and botanical fields, Jenny performs threatened and endangered species surveys, protocol nesting bird surveys, biological resource assessments, habitat characterization surveys, and restoration monitoring across Southern California. Jenny has prepared permit applications for CDFG Streambed Alteration Agreements (CDFG Section 1600), Regional Water Quality Control Board Water Quality Certifications (Clean Water Act Section 401), and U.S. Army Corps of Engineers Permits (Clean Water Act Section 404). Jenny is also experienced with California Environmental Quality Act and National Environmental Policy Act compliance. Although her background is mainly avian biology, she has experience identifying mammals, reptiles, and aquatic species. She performs compliance monitoring for a wide array of clients, including Southern California Gas Company, Plains All American Pipeline, and Caltrans. She assists in preparing Initial Studies, Mitigated Negative Declarations, Environmental Assessments, and Environmental Impact Reports for a variety of land uses. Additionally, she has experience assisting with asbestos and lead building surveys in California and Hawaii.

EDUCATION

Ecology, Zoology, Ornithology, Santa Barbra City College, Santa Barbara, California, 2011

BA, Physical Anthropology, University of California, Santa Barbra, Santa Barbara, California, 2008

AA, Liberal Arts, Ventura College, Ventura, California, 2005

CERTIFICATIONS & TRAINING

Asbestos Building Inspector Initial, Natec International, Inc., Thousand Oaks, California, 2016

Asbestos 40-Hr Contractor/Supervisor, Natec International, Inc., Thousand Oaks, California, 2016

CPR and First Aid Certification, American Red Cross, Port Hueneme, California, 2015

California Plant Family Identification Workshop, California Native Plant Society, Ojai, California, 2015

40-Hr HAZWOPER, OSHA, Temecula, California, 2015

Desert Tortoise Field Techniques Workshop, Desert Tortoise Council, Ridgecrest, California, 2014

Metrolink Contractor Safety Railroad Training, Metrolink, Pico Rivera, California, 2014

10-Hr Industrial Safety Training, OSHA, Ventura, California, 2014

REGISTRATIONS

Certified Erosion, Sediment and Storm Water Inspector #1586, Certified Inspector of Sediment and Erosion Control

Certified Erosion, Sediment and Storm Water Inspector #1586, CISEC, Inc., 6/30/2018

PROJECT EXPERIENCE

WILDLIFE BIOLOGY

Los Angeles County Beaches and Harbors Beach Berm Construction* | Los Angeles County, California | Snowy Plover Monitor

Jenny conducted snowy plover monitoring on five Los Angeles County beaches during berm construction and deconstruction. Daily monitoring reports were submitted to the County.

United Water District, Least Tern Surveys* | United Water Conservation District | Saticoy, California | Biologist

Jenny conducted weekly least tern surveys over two nesting seasons at the United Water facility. She drafted the final results report for the District.

McGrath State Beach Tidewater Goby and Water Quality Monitoring* | California Department of Fish and Wildlife | Ventura, California | Biologist

Jenny conducted daily tidewater goby sein netting surveys and relocation for an emergency construction project in the Santa Clara River estuary. She also performed daily water quality sampling and invasive species removal.

Ormond Beach Snowy Plover and Least Tern Surveys* | California Department of Fish and Wildlife | Ventura, California | Biologist

Jenny conducted protocol nesting bird surveys for the snowy plover and least tern within protected enclosures. Nesting behaviors, nest location, and young were tracked, documented and monitored throughout the nesting season.

California State University Channel Islands, Least Bell's Vireo Surveys* | California State University Channel Islands | Camarillo, California | Biologist

Jenny conducted least Bell's vireo surveys on the CSUCI campus for one nesting season, and assisted in preparation of final reporting.

** denotes projects completed with other firms*

Special-Status Species Surveys* | Recurrent Energy | Kern County, California | Biologist

Jenny conducted desert tortoise, burrowing owl and kit fox surveys for several solar projects across Kern County.

Stantec Architecture, FedEx Construction Site Burrowing Owl Survey | Bloomington, California | Biologist

Jenny performed a pre-construction special status species survey as well as burrowing owl presence/absence surveys in support of a proposed expansion project at a FedEx Ground facility. While conducting the survey, Jenny observed one burrowing owl within the proposed project area and helped coordinate additional protocol surveys in accordance with the project's mitigation requirements.

Luis Oasis Senior Center, Biological Constraints Analysis | Orcutt, California | Biologist

Jenny performed a field reconnaissance survey to document existing site conditions, the potential for sensitive biological resources, and took an inventory of protected native trees. Jenny also drafted the Biological Constraints Analysis Report for the project.

Town Building and Development, ISBA | Ventura County, California | Biologist

Jenny performed a field reconnaissance survey and prepared an ISBA to document existing habitat conditions and the potential for sensitive biological resources in accordance with County of Ventura ISBA requirements.

Algonquin Power, SKIC 10 Solar Project San Joaquin Kit Fox, Burrowing Owl, Nesting Bird and Wildlife Clearance Surveys | Bakersfield, California | Biologist

Jenny performed San Joaquin kit fox, burrowing owl, nesting bird, and wildlife clearance surveys prior to project construction.

Comstock Homes, Burrowing Owl Surveys | Camarillo, California | Biologist

Jenny prepared a proposal and conducted burrowing owl presence/absence surveys for a residential development project in Camarillo. She also concurrently performed a nesting bird survey of the project area and prepared a report of the results.

ENVIRONMENTAL MONITORING

Pipeline Safety Enhancement Plan* | Southern California Gas Company | Ventura and Los Angeles Counties, California | Lead Environmental Monitor

Jenny conducted environmental monitoring for several gas pipeline replacement projects. She monitored biological resources, storm water and air quality, hazardous waste control, and cultural and archaeological resources, as well as performing water and polychlorinated biphenyl sampling. She also conducted pre-construction surveys, prepared project reports, and compliance monitoring documents.

Caltrans Bridge Replacement Project* | Santa Barbara, California | Biologist

Jenny conducted the biological monitoring for two bridge replacements that required monitoring stream diversion installation and removal. She performed aquatic species surveys, nesting bird surveys, and water diversion as well as general construction compliance monitoring.

Biological Monitoring, Line 63 Pipeline Replacement Project | Plains All American Pipeline Company | Castaic, California | Biologist

Jenny conducted biological and restoration monitoring of a petroleum pipeline replacement within the Angeles National Forest. She conducted sensitive species clearance surveys prior to daily construction activities and monitored habitat restoration and Best Management Practices (BMP) installation.

Plains All American Pipeline Drilling Project | Posey Canyon, Angeles National Forest, California | Biologist

Jenny provided biological resource monitoring, and nesting bird and wildlife surveys for a drilling project in the Angeles National Forest.

Riparian Habitat Assessment, Line 63 Replacement Project | Plains All American Pipeline Company (PAALP) | Santa Clara River, Los Angeles County, California | Biologist

Jenny was approved by CDFW as a qualified biological monitor and conducted environmental compliance monitoring for installation of a pipeline through the Santa Clara River via Horizontal Directional Drilling (HDD). During monitoring of construction activities Jenny also surveyed for potential frac- out during HDD operations.

Carpinteria Sanitary District, Carpinteria Creek Aquatic Species Surveys and Horizontal Direction Drilling (HDD) Monitoring | Carpinteria, California | Biologist

Jenny conducted pre-construction aquatic surveys within Carpinteria Creek for red-legged frog, southwestern pond turtle, tidewater goby, and two-striped garter snake. She also provided biological construction monitoring during HDD construction activities within the creek. Jenny detected a frac-out and was able to prevent any frac-out material from entering Carpinteria Creek by promptly alerting project personnel.

Phillips 66 Pipeline Biological Monitoring Project | Phillip 66 Pipeline LLC | Arroyo Grande, California | Biologist

Jenny conducted environmental compliance monitoring for a 5.6 mile pipeline project that crossed the Arroyo Grande Creek and an additional tributary. The project entailed dewatering a 70- foot section of creek and replacing a portion of pipeline underneath. Jenny also conducted SWPPP inspections for the entire project.

** denotes projects completed with other firms*

STREAM/RIVER RESTORATION

California State University Channel Islands, Restoration Monitoring* | Camarillo, California | Biologist

Jenny conducted quarterly and annual qualitative and quantitative monitoring for a creek restoration site on CSUCI campus. She also prepared quarterly status memos and annual restoration monitoring reports in accordance with agency requirements.

Restoration Monitoring* | City of Santa Barbara | Santa Barbara, California | Biologist

Jenny performed quarterly and annual qualitative and quantitative monitoring for two bridge projects over Mission Creek. She prepared annual restoration monitoring reports in accordance with agency requirements.

BOTANICAL SURVEYS

California State University Channel Islands, Vegetation Mapping* | California State University Channel Islands | Camarillo, California | Biologist

Jenny conducted vegetation habitat mapping on CSUCI campus and prepared survey results reports.

Oak Tree Inventory and Vegetation Mapping* | Confidential | Castaic, California | Biologist

Jenny conducted oak tree inventories for several hundred trees and prepared vegetation habitat maps for three adjacent parcels.

High Speed Rail Special-Status Floral Surveys* | Tehachapi, California | Biologist

Jenny conducted focused, rare plant surveys for a portion of a high-speed rail project through Tehachapi.

NATURAL RESOURCE DAMAGE ASSESSMENT AND OIL SPILL RESPONSE

Habitat Restoration Monitoring, Refugio Oil Spill | Plains All American Pipeline Company | Goleta, California | Biologist

Jenny conducted restoration monitoring and assisted with habitat assessments at multiple sites along the California coast following spill cleanup response efforts.

ASBESTOS, LEAD BASED PAINT, AND HAZARDOUS MATERIAL (MERCURY, PCB) ASSESSMENTS

Asbestos and Lead Surveys | Hawaii | Environmental Scientist

Jenny assisted with asbestos and lead surveys for several multi-story buildings for a confidential client. The surveys included exterior and interior sampling, mapping, and reporting. Additionally, inventories of hazardous materials were taken, including potential mercury and PCB-containing materials.

Asbestos and Lead Surveys | Westlake and Thousand Oaks, California | Environmental Scientist

Jenny assisted with asbestos and lead surveys for several shopping centers for a confidential client. The surveys included exterior and interior sampling, mapping, and reporting. Additionally, inventories of hazardous materials were taken, including potential mercury and PCB-containing materials.

PUBLICATIONS & WHITEPAPERS

A VanDwerwarker, J Alvarado, P Webb. *Analysis and Interpretation of Intrasite Variability in Paleoethnobotanical Remains: A Consideration and Application of Methods at the Ravensford Site, North Carolina. In: Method and Theory in Paleoethnobotany.*, 2014.

Alicia Jansen CAC, LRCIA

Senior Scientist
21 years of experience

Alicia is a Senior Scientist with over twenty years of experience in Phase I and II Environmental Assessments, with strong emphasis in water quality and environmental research. Alicia has managed the preparation of environmental documents, training programs, and environmental compliance during large scale environmental monitoring projects. Alicia's environmental consulting experience includes performing asbestos and lead-based paint surveys, oversight of contractors during asbestos abatement, hazardous materials surveys, and Phase I Environmental Site Assessments (ESAs) in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-21 and the Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16.

EDUCATION

BA, Environmental Studies, San Jose State University, San Jose, California, 2004

CERTIFICATIONS & TRAINING

Residential Measurement Provider, 108212, National Radon Proficiency Program, Anaheim, California, 2015

REGISTRATIONS

Certified Asbestos Consultant #CAC #15-5379, State of California Division of Occupational Safety and Health

Lead Inspector/Risk Assessor #LRC-00005363, California Department of Public Health

MEMBERSHIPS

Member, Groundwater Resources Association of California

PROJECT EXPERIENCE

HEALTH, SAFETY & INDUSTRIAL HYGIENE

Cochise County, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Arizona | Field Lead and Certified Asbestos Consultant

Alicia conducted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple vacant structures including schools, multi-tenant apartment buildings, and commercial structures. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Field Lead | Dates involved: 2020-2022

Confidential Health Care Company, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Northern California | Staff

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple occupied hospitals and office spaces. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Field Lead | Dates involved: 2013-2020

State of California General Services, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Northern California | 2009 | Technical Support

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple communication towers in remote areas. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Technical Support | Cost: Unknown | Dates involved: 10/2009-10/2009

Indoor Air Quality Assessments* | San Jose, California | 2002-2005 | Staff

Alicia performed site inspections, interviews, and collected air samples to be analyzed for various air pollutants and molds including formaldehyde, penicillium, aspergillus, cladosporium, and stachybotry. She prepared reports summarizing findings and made recommendations.

Veteran's Administration of Puget Sound, Asbestos and Lead-Based Paint Survey | Seattle, Washington | 2009 | Project Scientist

Alicia served as the Project Scientist responsible for hazardous building material assessments, specifically asbestos and lead-based paint. These services were required as part of the pre-design tasks for this project. Over 300 samples were collected over the span of four days culminating in a final hazardous building materials report to be incorporated into the facility design as well as demolition activities once the construction phase of the

** denotes projects completed with other firms*

project commences.

Interim Remedial Action, Indoor Air Sampling, and Sub-Slab Soil Gas Sampling | Sunnyvale, California | 2004–2014 | Task Manager and Field Support

Alicia conducted an indoor air sampling survey using air sampling pumps, dosimeter badges, and flame ionization detector (FID) during a sump excavation. She performs semi-annual sub-slab soil vapor sampling and indoor air quality surveys using summa canisters. She assists with the preparation and submittal of reports summarizing the findings and provides recommendations to the local regulatory agency. Role: Indoor Air Sampling Survey | Cost: Unknown | Dates involved: 09/2004-09/2014

Lead Dust Assessment and Abatement Oversight | Fremont, California | 2009 | Technical Support

Alicia assisted with the evaluation of lead dust in an industrial facility. A total of 307 dust wipe samples were collected in order to evaluate the potential presence of lead dust throughout the two-story, 500,000 square foot manufacturing building. Role: Technical Support | Cost: Unknown | Dates involved: 01/2009-03/2009

Former Tesoro Coke Facility, Asbestos, Lead-Based Paint Survey | Pittsburg, California | Technical Support

Alicia assisted with an asbestos and lead paint survey of 20 structures at the facility ultimately scheduled for demolition. More than 200 samples were collected over the span of two days. She prepared a report for demolition while also providing the information needed for worker safety during demolition activities at the facility. Role: Technical Support | Cost: Unknown | Dates involved: 04/2009-04/2009

State of California General Services, Asbestos and Lead-Based Paint Survey | Southern California | 2014-2019 | Certified Asbestos Consultant

Alicia conducted with site inspections for asbestos and lead-based paint at multiple bridges, maintenance stations, and roadways throughout Southern California. The scope of work involved sample collection for asbestos and lead-based paint that would require special handling and disposal. She assisted with the review and approval of reports summarizing findings. Role: Certified Asbestos Consultant | Cost: Unknown | Dates involved: 9/2014-10/2019

Confidential Client, Asbestos and Lead-Based Paint Survey | Multiple Sites, California | Task Manager and Certified Asbestos Consultant

Alicia conducts pre-demolition asbestos and lead paint surveys of structures ultimately scheduled for demolition. She prepared a report for demolition while also providing the information needed for worker safety during demolition activities at the facility. Role: Task Manager and Certified Asbestos Consultant| Dates involved: 2006 - present

PERMITTING, COMPLIANCE, AUDITING

Tesoro Refinery, Initial Study* | Benicia, California | 2005 | Staff

Alicia assisted with the background research and preparation of applicant-prepared initial study for the upgrade of a refinery.

Transmission Line Upgrade* | San Mateo to San Francisco, California | 2005 | Environmental Research and Compliance Staff

Alicia supported the environmental compliance program for the construction of a 27-mile 230 kV underground and overhead transmission line. She assisted with the preparation and submittal of variance requests, extra work space requests, and daily and weekly reports for submittal to the California Public Utilities Commission. She also conducted research and assisted with training and report preparation.

REMEDIAL INVESTIGATIONS & ASSESSMENTS

California Department of Transportation Portfolio | Multiple Sites, Northern California and Southern California, California | 2008-2019 | Task Lead Manager

Alicia prepared quarterly groundwater monitoring reports, subsurface investigation reports, sensitive receptor surveys, and preferential pathway studies for various California Department of Transportation locations throughout Northern California. She assisted with the utility locating, work plan preparation, field coordination, archived data onto the State Water Resource Control Board's (RWQCB) Geotracker electronic filing system. Alicia currently conducts site inspections for asbestos, lead-based paint, and hazardous materials for bridges, salt barns, and maintenance buildings associated with California Department of Transportation locations throughout Southern California. The scope of work involves sample collection for asbestos and lead-based paint that would require special handling and disposal. She assists with the preparation of reports summarizing findings. Role: Task Lead Manager | Cost: Unknown | Dates involved: 06/2008-02/2019

Soil Gas Sampling and Human Health Risk Assessment | San Jose, California | 2014 | Project Lead

Alicia performed a soil vapor survey in conformance with the DTSC Advisory Active Soil Gas Investigations, using soil vapor sampling devices and a mobile laboratory for onsite chemical analysis. She also assisted with the report preparation summarizing the findings and providing recommendations for further assessment. Role: Task Lead Manager | Cost: Unknown | Dates involved: 2014

Confidential Clients, Phase I Environmental Site Assessments | Multiple Sites, California, Arizona, New Mexico, Texas, Virginia | Task Manager

Alicia performs Phase I Environmental Site Assessments for multiple confidential clients in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13; ASTM E 1527-21; and Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16 to achieve compliance with requirements of the "All Appropriate Inquiries" rule required to obtain protection from liability under the federal Comprehensive Environmental Response, Cleanup and Liability Act (CERCLA). Previous sites include large industrial warehouses, multi-tenant

commercial buildings, large lots of vacant land, and residential properties. She reviews topographic maps, Sanborn Fire Insurance Maps, and files at local regulatory agencies. She interviews present and former property owners and performed site and adjacent property reconnaissance. She prepares reports summarizing the findings and provides recommendations for further assessment if applicable. Role: Task Lead Manager | Cost: $3,000-8,000 per report. | Dates involved: 2006-present

Goodyear Portfolio | California and Hawaii | 2005–2020 | Project Lead

Alicia performed Phase I Environmental Site Assessments (ESA) and Phase II Site Assessments for various Goodyear Tire & Rubber Company locations throughout California and Hawaii. She assisted with the installation of monitoring wells and exploratory borings; underground storage tank removals; site restoration; product removal with passive recovery system; archived data onto the State Water Resource Control Board's Geotracker electronic filing system; and assisted with the preparation of quarterly groundwater monitoring reports, sensitive receptor surveys, site conceptual models, and subsurface investigation reports. Approximately 250 Sites • Cost: $8,000 per site.

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Stantec

Kyle has more than 28 years of professional experience—17 of those years with Stantec—providing geotechnical and environmental consulting. During the course of his experience, he has been involved with a wide variety of geological and engineering projects. He has been in direct charge of quality control/quality assurance (QA/QC) work for Stantec and previous firms for geological, engineering geological, and environmental services primarily in California. Additionally, Kyle has been a primary contact for Stantec with many different clients (including multi-party actions) and regulatory bodies involving contracting, workplan approvals, site assessments and closures, permitting, remedial action, and litigation support. With regard to litigation services, Kyle has extensive experience providing expert witness testimony, second-party review, and litigation support and analysis.

Kyle's extensive experience includes assessment and remediation of property-specific and regional issues involving soil and groundwater contaminated with petroleum hydrocarbons, chlorinated solvents, heavy metals, pesticides, and PCBs.

He currently serves as the managing principal geologist in Stantec's Redlands, California office.

EDUCATION

Engineering Geology/Hydrogeology, California State University, Los Angeles, California, 1984

AS, General Science, Crafton Hills College, Yucaipa, California, 1975

BS, Geological Sciences, California State University, Long Beach, California, 1982

REGISTRATIONS

Certified Engineering Geologist #1271, State of California Issued 1985, Expires 2011

Professional Geologist #4066, State of California Issued 1985, Expires 2011

PROJECT EXPERIENCE

Bioremediation

Excavation and Treatment of Petroleum-Contaminated Soil

Kyle designed the excavation and treatment of 45,000 cubic yards of petroleum-contaminated soil. Soil treatment included utilizing vapor extraction, combined with bioremediation.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Chemicals & Polymers

Two Former Chemical Plants, Environmental Site Assessments and Remediation, Vernon, California

Mr. Emerson was part of the team for conducting Phase I and Phase II Environmental Site Assessments (ESA) and developing remedial action plans for two former chemical plant sites with 80-year industrial histories. Phase I ESAs used historical files, maps, aerial photographs, available documents, and data from public agencies and historical directories for identifying recognized environmental concerns. Extensive Phase II ESA survey activities aided in identifying below-grade structures such as vaults/USTs, as well as assessing the extent of influence and nature of the contamination. These investigations confirmed the presence of heavy metals, petroleum hydrocarbons, volatile organic compounds, polychlorinated biphenyls, radioactive materials, semi-volatile organic compounds, and polycyclic aromatic compounds in the soils for these sites. Specific areas of concern included former settling ponds, a bone yard, maintenance areas, transformer and substations, wastewater treatment facilities, and above-ground storage tank farms. A conceptual mode was developed for use in a health risk assessment and developed risk-based corrective actions to address potential health and environmental concerns. He assisted with the development and implementation of a remedial action plan, combined administrative controls, engineering controls, and active remediation; this resulted in the cost-effective return of one site to active use, and is reducing health risks to occupants and the public at the second site.

CONFIDENTIAL: Aerospace Adhesives and Coatings Plant, Glendale, California

Mr. Emerson was part of the team that conducted feasibility studies to evaluate remedial alternatives for remediation of chlorinated VOCs, 1,4 dioxane, and hexavalent chromium (CrVI) in soil, soil vapor, and groundwater. Feasibility studies included groundwater pump testing, benchscale column testing to evaluate in situ alternatives for reducing CrVI to the less mobile CrIII valence state, soil vapor extraction, capping, and excavation. Field pilot studies were performed to evaluate the efficiency of various CrVI reductants including the use of ferrous sulfate, calcium polysulfide, emulsified oil, and fructose. Extensive multi-depth soil vapor testing was conducted to evaluate the distribution of VOCs in the subsurface and to support vapor intrusion risk assessment. Feasibility studies were completed in 2008. Remedial actions are expected to be completed in 2011.

Condition Assessments

Assessment and Mitigation of Manufacturing Facility

Kyle managed the assessment and mitigation of an ammunition manufacturing facility covering 1,100 acres in a complex geologic environment. The contaminates involved red and white phosphorous, TNT, chlorinated solvents, solid wastes, and live ordinance.

Soil Contamination Assessment Supervision and Management

Kyle managed and supervised soil contamination assessment and in-situ remediation of heavy metals involving chromium, cadmium, nickel and zinc by chemical fixation to depths in excess of 40 feet below ground surface beneath existing structures within several manufacturing facilities.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Litigation Support and Expert Testimony
Kyle provided litigation support and expert testimony on more than 20 separate projects involving service stations, chlorinated solvent cases, heavy metal, and semi-volatile releases.

Corporate / Office
Commercial Developer - Environmental Remediation of Former Dry Cleaners, El Centro, California
Mr. Emerson was responsible for assessments and remediation at this former dry cleaners which released the dry cleaning chemical tetrachloroethene (PCE) to the ground and underlying groundwater. The work included initial site assessment, agency interaction and negotiations with the California Regional Water Quality Control Board (CRWQCB), and Colorado Basin Region human health risk assessment (HHRA), design and implementation of remedial investigations, feasibility studies, remedial action plans, and implementation of remediation in mitigating chlorinated solvent contamination in vadose and saturated zones at concentrations indicative of DNAPL. The results of the completed remediation, as well as continued confirmation sampling and monitoring, allowed the CRWQCB to issue site closure in 2008. The site has since been redeveloped into a new commercial development.

Environmental Assessments
Siting Studies
Kyle performed initial siting studies for potential Class I, II, and III landfills. The project included detailed geologic mapping, hydrogeological studies, and permeability studies of caps and liners.

Environmental Site Remediation
Assessment and Remedial Design, California (Project Supervisor)
Kyle supervised the assessment and remedial design of a system to eliminate salt brine contamination in shallow perched water horizons in the Yucaipa, San Bernardino, and Riverside areas of southern California.

Design and Installation of Recovery Systems*
Kyle designed and installed numerous free-product recovery systems that successfully recovered product. One of the sites contained product up to 11-feet thick covering more than three city blocks. The dissolved phase had affected a multi-aquifer system and a public drinking water system.

Geophysical Characterizations*
Kyle performed and supervised numerous geophysical characterizations to determine the extent of old landfills. He provided classification studies, landfill gas monitoring, removal verification during grading, methane collection and mitigation plans, permitting, and closure plans.

Domestic Landfill Development*
Kyle designed and supervised the dynamic consolidation of a domestic landfill for development. He used this process to minimize expected settlement to overlying structures. Kyle designed commercial developments on closed landfills that involved complex methane collection and monitoring systems and building settlement controls.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Clay Borrow Site Studies
Kyle performed more than 10 separate clay borrow site studies for determining sources of material to cap landfills; ranged from a 20-acre dry lakebed to a 450-acre parcel in complex folded marine sediments.

Assessment, Clean Up, and Regulatory Support Management, Santa, Monica (Project Manager)
Kyle managed the assessment, clean up, and complex regulatory support of a PRP site in an MTBE case (Charnock subbasin). His work involved more than 20 environmental professionals working full time for two years to complete the assessment and clean up mandated by the regulatory agencies.

Hazardous Waste
San Gabriel Valley Superfund Site, Remediation & Closure of Multiple Source Areas, Industry, California
Mr. Emerson performed feasibility studies to evaluate appropriate and relevant remedial alternatives to mitigate constituents of concern in five AOCs contaminated with chlorinated hydrocarbons, heavy metals, petroleum fuel, and cutting oils. Ultimately, a combination of remedial alternatives was implemented that included large-diameter auger excavation to 45 feet to minimize impacts on facility operations, vapor extraction, vapor intrusion risk assessment, deed restriction, and monitored natural attenuation. At the completion of remedial actions, confirmation soil, soil vapor, and groundwater sampling were conducted and followed with risk assessment to demonstrate that remedial objectives had been achieved. No further action was recently granted by the US EPA and Los Angeles Regional Water Quality Control Board.

Mixed-Use
Port of San Diego Rohr Facility, Chula Vista, California
Mr. Emerson assisted in a detailed subsurface assessment of the Rohr facility. The intent of the assessment was to evaluate the 40-acre former aircraft part manufacturing facility for acquisition by the Port of San Diego for redevelopment into a business park and entertainment complex. The assessment identified the presence of soil, soil vapor, and groundwater impacts by petroleum hydrocarbons, VOCs, heavy metals, PCBs, and semi-volatile organic compounds. He utilized many sampling techniques to assess the limits and concentrations of contaminants in the subsurface. Ultimately, the team was able to develop a cost estimate for potential remedial action cost associated to corrective action to allow redevelopment.

Master Planned Commercial/Residential Redevelopment Project, Whittier, California (Project Manager)
Kyle oversaw the assessment of 26 contiguous properties that are part of a 21-acre master planned commercial/residential redevelopment project. The properties included industrial facilities, platting lines, fuel USTs, and metal processing plants, among others. The estimated cleanup costs are approximately $2 million.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Multi-Unit / Family Residential

Residential Development Assessment, Ventura, California (Project Director)

Kyle directed an assessment of a 40-acre former agricultural property proposed for residential development. Pesticides were identified above hazardous waste levels and preliminary remediation goals established by the U.S. Environmental Protection Agency. Through corrective grading methods and onsite placement of the pesticide impacted soils, all material were re-used on site without offsite disposal. The over all cost savings for the client was more than $1 million. Total cost was less than $250,000 for all necessary activities.

Oil & Gas

Oil Field Site Assessments*

Kyle performed site assessments at oil field leases involving refineries, bulk storage areas, piping systems and wellhead, and drilling mud pit contamination.

Environmental Protection Agency Superfund Action, Culver City, California (Project Manager)

Kyle served as the project manager representing a major oil company in the assessment, remedial action, and litigation support in a multi-party contamination case affecting a City water supply. The assessment involved more than 250 continuous core borings up to 100 feet, as well as extensive remedial actions. The total cost for all related activities was $22 million. The case is settled and the closure of the site is pending.

Project Management

Liability and Property Management Consulting Services

Kyle is providing liability and property management consulting services to more than 10 medium to large property development firms in the US. His work involves property transaction assessments, contract review, acquisition guideline development, liability management evaluation, insurance acquisition, and strategic planning.

Residential Development

Environmental Development Management and Review (Project Manager)

Kyle manages and reviews environmental development issues for a large residential developer specializing in development of contaminated industrial properties by providing innovative solutions in developing contaminated properties for residential use through risk assessment, engineering, and administrative and property development controls.

Site Management and Remediation

Design and Implementation of Biodegradation Programs*, California

Kyle designed and implemented one of the first in-situ biodegradation programs in California; it involved 50,000 cubic yards of diesel-contaminated soils, and groundwater to depths of 70 feet below ground surface.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Soil and Groundwater Remediation Systems

Soil and Groundwater Contamination Assessments and Mitigation*, California (Project Manager)

Kyle managed numerous chlorinated solvent soil and groundwater contamination assessments and mitigation programs in southern California. The projects involved releases that impacted soil and groundwater to depth of groundwater more than 700 feet in multi-aquifer systems. One case involved with plume dimensions more than 1 mile from the source affecting residential properties.

Soil and Groundwater Assessment and Remediation Programs*

Implemented hundreds of soil and groundwater assessment and remediation programs at various service station facilities in Southern and Northern California, and Nevada. Work involved assessment, remedial design, installation, maintenance and monitoring. Closure has been received on a majority of these sites.

Assessment and Remediation Management*

Kyle managed the assessment and remediation of soil and groundwater manufacturing at dry cleaning facilities contaminated with chlorinated solvents.

Warehouse / Light Industrial

Glendale Redevelopment Project, Glendale, California (Project Manager)

Kyle managed the assessment and remedial actions during the redevelopment of and industrial property. The project involved the demolition of a historic manufacturing facility and a commercial dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. Remedial actions involved excavation by pattern drilling and off site disposal along with removal of former USTs. The total cost of remediation and assessment was $450,000.00.

Compton Redevelopment Project, Compton, California (Project Manager)

Kyle is serving as project manager for the assessment and remedial actions for a large redevelopment project. The project involves the redevelopment of a historic manufacturing facility and a former dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. The industrial facility was also associated with significant volumes of buried waste that required removal and disposal. These wastes also included the chemical referenced above, as well as PCBs and heavy metals. Remediation has included excavation, vapor extraction, and chemical fixation. The total cost of this project has been $2.8 million to date.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

PUBLICATIONS

In-Situ Bioremediation of an Underground Diesel Fuel Spill: A Case Study. Environmental Management, 1989.

APPENDIX C

User-Provided Records

Stantec

PHASE I ESA USER'S QUESTIONNAIRE

In order to qualify for protection from land owner liability under CERCLA as an *innocent landowner, bona fide prospective purchaser,* or *contiguous property owner*, ASTM standard practice E1527-21 and the federal AAI rule (40 CFR 312) require that the User of the Phase I ESA report provide certain information (if available) to the Environmental Professional completing the assessment. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Information that is not or cannot be provided to the Environmental Professional may be identified as a "data gap" in the Phase I ESA report.

Please answer the following questions as completely as possible. Attach additional pages as needed. Return the completed questionnaire to Stantec along with the executed Authorization For services form.

1. Property Information

Property Name: 15 Argonaut

Property Address(es): 15 Argonaut

City: Aliso Viejo State CA Zip 92656

Property Owner Name: _____

Property Owner Phone #: _____

2. Contact For Site Access

Name: Emanuel Robinson

Company/Organization/Title: Brandywine Homes

Phone # 925-389-8632 E-Mail Address: emanuel@brandywine-homes.com

3. Environmental Cleanup Liens. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

_____ Yes _____X____ No

If yes, describe or attach details of the lien _____

_____

4. Activity and Land Use Limitations. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded as applicable to the property as a result of environmental contamination, investigation, cleanup, or related matters?

_____ Yes _____X_____ No

If yes, describe or attach details of the limitations _____

_____

5. Specialized Knowledge or Experience. As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property, such that you would have specialized knowledge about chemicals and processes used by this type of business?

_____ Yes _____X_____ No

If yes, describe or attach details of your specialized knowledge or experience _____

_____

6. Relationship of Purchase Price to Fair Market Value of Property. Does the purchase price being paid for the property reasonably reflect the fair market value?

X_____Yes _____No

_____Not applicable. User is not involved in a purchase of the property.

If you conclude that there is a difference, do you have any reason to believe that the reduced purchase price may be related to contamination known or believed to be present at the property?

_____Yes, I have reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.

X_____No, I have no reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.

7. Commonly Known or Reasonably Ascertainable Information. Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products? For example:

Do you know the past uses of the property?
X_____Yes (describe) Have reviewed the ESA from the seller
_____
_____
_____No

Do you know of chemicals, hazardous substances or petroleum products that are present or once were present at the property?
_____Yes (describe) _____
_____
_____
X_____No

Do you know of spills or other releases of chemicals, hazardous substances or petroleum products that have taken place at the property?

_____Yes (describe) _____

_____

_____

X_____No

Do you know of any environmental cleanups that have taken place at the property?

_____Yes (describe) _____

_____

_____

X_____No

8. The Degree of Obviousness of Contamination. E1527-21 and the federal AAI rule (40 CFR 312.31) require that the Phase I ESA consider the degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. Based on your knowledge and experience related to the property, are there any *obvious* indictors that point to the presence or likely presence of contamination at the property?

_____Yes (describe) _____

_____

_____

X_____No

9. Availability of Previous Environmental Reports. Are you aware of previous environmental site assessment reports, other environmental reports, documents, correspondence, etc. concerning the property and its environmental condition?

X_____Yes (describe) _____ESA (Sellers)_____

_____

_____

_____No

Signature: *Emanuel M. S. Robinson*

Name (printed): Emanuel M. S. Robinson

Title: Senior Project Manager

Date: 7/8/25

811

ENVIRONMENTAL ASSESSMENT

Prepared for:

Cordia Capital Management, LLC
2235 Campus Drive
El Segundo, California 90245



PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF

15 Argonaut
Aliso Viejo, California 92656

PREPARED BY:

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EMG PROJECT NUMBER:

118746.16R000-003.135

DATE OF REPORT:

October 30, 2016

ON SITE DATE:

February 11, 2016

PROJECT SUMMARY TABLE

REPORT SECTION	ACCEPTABLE	ROUTINE SOLUTION	PHASE II	REC	ESTIMATED COST
DATA GAPS	Yes				
CURRENT USE OF PROJECT	Yes				
HAZARDOUS MATERIALS	Yes				
STORAGE TANKS	Yes				
WASTE GENERATION	Yes				
SURFACE AREAS	Yes				
ADJACENT PROPERTY USE	Yes				
HISTORICAL REVIEW	Yes				
PROJECT REGULATORY DATABASE REVIEW	Yes				
OFF-SITE REGULATORY DATABASE REVIEW	Yes				
VAPOR MIGRATION	Yes				
ASBESTOS	Yes				
RADON GAS	Yes				
LEAD-BASED PAINT	Yes				
LEAD IN DRINKING WATER	Yes				
MOISTURE CONDITIONS	Yes				

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. The Project Summary Table should not be used as a stand alone document. REC - Recognized Environmental Condition, as defined by ASTM E1527-13.

TABLE OF CONTENTS

1.0 Executive Summary 1
1.1 Findings and Opinions 2
1.2 Recommendations 2
1.3 Certification 3
1.4 Reliance 3
2.0 Introduction 4
2.1 Purpose 4
2.2 Scope of Work 4
2.2.1 ASTM E1527 Non-Scope Considerations 5
2.3 Limitations 5
2.4 Key Terms 6
3.0 User Provided Information 8
3.1 User Questionnaire 8
3.2 Environmental Lien/AUL Search 9
3.3 Previous Environmental Assessments 9
4.0 Physical Setting 10
4.1 Topography 10
4.2 Geology 10
4.3 Hydrogeology 10
4.4 Soils 11
5.0 Site Reconnaissance 12
5.1 Units Observed 12
5.2 Project Use 12
5.3 Hazardous Materials and Petroleum Products 13
5.4 Waste Generation, Storage, and Disposal 16
5.5 Surface Areas 17
5.6 Utilities, Heating, and Cooling 18
5.7 Adjacent Property Use 18
5.8 Interviews 19
5.8.1 Key Site Manager 19
5.8.2 Current Occupants 20

5.8.3 Current Owner 20
5.8.4 Past Owners and Occupants 20
5.8.5 Nearby Owners and Occupants 20
6.0 Historical Use Information 21
6.1 Project Historical Use 21
6.2 Off-Site Historical Use 22
7.0 Environmental Records Review 23
7.1 Regulatory Database Review 23
7.1.1 Project Regulatory Database Review 23
7.1.2 Off-Site Regulatory Database Review 25
7.1.3 Vapor Migration 26
7.2 Local Agency Records 27
8.0 ASTM E1527 Non-Scope Considerations 29
8.1 Asbestos 29
8.2 Radon Gas 29
8.3 Lead Based Paint 30
8.4 Lead in Drinking Water 30
8.5 Moisture Conditions 30
8.6 Wetlands 30
8.7 Flood Zone 31

TABLE OF APPENDICES

Appendix A: Photographs
Appendix B: Field Sketch
Appendix C: Maps and Aerial Photographs
Appendix D: Questionnaires
Appendix E: Laboratory Analytical Results
Appendix F: Supporting Documentation
Appendix G: Previous Environmental Assessments
Appendix H: Regulatory Database Report
Appendix I: Resumes

1.0 EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, which included on-site observations of the accessible areas of 15 Argonaut (the "Project"), on February 11, 2016.

This assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any exceptions to, or deletions from, this practice are described in Section 2 of this report.

PROJECT DESCRIPTION	
Project Address:	15 Argonaut, Aliso Viejo, Orange County, California 92656
Additional Current/Historical Addresses:	Not Applicable
Assessor Parcel Number(s):	623-093-10 and 623-093-11
Project Use:	Office/medical laboratory
Land Area (acres):	4.32
Number of Units:	One unit
Number of Buildings:	One
Year Constructed:	1989
Basement:	No
Gross Building Area (SF):	41,549
Net Rentable Area (SF):	Not reported

SITE RECONNAISSANCE CONDITIONS	
Date Completed:	February 11, 2016
EMG Project Manager:	Talmage Jordan
Weather Conditions:	Sunny
Temperature (F):	70s
Percent of Units Observed:	100%
Access Limitations:	A representative sample of interior areas was not made available to EMG for access. Specifically, EMG was unable to photograph certain laboratory equipment as it is considered by Ambry Genetics to be trade secrets. The lack of access represents a data gap. However, based on the conditions observed in the accessed areas, discussions with the site contact, and review of other available information, the lack of access does not represent a significant data gap.

ENVIRONMENTALLY SUSPECT PROJECT USE	
PROJECT USE	CURRENTLY LOCATED AT THE PROJECT
Cellular Communications Equipment:	No
Commercial Printing:	No
Dry Cleaner:	No

ENVIRONMENTALLY SUSPECT PROJECT USE	
PROJECT USE	CURRENTLY LOCATED AT THE PROJECT
Gasoline Station:	No
Heavy Industrial Use:	No
Landfill:	No
Machine Shop:	No
Military Use:	No
Oil Well:	No
Photograph/X-Ray Developing:	No
Vehicle Repair:	No

CHRONOLOGICAL HISTORY OF PROJECT		
YEARS	PROJECT USE / TENANTS	ENVIRONMENTAL CONCERN
Prior to 1942	No historical sources identified	No
1942-1989	Undeveloped land	No
1989 to Current	Office building	No

ADJACENT PROPERTIES			
DIRECTION	ADDRESSES	PROPERTY USE / BUSINESS NAME	ENVIRONMENTAL CONCERNS
North	Glenwood Drive	Single-famliy residences	No
East	7 Argonaut	Ambry Genetics, professional office building	No
Southeast	8,28,36,66,72, and 92 Argonaut	Pacific Park Business Center, various professional office tenants	No
South	21 Argonaut	Jockimo and Motion Solutions, office building	No
West	23002 Aliso Creek Road 23022 Aliso Creek Road	Carl's Jr., retail Chevron gas station	No

1.1 FINDINGS AND OPINIONS

This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), significant data gaps, or significant business environmental risks in connection with the Project.

1.2 RECOMMENDATIONS

No further action or investigation is recommended at this time.

1.3 CERTIFICATION

EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or recommendations provided in the Report.

If you have any questions regarding this report, please contact Brian "Jake" Jakubiak at (800) 733-0660 x6543 or bjakubiak@emgcorp.com.

Surveyed By: Talmage Jordan, Project Manager

Written By: Talmage Jordan, Project Manager

Reviewed By:



Malinda Ross, Technical Report Reviewer

Environmental Professional:



Brian "Jake" Jakubiak, Senior Environmental Consultant

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Project. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

1.4 RELIANCE

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this report is to provide the Client the results of a commercially prudent and reasonable inquiry designed to identify recognized environmental conditions at the Project taking into account reasonably ascertainable information. In accordance with ASTM E1527-13, the level of environmental assessment was guided by several factors, including the type of property and the risk tolerance of the user.

The user informed EMG that the purpose of the assessment is for pre-sale due diligence.

2.2 SCOPE OF WORK

The assessment was conducted utilizing generally accepted Phase I industry standards, using American Society for Testing and Materials (ASTM) Standard Practice E 1527-13.

This assessment is based on the evaluation of the information gathered, laboratory analyses of samples collected (when required), and accessibility at the time of the assessment.

The Scope of Work included an evaluation of:

- Interviews with individuals knowledgeable about the Project for the purpose of gathering information regarding the potential for contamination at the Project.
- Available pertinent documents obtained by EMG or provided by the client.
- Reasonably ascertainable federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project.
- The Project history in an attempt to identify possible ownership(s) and/or uses, as identified through review of reasonably ascertainable standard historical sources.
- The physical characteristics of the Project, as identified through review of reasonably ascertainable topographic data, wetlands, soils, geology, and groundwater data.
- Current Project conditions (as applicable) as they pertain to the presence or absence of: facility storage tanks, drums, containers (above or below ground), etc., transformers and other electrical equipment which utilize fluid which may potentially contain PCBs, the use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify sites that represent a recognized environmental condition. The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The search is designed to meet the requirements of ASTM Standard Practice E 1527-13. The information provided is assumed to be correct and complete.
- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

2.2.1 ASTM E1527 NON-SCOPE CONSIDERATIONS

At the Client's request, the assessment included a screening approach for the following Non-ASTM Considerations, which are otherwise beyond the Scope of ASTM E1527-13.

NON-ASTM CONSIDERATIONS	
NON-ASTM CONSIDERATION	SCOPE OF WORK
Asbestos Containing Materials:	The identification of suspect asbestos containing materials in accessible areas. Sampling of suspect materials was not performed.
Radon Gas:	Radon gas propensity, through the review of the USEPA's Map of Radon Zones.
Lead Based Paint:	The identification of lead-based paint for residential and daycare properties constructed prior to 1978.
Lead In Drinking Water:	A screening for lead in water, based on information provided by the municipal water provider.
Moisture Conditions:	The identification of visible moisture conditions and conditions conducive for moisture conditions. In addition, EMG interviewed Project personnel regarding any known or suspected moisture conditions, water intrusion, or mildew like odors.
Wetlands:	Review of readily available wetlands map data available from the US Fish and Wildlife Service. A site specific wetland delineation is beyond the scope of this assessment.
Flood Zone:	Review of readily available flood zone map designations available from regulatory agencies, such as the Federal Emergency Management Agency (FEMA).

2.3 LIMITATIONS

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent Environmental Professional in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment.

Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

EMG's ESA cannot wholly eliminate the uncertainty regarding the presence of recognized environmental conditions and environmental business risk. The report is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Project. The report is limited in budget and scope. The nature of subsurface soil and ground water at the Project cannot be confirmed, given the limited budget and scope of this ESA. The report is not and should not be considered a warranty or guarantee about the presence or absence of environmental contaminants which might affect the Project. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted environmental conditions.

2.4 KEY TERMS

Business environmental risk - A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations. For the purposes of this assessment, a significant business environmental risk is both included in the agreed upon scope of work and requires further action at this time.

Controlled recognized environmental condition - A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Data gap - The lack of or inability to obtain information required by ASTM E 1527-13 despite good faith efforts is considered a data gap. A data gap is considered significant if it affects the ability of the environmental professional to identify recognized environmental conditions.

De minimis condition - A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

Environmental Professional - A person meeting the education, training, and experience requirements set forth in 40 CFR 312.10(b).

Historical recognized environmental condition - A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g. property use restriction, AULS, institutional controls, or engineering controls), at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusion section of the report as a REC.

Material threat - A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment.

Practically reviewable - Information that is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

Release - Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant), with certain exclusions as defined in 42 U.S.C. 9601 (22).

Reasonably ascertainable - Information that is publicly available, obtainable from its source within reasonable time and cost constraints, and practically reviewable.

Recognized environmental condition - The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

Standard environmental record sources - Environmental records contained in various regulatory databases, with search distances defined by ASTM E1527-13, unless otherwise specified by client in the scope of work.

Standard historical sources - Reasonably ascertainable records, including aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS topographic maps, local street directories, building department records, and zoning/land use records.

3.0 USER PROVIDED INFORMATION

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments") (if desired), the user must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Within this Phase I Environmental Site Assessment, EMG's reference to the Client follows the ASTM guide's definition of user, that is, the party that retains EMG for the preparation of a baseline ESA of the Project. A user may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the Project.

3.1 USER QUESTIONNAIRE

EMG submitted the following User Questionnaire to the user pursuant to the responsibilities described in Section 6 of ASTM Standard E 1527-13. All Appropriate Inquires (40 CFR Part 312) requires that these questions be answered by or on behalf of a party seeking to qualify for limited liability protections to CERCLA liability.

#	QUESTION ASKED OF USER	RESPONSE	COMMENTS
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	No response	
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?	No response	
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	No response	
4	Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	No response	
5	Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	No response	
6	As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No response	
7	Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	No response	
8	Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:	No response	
	Do you know the past uses of the property?	No response	

#	QUESTION ASKED OF USER	RESPONSE	COMMENTS
	Do you know of specific chemicals that are present or once were present at the property?	No response	
	Do you know of spills or other chemical releases that have taken place at the property?	No response	
	Do you know of any environmental cleanups that have taken place at the property?	No response	
9	As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No response	

A completed User Questionnaire was not returned to EMG. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the User Questionnaire does not represent a significant data gap.

3.2 ENVIRONMENTAL LIEN/AUL SEARCH

The presence of an Activity and Use Limitations (AUL) at a property is an indication that there may be residual levels of hazardous substances or petroleum products present above unrestricted land use levels. Although Environmental Liens and AULs are often recorded with the property deed at the local land title office, in some cases they are filed in a separate environmental agency database or in project documentation, such as agency closure letters. ASTM E1527-13 does not require the environmental professional to undertake a review of recorded land title records and judicial records for environmental liens and AULs. Such a review is performed at the discretion of the user, based on their need to meet the requirements of 40 CFR 312.20 and 312.25.

The user did not engage EMG to review title and judicial records for environmental liens or AULs recorded against the Project. Furthermore, these documents were not provided to EMG for review. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the an Environmental AUL/Lien search does not represent a significant data gap.

3.3 PREVIOUS ENVIRONMENTAL ASSESSMENTS

In accordance with ASTM E1527-13, EMG requested that the user provide copies of previous environmental assessments for review. Furthermore, EMG may have obtained prior environmental assessments and regulatory records from local, state, and federal regulatory agencies. The purpose of reviewing prior environmental assessments is to determine if any recognized environmental conditions have previously been identified. Documentation provided to EMG which is unrelated to the identification of recognized environmental conditions may not be reviewed.

EMG was not provided with any previously conducted environmental assessment reports for the Project.

4.0 PHYSICAL SETTING

ASTM E1527-13 requires that the current 7.5-minute USGS Topographic Map (or equivalent) showing the area on which the Project is located be reviewed. Additional physical setting sources, such as soil survey maps, groundwater maps and geologic maps may be obtained and reviewed at the discretion of the environmental professional. The purpose of this review is to evaluate whether hazardous substances or petroleum products are likely to migrate to the Project.

4.1 TOPOGRAPHY

The most recent version of the USGS Topographic Map available is discussed below. Historical USGS Topographic Maps, if available, are discussed in Section 6.

USGS TOPOGRAPHIC MAP REVIEW	
Topographic Map Name:	San Juan Capistrano, California
Topographic Map Year:	2015
PROJECT TOPOGRAPHY	
Upper Elevation (feet):	520
Lower Elevation (feet):	460
Surface Slope:	Moderately sloping
Slope Direction:	Southeast
GENERAL VICINITY TOPOGRAPHY	
Slope Direction:	Northeast
Nearest Surface Water Feature:	Tributary of Aliso Creek
Nearest Surface Water Feature Distance:	650 feet
Nearest Surface Water Feature Direction:	East

4.2 GEOLOGY

The generalized geology of the Project area was researched using readily available geologic maps.

GENERALIZED GEOLOGY	
Source:	1:750,000 scale Geologic map of California published by the California Division of Mines and Geology and dated 1977
Geologic Description:	Sandstone, mudstone, and siltstone, evaporite and conglomerate materials from the Oligocene to Pliocene epochs

4.3 HYDROGEOLOGY

Groundwater conditions at the Project are estimated based on reasonably available data such as groundwater maps, previous subsurface investigations conducted at, or in the vicinity of the Project, and local conditions. Shallow groundwater flow is generally expected to follow the ground level slope of surface elevations towards the nearest open body of water. Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

HYDROGEOLOGY	
Source:	Estimated from local topography and presence of nearby surface water features
Estimated Depth to Shallow Groundwater:	Between 19 and 28 feet below ground surface
Estimated Direction of Groundwater Flow:	East

4.4 SOILS

Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey identified the following soil type(s) at the Project:

SOIL SERIES NAME	DRAINAGE	TEXTURE	DEPTH
Capistrano	Well drained	Sandy loam	65 inches
Cieneba-Rock	Somewhat excessively drained	Not Applicable	59 inches

5.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. In accordance with ASTM E1527-13, EMG attempted to visually observe the periphery of the Project and all structures to the extent not obstructed by obstacles. In addition, EMG attempted to visually observe interior common areas, maintenance and repair areas, and a representative sample of occupant spaces. In general, EMG does not look under floors, above ceilings, behind walls, in confined spaces, in transformer vaults, or in other areas not considered to be safe to access.

SITE RECONNAISSANCE CONDITIONS	
Date Completed:	February 11, 2016
EMG Project Manager:	Talmage Jordan
Weather Conditions:	Sunny
Temperature (F):	70s
Percent of Units Observed:	100%
Access Limitations:	A representative sample of interior areas was not made available to EMG for access. Specifically, EMG was unable to photograph certain laboratory equipment as it is considered by Ambry Genetics to be trade secrets. The lack of access represents a data gap. However, based on the conditions observed in the accessed areas, discussions with the site contact, and review of other available information, the lack of access does not represent a significant data gap.

5.1 UNITS OBSERVED

COMMERCIAL UNITS OBSERVED		
UNIT #	TENANT NAME	TENANT OPERATIONS
15 Argonaut	Ambry Genetics	Office/medical laboratory. Laboratory conducts tests specific to genetics and genomics.

5.2 PROJECT USE

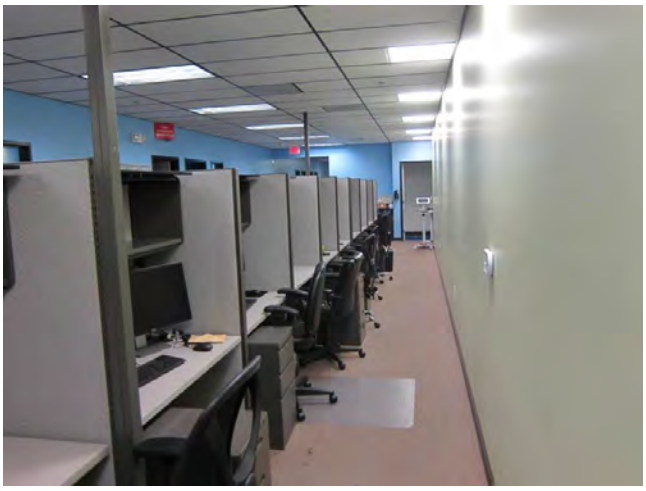
ENVIRONMENTALLY SUSPECT PROJECT USE	
PROJECT USE	CURRENTLY LOCATED AT THE PROJECT
Cellular Communications Equipment:	No
Commercial Printing:	No
Dry Cleaner:	No
Gasoline Station:	No
Heavy Industrial Use:	No
Landfill:	No
Machine Shop:	No
Military Use:	No
Oil Well:	No
Photograph/X-Ray Developing:	No

ENVIRONMENTALLY SUSPECT PROJECT USE	
PROJECT USE	CURRENTLY LOCATED AT THE PROJECT
Vehicle Repair:	No

Photographs



Reception area



Office area



Laboratory area



Recieving area

5.3 HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS

Accessible interior and exterior areas of the Project were observed for the presence of hazardous materials and petroleum products.

EMG evaluated any observed manways, vent pipes, fill connections, concrete pads, and unknown saw cuts to determine if USTs are present at the Project, or if USTs were historically located at the Project. In addition, the Key Site Manager and other property management personnel were interviewed regarding the presence of USTs at the Project.

EMG observed the Project for the presence of potentially PCB-containing equipment such as electrical transformers and hydraulic lifts. Equipment installed after 1979 is unlikely to contain PCBs.

EMG observed the Project for visual evidence of petroleum and natural gas pipelines, such as pipeline markers.

STORAGE AND USE OF HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS	
FEATURE	IDENTIFIED AT PROJECT
Underground Storage Tanks (USTs):	No
Aboveground Storage Tanks (ASTs):	No
Drums and Containers:	Yes. Further discussed below.
Potentially PCB-Containing Equipment:	Yes. Further discussed below.
Petroleum or Natural Gas Pipelines:	No

DRUMS AND CONTAINERS			
MATERIAL	QUANTITY	STORAGE LOCATION	SPILLS OR LEAKS
Janitorial and maintenance supplies	Retail-size containers	Janitor closets and other designated areas	No
Paint	Retail-size containers	Janitor closets and other designated areas	No
Various laboratory chemicals, including hydrochloric acid and various alcohols	Varying quanities, labeled plastic containers	Designated flammable lockers and storage areas	No
Propane	Forklift-sized cylinders	Receiving area and forklift equipment	No
Compressed nitrogen	Cylinders	Throughout project	No

Review of the hazardous materials use and storage at the Project did not identify any recognized environmental conditions or environmental concerns.

POTENTIALLY PCB-CONTAINING EQUIPMENT					
TYPE OF EQUIPMENT	NUMBER OF UNITS	OWNER	INSTALLED AFTER 1979	LIKELY TO CONTAIN PCBS	SPILLS OR LEAKS
Transformer (pad)	1	Utility company	Yes	No	No

Based on the date of construction, the equipment listed in the table above is not likely to contain PCBs. Furthermore, no leaks were observed in the area of this equipment and no current or historical leaks were reported by the Key Site Manager. Therefore, the presence of this equipment does not represent a recognized environmental condition.

Photographs



Janitorial closet with various housekeeping



Paint



Flammable lockers for laboratory chemical storage



Laboratory chemicals



Propane cylinders



Pad-mounted transformer

5.4 WASTE GENERATION, STORAGE, AND DISPOSAL

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The areas of waste generation and storage were observed for evidence of current and past releases.

Although a waste disposal regulatory compliance audit is beyond the scope of this assessment, general waste disposal procedures were evaluated to determine if any deficiencies exist that could result in a release to the Project.

WASTE GENERATION AND DISPOSAL	
FEATURE	IDENTIFIED AT PROJECT
Waste Generation:	Yes. Further discussed below.
Septic Systems:	No
Oil-Water Separators:	No
Cooking Grease Traps:	No
Unknown Drums or Containers:	No
Waste Disposal Ponds or Lagoons:	No

WASTE GENERATION			
WASTE TYPE	DISPOSAL METHOD	STORAGE LOCATION	SPILLS OR LEAKS
Domestic sewage	Sanitary sewer	Not applicable	No
Municipal trash	Contracted waste hauler	Dumpsters	No
Medical waste (red bags and/or sharps)	Contracted waste hauler	Designated storage areas	No
Laboratory chemical waste	Contracted waste hauler	Designated storage area	No

Review of waste storage and disposal information did not identify any recognized environmental conditions or environmental concerns.

Photographs



Dumpster



Bio-hazardous waste bin



Waste lab chemicals container



Hazardous waste area

5.5 SURFACE AREAS

The interior and exterior surface areas were observed for environmentally significant features such as wells, sumps, staining, and pits.

SURFACE AREAS	
FEATURE	IDENTIFIED AT PROJECT
Floor Drains and Sumps:	No
Pits:	No
Pools of Liquid Waste:	No
Surface Staining:	No
Unusual or Noxious Chemical Odors:	No
Landfilling:	No

SURFACE AREAS	
FEATURE	IDENTIFIED AT PROJECT
Stressed Vegetation:	No
Stormwater Retention/Detention Basins:	No
Domestic Water Wells:	No
Monitoring Wells:	No
Irrigation Wells:	No
Dry Wells:	No

5.6 UTILITIES, HEATING, AND COOLING

UTILITIES	
Domestic Drinking Water:	Moulton Niguel Water District
Electricity:	Southern California Edison
Natural Gas:	Southern California Gas Company
Domestic Sewer:	Moulton Niguel Water District

HEATING AND COOLING	
Type of Heating:	Electric units
Type of Cooling:	Electric units

5.7 ADJACENT PROPERTY USE

The adjacent properties were visually observed for evidence of recognized environmental conditions, such as property uses likely to result in a release, and visual evidence of surface migration of releases. The following adjacent properties were identified:

ADJACENT PROPERTIES			
DIRECTION	ADDRESSES	PROPERTY USE / BUSINESS NAME	ENVIRONMENTAL CONCERNS
North	Glenwood Drive	Single-famliy residences	No
East	7 Argonaut	Ambry Genetics, professional office building	No
Southeast	8,28,36,66,72, and 92 Argonaut	Pacific Park Business Center, various professional office tenants	No
South	21 Argonaut	Jockimo and Motion Solutions, office building	No
West	23002 Aliso Creek Road 23022 Aliso Creek Road	Carl's Jr., retail Chevron gas station	No

Review of the adjacent properties did not identify any recognized environmental conditions or environmental concerns.

Photographs



Adjacent property, east - Ambry Genetics (7 Argonaut)



Adjacent property, southeast - Pacific Park Business Center (8, 28, 36, 66, 72, and 92 Argonaut)



Adjacent property, south - Jockimo/Motion Solutions (21 Argonaut)



Adjacent property, west - Chevron (23022 Aliso Creek Road)

5.8 INTERVIEWS

5.8.1 KEY SITE MANAGER

EMG attempted to interview the Key Site Manager as part of this assessment. In addition, a Questionnaire was provided to the Key Site Manager to assist EMG in determining if recognized environmental conditions exist at the Project. A copy of the Key Site Manager Questionnaire is included in Appendix D.

KEY SITE MANAGER INTERVIEWS			
NAME	RELATIONSHIP TO PROPERTY	YEARS WITH PROPERTY	TELEPHONE NUMBER
Robert Vincent	Property Manager	Three	480.760.5408

The Key Site Manager did not identify any recognized environmental conditions or environmental concerns with the current or historical use of the Project.

5.8.2 CURRENT OCCUPANTS

EMG made a reasonable attempt to interview all major occupants and also those other occupants whose operations are likely to indicate a recognized environmental condition.

No occupants of the Project were available or would agree to an interview. The lack of occupant interviews represents a data gap. However, based on the conditions observed in the accessed areas, discussions with the site contact, and review of other available information, the lack of this information does not represent a significant data gap.

5.8.3 CURRENT OWNER

EMG submitted an Owner Questionnaire to the user in an effort to identify the owner of the Project who could be interviewed to provide information regarding proceedings involving the Project.

#	QUESTION ASKED OF OWNER	RESPONSE	COMMENTS
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	No response	
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?	No response	
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	No response	

A completed Owner Questionnaire was not returned to EMG. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the User Questionnaire does not represent a significant data gap.

5.8.4 PAST OWNERS AND OCCUPANTS

No past owners of the Project, who likely would have material information regarding recognized environmental conditions at the Project, were identified.

5.8.5 NEARBY OWNERS AND OCCUPANTS

The Project was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews were not conducted with adjacent or nearby property owners or occupants.

6.0 HISTORICAL USE INFORMATION

The purpose of the historical review is to determine the previous uses of the Project and surrounding area in order to identify the likelihood of past uses having led to a recognized environmental condition. Historical sources that are both reasonably ascertainable, and likely to be useful are reviewed in an attempt to document the historical use of the Project and surrounding areas dating back to 1940, or the first developed use, whichever is earlier.

Copies of representative historical maps/aerial photographs are included in Appendix C. Other historical documentation, such as City Directory abstracts, copies of building department records, and ownership records are included in Appendix F, when available.

The following standard historical sources were researched:

STANDARD HISTORICAL SOURCES		
DATA TYPE	SOURCE	YEARS COVERED
Aerial Photographs:	ERIS	1947, 1963, 1972, 1981, 1994, 2005, and 2014
Fire Insurance (Sanborn) Maps:	ERIS	None identified
USGS Topographic Maps:	USGS	1942, 1948, 1949, 1981, 2012, and 2015
Local Street Directories:	Aliso Viejo Branch Library; ERIS	2014 and 2015; Pending
Building Department Records:	Aliso Viejo Building Department	1989-Current
Zoning/Land Use Records:	Aliso Viejo Planning Department	Current
Property Tax Files and Land Title Records:	Orange County Assessor	Current
Key Site Manager Interview:	Pre-Survey Questionnaire	2013-Current

EMG was not able to obtain standard historical sources that document the Project history in five year intervals. Furthermore, EMG was not able to document the use of the Project back to the first developed use, or back to 1940, whichever is earlier. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of this information does not represent a significant data gap.

6.1 PROJECT HISTORICAL USE

Based on review of the historical resources identified in Section 6.0, the following chronological history was developed for the Project.

CHRONOLOGICAL HISTORY OF PROJECT		
YEARS	PROJECT USE / TENANTS	ENVIRONMENTAL CONCERN
Prior to 1942	No historical sources identified	No
1942-1989	Undeveloped land	No
1989 to Current	Office building	No

OWNERSHIP HISTORY OF PROJECT		
YEAR PURCHASED	OWNER NAME	ENVIRONMENTAL CONCERN
Not applicable	The Orange County Assessor's website does not provided ownership information online.	Not applicable

The review of the historical data readily available for the Project revealed no evidence that may have led to an environmental impact to the Project.

6.2 OFF-SITE HISTORICAL USE

Based on review of the historical resources identified in Section 7.0, the following chronological history was developed for the adjacent properties.

CHRONOLOGICAL HISTORY OF ADJACENT PROPERTIES		
YEARS	ADJACENT PROPERTY USE	ENVIRONMENTAL CONCERN
NORTH		
Prior to 1942	No historical sources identified	No
1942 to 1981	Naturally vegetated land	No
1994	Graded land	No
2005	Golf course	No
2014 to Current	Single-family residences	No
EAST		
Prior to 1942	No historical sources identified	No
1941 to 1981	Naturally vegetated land	No
1994 to Current	Commercial structure	No
SOUTHEAST		
Prior to 1942	No historical sources identified	No
1942 to 1981	Naturally vegetated land	No
1994 to Current	Commercial business park	No
SOUTH		
Prior to 1942	No historical sources identified	No
1942 to 1981	Naturally vegetated land	No
1994 to Current	Commercial structure	No
WEST		
Prior to 1942	No historical sources identified	No
1942 to 1981	Naturally vegetated land	No
1994 to Current	Gasoline station and a fast food restaurant	No

The review of the historical data available the surrounding areas of the Project revealed no evidence that may have led to an environmental impact to the Project.

7.0 ENVIRONMENTAL RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions. ASTM E1527-13 requires the review of reasonably ascertainable records from standard sources as defined in Section 8.2.1 of ASTM E1527-13. Additional records sources, such as local fire department records, local building department records, and local environmental health department records may be obtained and reviewed at the discretion of the environmental professional.

The availability of record information varies widely, depending on the source. Reasonably ascertainable records are those records that are publicly available, obtainable within reasonable time and cost constraints, and practically reviewable. In addition, the records must be provided by the agency within 20 calendar days of receiving a request, at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information.

7.1 REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from a commercial database provider in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites within the search distances specified by ASTM E1527-13. EMG attempted to field-verify the locations of the identified regulatory sites, as well as confirm distances and locations relative to the Project using available mapping software. Therefore, the distances and/or directions noted in this section may not match the Database Report. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names.

In accordance with ASTM E1527-13, regulatory files and/or records associated with standard environmental record sources may be obtained and reviewed when the files and/or records are reasonably ascertainable, the files/records are expected to contain significant information for the purpose of identifying recognized environmental conditions, and an alternative source of the information is not available. Furthermore, review of regulatory files and/or records may be limited by the scope of work. Unless otherwise noted in Section 1.1, further review of regulatory agency files and/or records is not considered to be warranted based on the general nature of the regulatory database listing, the level of detail provided in the regulatory database, the availability of information from alternative sources, and/or the low likelihood that the agency files and/or records will contain information indicating the presence of a recognized environmental condition.

A copy of the full regulatory database report is included in Appendix H.

Regulatory Report Summary

DATABASE	SEARCH RADIUS	TARGET PROPERTY	WITHIN 0.12MI	0.12MI TO 0.25MI	0.25MI TO 0.50MI	0.50MI TO 1.00MI	TOTAL
ERNS	0.02	0	-	-	-	-	1
FINDS/FRS	0.02	1	-	-	-	-	3
HAZNET	0.02	10	-	-	-	-	15
ORANGE AST	0.25	0	1	0	-	-	1
ORANGE UST	0.25	0	1	1	-	-	2
RCRA GEN	0.25	1	4	0	-	-	5
LUST	0.5	0	0	0	1	-	1
UST	0.25	1	1	2	-	-	4

7.1.1 PROJECT REGULATORY DATABASE REVIEW

ON-SITE REGULATORY DATABASE LISTINGS		
FACILITY NAME	FACILITY ADDRESS	DATABASES
Ambry Genetics Corporation	15 Argonaut	RCRA GEN, HAZNET, FINDS/FRS
Arbonne International,	15 Argonaut	HAZNET
1X Kaminari / Kamanari Inc	15 Argonaut	HAZNET
Centon Electronics Inc	15 Argonaut	HAZNET
Green Co Services LLC	15 Argonaut	HAZNET
Stracon Manufacturing	15 Argonaut	HAZNET

RCRA Generators

The RCRA Generators database is a listing of facilities that generate, transport, store, treat and/or dispose of hazardous waste and does not necessarily indicate that a release to the environment has occurred. Refer to Section 5.4 for further discussion of wastes currently generated at the Project.

RCRA Generators				
Facility Name	**Classification**	**Violations Noted**	**Wastes Generated**	**Years Generated**
Ambry Genetics Corporation	Large quantity generator	Not Reported	Numerous lab wastes	2011 and 2015

NR-Not Reported

The information provided in this database is not indicative of a recognized environmental condition and no further action or investigation is recommended.

Facility Index System (FINDS)

The FINDS database cross-references various federal and state database listings and does not, in and of itself, typically contain environmentally significant information. The FINDS database provides the following pertinent information:

- Facility Name: Ambry Genetics Corporation
- Facility Address: 15 Argonaut
- Program Cross Referenced: RCRA GEN

The information provided is not indicative of a recognized environmental condition and no further action or investigation is recommended.

HAZNET

The HAZNET database indicates that the current Project tenant, Ambry Genetics Corporation, has generated hazardous wastes, from at least 2011 through 2015. Hazardous wastes generated by Ambry Genetics Corporation include unspecified aqueous solution, oxygenated solvents (acetone, butanol, ethyl acetate, etc.), unspecified solvent mixture, unspecified organic liquid mixture, other organic solids, empty containers (less than 30 gallons), and laboratory waste chemicals.

In addition, the HAZNET database indicates that the former Project tenants reportedly generated hazardous wastes, including 1X Kaminari/Kamanari Inc, from at least 1991 through 2000; Arbonne International, from at least 1998 through 2000; Green Co Services LLC, circa 1999; Stracan Manufacturing, from at least 2003 through 2006; and Centon Electronics Inc, from at least 2005 through 2008. Hazardous wastes generated by former Project tenants were reported by Centon Electronics Inc. only, and included other inorganic solid waste.

7.1.2 OFF-SITE REGULATORY DATABASE REVIEW

Regulatory database listings which have a reasonable potential to impact the Project are discussed below. This determination is based on, but not limited to, such factors such as the topographic gradient in relation to the Project, the estimated groundwater flow direction in the vicinity of the Project, the distance between the listed site and the Project, the type of site or materials involved, and/or whether a release to the environment is known or likely to have occurred.

CHEVRON #0200913	
Facility Address:	23022 Aliso Creek Road
Databases:	UST, ERNS, FINDS/FRS, HAZNET, RCRA GEN
Distance:	Adjacent
Direction:	West
Estimated Direction of Groundwater Flow:	Northeast
Relationship to Project:	Towards the Project
Release Reported:	Yes
Release Date:	April 6, 2012
Contaminant(s) of Concern:	Gasoline
Media Impacted:	Land/Concrete
Regulatory Status of Release:	Closed
Summary of Available Documentation:	According to the ERNS database, an incident of gasoline release was reported at the facility in April 2012 when "a customer filled a gas tank on a vehicle that had a hole in its tank and materials discharged onto the concrete." The amount of product released as estimated to be three gallons of gasoline. The remedial actions taken in response to the release comprised of utilizing a spill kit, and the released product was cleaned and disposed of into hazmat drums.
Conclusion:	Based on the "closed" ERNS regulatory status, the incidental nature of the release and emergency response actions performed to remediate the release incident, and the lack of reported groundwater contamination, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	Unlikely

HUNTER GRAPHICS INC./TOMORROW'S LOOK INC. DBA DIMENSIONS SCR./NICOLAS HOLDINGS	
Facility Address:	21 Argonaut
Databases:	FINDS/FRS, HAZNET, RCRA GEN
Distance:	Adjacent
Direction:	South
Estimated Direction of Groundwater Flow:	Northeast

Relationship to Project:	Parallel to the Project
Release Reported:	No
Release Date:	Not reported
Contaminant(s) of Concern:	Not Applicable
Media Impacted:	Not Applicable
Regulatory Status of Release:	Not Applicable
Summary of Available Documentation:	Not Applicable
Conclusion:	Based on the lack of a reported release, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	No

AMBRY GENETICS CORPORATION	
Facility Address:	7 Argonaut
Databases:	RCRA GEN
Distance:	Adjacent
Direction:	East
Estimated Direction of Groundwater Flow:	Northeast
Relationship to Project:	Away from the Project
Release Reported:	No
Release Date:	Not Applicable
Contaminant(s) of Concern:	Not Applicable
Media Impacted:	Not Applicable
Regulatory Status of Release:	Not Applicable
Summary of Available Documentation:	Not Applicable
Conclusion:	Based on the lack of a reported release and estimated direction of groundwater flow, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	No

7.1.3 VAPOR MIGRATION

Indoor air quality concerns are generally excluded from the scope of ASTM E1527-13 and this assessment. However, the migration of vapors caused by a release of hazardous substances or petroleum products to the environment can represent a recognized environmental condition in certain conditions.

For the purposes of this assessment, the potential for migrating vapors to represent a recognized environmental condition was evaluated using a limited screening method based on technical guidance documents from the US EPA and *ASTM E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. In addition, screening tools created by regulatory agencies may be used to evaluate the significance of a release with respect to the vapor migration and/or vapor intrusion potential. EMG's vapor migration screening is not a human health risk assessment and is not intended to comply with regulatory requirements that might exist for the evaluation of vapor migration.

Based on the review of regulatory database records in Section 7.1.1 and 7.1.2, no vapor migration concerns were identified.

7.2 LOCAL AGENCY RECORDS

The following additional environmental records were reviewed to supplement the standard environmental record sources discussed in Sections 7.1.1 and 7.1.2.

Reasonably ascertainable records for the Project may be reviewed for evidence of recognized environmental conditions and other environmental concerns such as underground storage tanks, significant hazardous materials use, the presence of septic systems, and/or the presence of wells.

BUILDING DEPARTMENT	
Name of Agency:	Aliso Viejo Building Department
Contact Name/Telephone:	Joanna Stevens/ 949.425.2546
Review Method:	In person records review.
Records Date Back To:	The City of Aliso Viejo was incorporated in 2001. Any records prior to 2001 have been provided to the City from the Orange County Building Department. These records vary in availability.
Summary of Records Reviewed:	The Project was built in 1989. General building, plumbing, mechanical, and electrical permits were on file.
Environmentally Significant Information:	No environmentally significant information was identified

FIRE DEPARTMENT	
Name of Agency:	Orange County Fire Authority
Contact Name/Telephone:	Not applicable
Review Method:	A written request for information has been submitted. A response is currently pending. A copy of the request is included in Appendix F.
Records Date Back To:	Pending response from agency
Summary of Records Reviewed	Pending response from agency
Environmentally Significant Information:	Pending response from agency

PLANNING/ZONING DEPARTMENT	
Name of Agency:	Aliso Viejo Planning Department
Contact Name/Telephone:	Jennifer Lowe/ 949.425.2526
Review Method:	In person records review.
Records Date Back To:	2001

PLANNING/ZONING DEPARTMENT	
Current Zoning:	BP-2/ Business Park 2
Historical Zoning:	N/a
Environmentally Significant Information:	No environmentally significant information was identified

ENVIRONMENTAL HEALTH DEPARTMENT	
Name of Agency:	Orange County Health Care Agency
Contact Name/Telephone:	Not applicable
Review Method:	A written request for information has been submitted. A response is currently pending. A copy of the request is included in Appendix F.
Records Date Back To:	Pending response from agency
Summary of Records Reviewed:	Pending response from agency
Environmentally Significant Information:	Pending response from agency

8.0 ASTM E1527 NON-SCOPE CONSIDERATIONS

The items discussed in this section are outside the scope of ASTM E1527-13. These are included at the discretion of the user based upon the scope of work.

8.1 ASBESTOS

In accordance with the scope of work, EMG performed a screening to document the presence of known and/or suspect asbestos containing materials (ACM) at the Project. This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition or renovation purposes. All materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication Managing Asbestos in Place (the "Green Book") are considered suspect.

Some non-friable building products, such as sheet vinyl floor tile, vinyl floor tile, floor tile mastic, asbestos-cement board, and roofing materials can still be manufactured with asbestos and installed in the United States. However, U.S. manufacturers have largely excluded asbestos fibers from their building products since 1981. In addition to a visual assessment, EMG reviewed provided documentation to determine if asbestos has been previously documented at the Project.

SUSPECT ASBESTOS CONTAINING MATERIALS		
MATERIAL	FRIABLE	CONDITION
Roofing materials	No	Good
Vinyl composition tile	No	Good
Mastic	No	Good

Based on the scope of work, sampling of suspect asbestos containing materials was not performed. Furthermore, since the Project was developed after 1981, it is unlikely that asbestos containing materials are present in quantities that would require further assessment at this time. No further action or investigation is recommended regarding asbestos containing materials.

8.2 RADON GAS

Radon originates from the natural (radioactive) breakdown of uranium in soil, rock and water and is the second leading cause of lung cancer in the United States. Radon can move up through the ground and into living spaces through cracks and other holes in the foundation. The USEPA has developed the EPA Map of Radon Zones to assist National, State, and local organizations in implementing radon-resistant building codes. This map assigns each county in the U.S. to one of three zones based on radon potential. The USEPA uses a continuous exposure level of 4.0 pCi/L (picoCuries per liter of air) as an action level at which additional action is recommended.

For the purposes of this assessment, the radon zone and the use of the Project have been used to determine the level of risk associated with radon. However, the USEPA and the Surgeon General recommend testing all homes for radon, regardless of geographic location.

EPA RADON ZONE
Zone 3 (Lowest Potential) - Counties have a predicted average indoor radon screening level less than 2 pCi/L

Radon sampling was not performed based on the non-residential use of the Project and the Scope of Work.

8.3 LEAD BASED PAINT

All paint applied prior to 1978 is considered suspect. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. This screening approach does not comply with Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing. This approach does not constitute a pre-occupancy survey or the basis of attainment of "Lead Free" certification.

Generally, due to the date of construction, the potential use of lead-based paint was minimized due to regulatory requirements and sound business practice. Based on the date of construction and the Scope of Work, no samples were collected. No further action or investigation is recommended regarding lead-based paint.

8.4 LEAD IN DRINKING WATER

Lead is commonly used in household plumbing materials and water service lines. Exposure to lead in drinking water above the USEPA action level can result in adverse health effects in children and adults. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. Homes built before 1986 are more likely to have lead pipes, fixtures and solder. The most common problem is with brass or chrome-plated brass faucets and fixtures which can leach significant amounts of lead into the water. The USEPA action level for lead-in-drinking water is 15 parts per billion (ppb).

According to information from the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards. In addition, construction of the Project occurred after the 1986 ban on lead drinking water piping, lead solder, and flux on copper drinking water piping. No further action or investigation is recommended regarding lead in drinking water at the Project.

8.5 MOISTURE CONDITIONS

EMG performed a limited visual and olfactory assessment for evidence of moisture conditions in readily accessible interior areas of the Project. In addition, the Key Site Manager was interviewed regarding the presence of current and historical moisture conditions. This assessment was not designed to discover all areas which may be affected by moisture conditions. Rather, it is intended to provide an indication of significant moisture conditions observed during the site visit. Moisture conditions may be present in areas not observed, such as pipe chases, HVAC systems, and behind enclosed walls and ceilings. De minimis moisture conditions, such as small, isolated, water stains on ceiling tiles, and mildew at bathtubs and sinks are considered to be routine maintenance issues and are not addressed in this Report.

EMG did not observe visual or olfactory indications of significant moisture conditions in readily accessible interior areas of the Project. Furthermore, the Key Site Manager did not report any significant current or historical moisture conditions at the Project.

8.6 WETLANDS

For regulatory purposes under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." A wetlands delineation is beyond the scope of this assessment. However, review of National Wetlands Inventory (NWI) data, provided by the United States Fish and Wildlife Service, indicated the following:

WETLANDS REVIEW	
PROJECT	ADJACENT PROPERTIES
Review of the NWI data did not identify any wetlands.	Review of the NWI data did not identify any wetlands.

No wetlands were identified. No further action or investigation is recommended regarding wetlands.

8.7 FLOOD ZONE

FEMA identifies flood hazards, assesses flood risks and partners with states and communities to provide accurate flood hazard and risk data to guide them to mitigation actions.Flood hazard mapping is the basis for the National Flood Insurance Program (NFIP) and flood insurance requirements. FEMA maintains and updates data through Flood Insurance Rate Maps (FIRMs) and risk assessments. FIRMs include statistical information such as data for river flow, storm tides, hydrologic/hydraulic analyses and rainfall and topographic surveys. Review of the FIRM indicated the following:

FLOOD ZONE MAP REVIEW	
MAP DATE	PROJECT FLOOD ZONE
December 3, 2009	The Project is located in Zone X (unshaded), minimal risk areas outside the one percent and 0.2 percent annual chance floodplains. No base flood elevations or base flood depths are shown within these zones.

The flood zone designation is provided for informational purposes only. A determination of the need for flood insurance is beyond the scope of this assessment.

APPENDIX A:
PHOTOGRAPHS



PHOTO #1	NORTH ELEVATION



PHOTO #2	EAST ELEVATION



PHOTO #3	SOUTHEAST ELEVATION



PHOTO #4	WEST ELEVATION



PHOTO #5	WATER HEATER



PHOTO #6	ROOF-MOUNTED HVAC EQUIPMENT



PHOTO #7	ROOF



PHOTO #8	RECEPTION

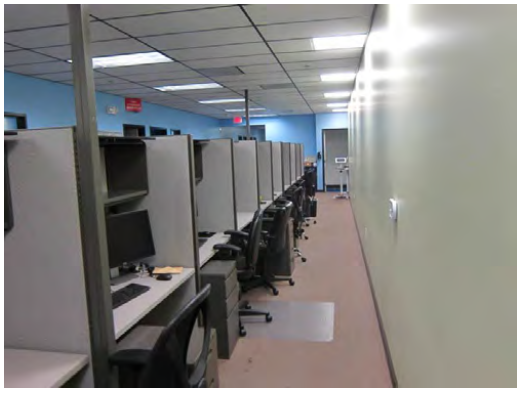


PHOTO #9	OFFICE AREA

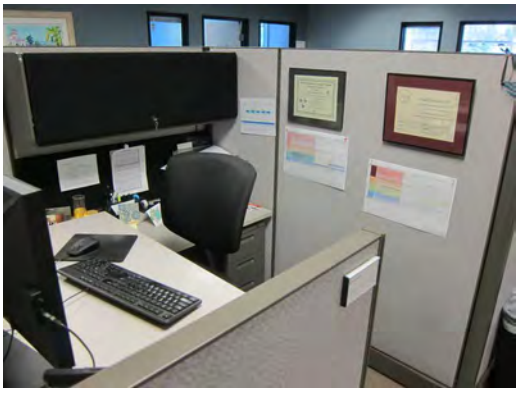


PHOTO #10	OFFICE AREA

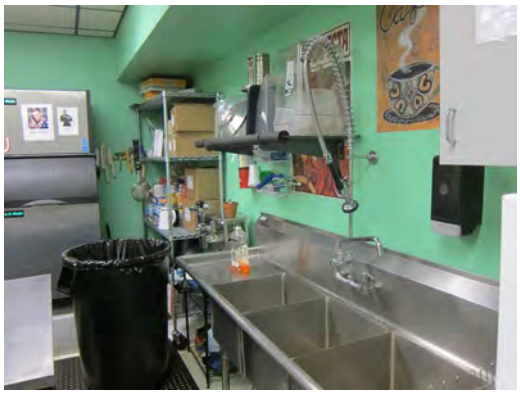


PHOTO #11	JUICE BAR



PHOTO #12	UNUSED LAB AREA



PHOTO #13	RECIEVING AREA



PHOTO #14	JANITORIAL CLOSET



PHOTO #15	MAINTENANCE SUPPLIES (PAINT)



PHOTO #16	LABORATORY CHEMICALS



PHOTO #17	PROPANE



PHOTO #18	COMPRESSED NITROGEN



PHOTO #19	DUMPSTER



PHOTO #20	DUMPSTER



PHOTO #21	BIO HAZARDOUS WASTE



PHOTO #22	HAZARDOUS WASTE - LAB CHEMICALS



PHOTO #23	HAZARDOUS WASTE AREA



PHOTO #24	PAD-MOUNTED TRANSFORMER



PHOTO #25	PARKING



PHOTO #26	ADJACENT PROPERTY, EAST - AMBRY GENETICS (7 ARGONAUT)



PHOTO #27	ADJACENT PROPERTY, SOUTHEAST - PACIFIC PARK BUSINESS CENTER (8, 28, 36, 66, 72, AND 92 ARGONAUT)



PHOTO #28	ADJACENT PROPERTY, SOUTH - JOCKIMO/ MOTION SOLUTIONS (21 ARGONAUT)



PHOTO #29	ADJACENT PROPERTY, WEST - CHEVRON (23022 ALISO CREEK ROAD)



PHOTO #30	ADJACENT PROPERTY, WEST - CARL'S JR. (23002 ALISO CREEK ROAD)

APPENDIX B:
FIELD SKETCH

Field Sketch

Key:

Project Boundary

D Dumpster

T Transformer

Not drawn to scale. The north arrow indicator is an approximation of 0° North.

Project Number:

118746.16R000-003.135

Project Name:

15 Argonaut

On-Site Date:

February 11, 2016

APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS

TOPOGRAPHIC MAP

emg	**Source:** USGS Topographic Quadrangle: San Juan Capistrano, California – – Project Boundary	**Project Number:** 118746.16R000-003.135
N	Date: 2015 The north arrow indicator is an approximation of 0° North.	**Project Name:** 15 Argonaut **On-Site Date:** February 11, 2016

WETLANDS MAP

emg	**Source:** U.S. Fish and Wildlife Service – – Project Boundary	**Project Number:** 118746.16R000-003.135
N	Date: 2016 The north arrow indicator is an approximation of 0° North.	**Project Name:** 15 Argonaut **On-Site Date:** February 11, 2016

TAX MAP

Source:
Orange County Assessor

– – Project Boundary

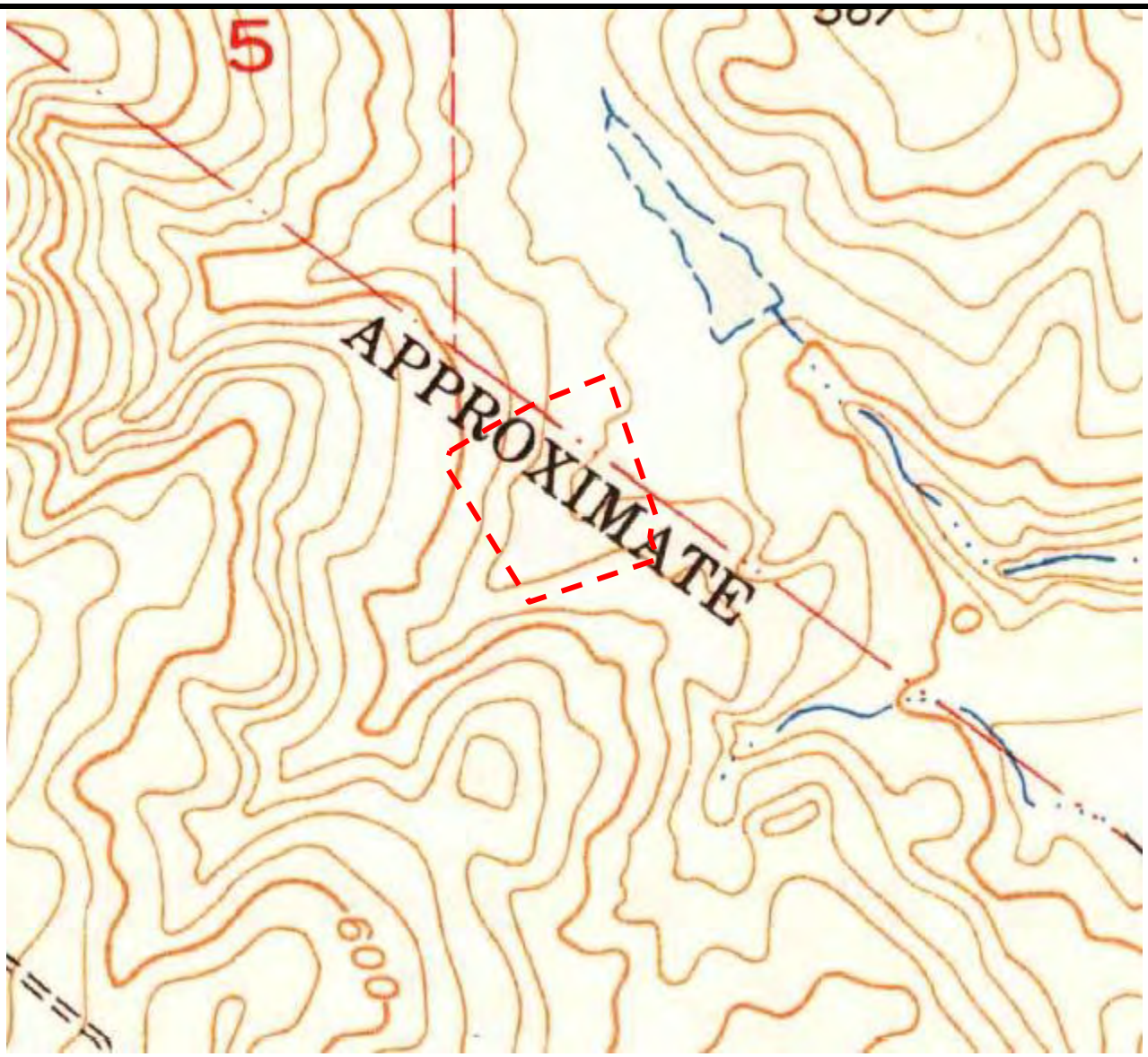
The north arrow indicator is an approximation of 0° North.

Project Number:
118746.16R000-003.135

Project Name:
15 Argonaut

On-Site Date:
February 11, 2016

HISTORIC TOPOGRAPHIC MAP



Source:
USGS

Project Boundary

Date: 1949

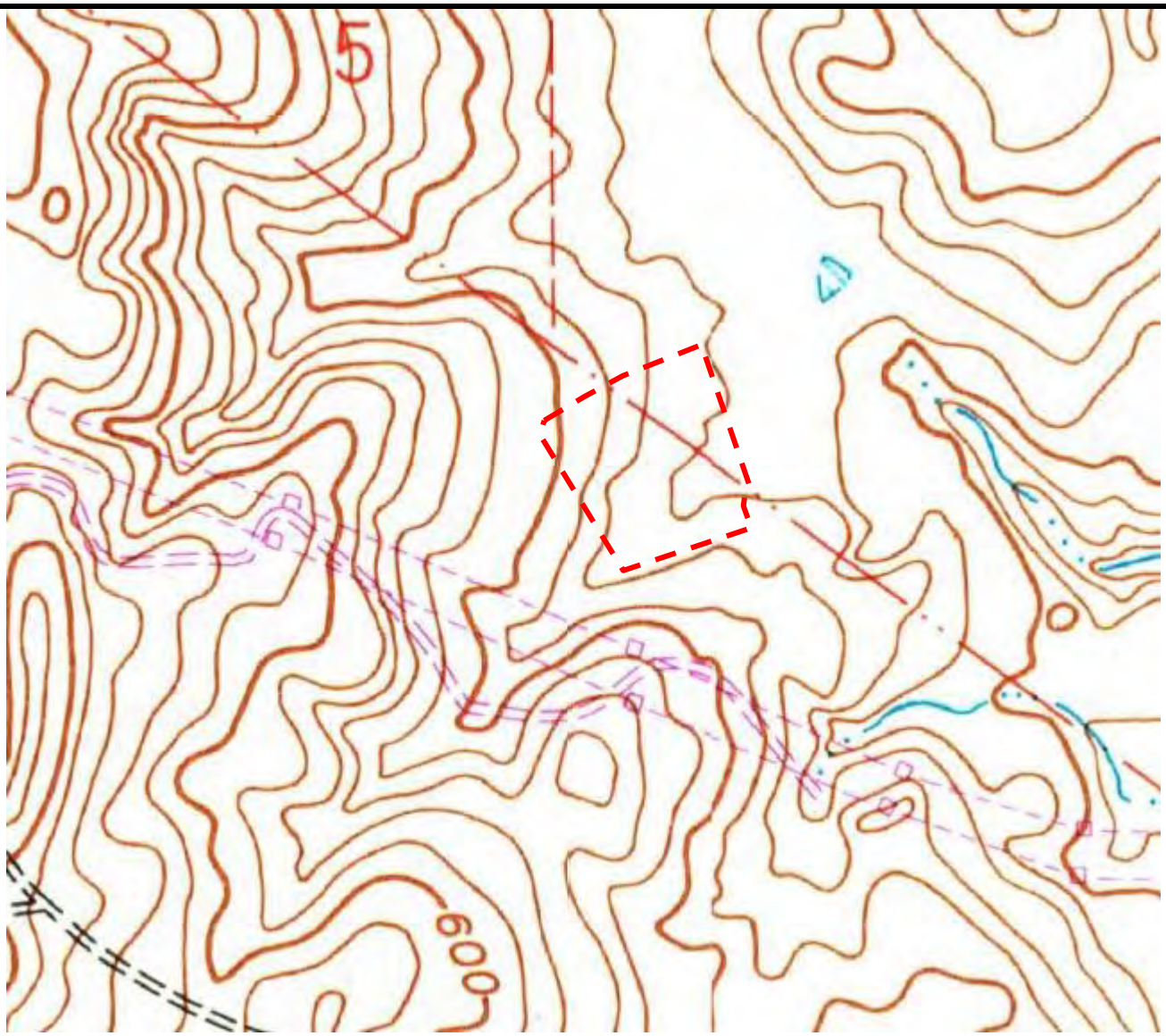
The north arrow indicator is an approximation of 0□North.

Project Number:
118746.16R000-003.135

Project Name:
15 Argonaut

On-Site Date:
February 11, 2016

HISTORIC TOPOGRAPHIC MAP



Source:
USGS

Project Boundary

Date: 1981

The north arrow indicator is an approximation of 0□North.

Project Number:
118746.16R000-003.135

Project Name:
15 Argonaut

On-Site Date:
February 11, 2016

AERIAL PHOTOGRAPH

	Source: ERIS Project Boundary Date: 1947	**Project Number:** 118746.16R000-003.135
		Project Name: 15 Argonaut
	The north arrow indicator is an approximation of 0□North.	**On-Site Date:** February 11, 2016

AERIAL PHOTOGRAPH

	Source: ERIS Project Boundary Date: 1963	**Project Number:** 118746.16R000-003.135
		Project Name: 15 Argonaut
	The north arrow indicator is an approximation of 0□North.	**On-Site Date:** February 11, 2016

AERIAL PHOTOGRAPH



Source:
ERIS

Project Boundary

Date: 1972

The north arrow indicator is an approximation of 0□North.

Project Number:
118746.16R000-003.135

Project Name:
15 Argonaut

On-Site Date:
February 11, 2016

AERIAL PHOTOGRAPH

	Source: ERIS Project Boundary Date: 1981	**Project Number:** 118746.16R000-003.135
		Project Name: 15 Argonaut
	The north arrow indicator is an approximation of 0□North.	**On-Site Date:** February 11, 2016

AERIAL PHOTOGRAPH

	Source: ERIS Project Boundary Date: 1994	**Project Number:** 118746.16R000-003.135
		Project Name: 15 Argonaut
	The north arrow indicator is an approximation of 0□North.	**On-Site Date:** February 11, 2016

AERIAL PHOTOGRAPH



emg	**Source:** ERIS Project Boundary Date: 2005	**Project Number:** 118746.16R000-003.135
N	The north arrow indicator is an approximation of 0□North.	**Project Name:** 15 Argonaut **On-Site Date:** February 11, 2016

AERIAL PHOTOGRAPH

emg	**Source:** ERIS Project Boundary Date: 2014	**Project Number:** 118746.16R000-003.135
N	The north arrow indicator is an approximation of 0□North.	**Project Name:** 15 Argonaut **On-Site Date:** February 11, 2016

APPENDIX D:
QUESTIONNAIRES

engineering | environmental | capital planning | project management

KEY SITE MANAGER QUESTIONNAIRE

Name of person completing questionnaire: Robert Vincent

Association with property: Property Manager

Length of association with property: 3 years

Date: 2/4/16

Phone Number: 480-760-5408

Property Name: 15 Argonaut Aliso Viejo, CA 92656

EMG Project Number:

-

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any **yes or unknown responses** should be provided in the "Comments" column.
Note: *U/NR* indicates *"Unknown"* or *"No Response"*.

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1A.	Is the Project used for an industrial use?		X		
1B.	Are any adjoining properties used for an industrial use?	X			
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?	X			
2B.	To the best of your knowledge, has any adjoining properties been used for an industrial use in the past?	X			
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B.	Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
4B.	To the best of your knowledge, has any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?			X	
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?			X	
6A.	Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?		X		
6B.	To the best of your knowledge, have there been previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?		X		
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
8A.	Has fill dirt been brought onto the Project which originated from a contaminated site?			X	
8B.	Has fill dirt been brought onto the Project which is of an unknown origin?			X	
9A.	Are there currently any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9B.	To the best of your knowledge, have there been previously any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10A.	Is there currently, any stained soil on the Project?		X		
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?		X		
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?		X		
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?		X		\\N/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?		X		\\N/A
15A.	Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?		X		
15B.	Have you been informed of the current existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?		X		
16A.	Are there any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		X		
16B.	Have you been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		X		
16C.	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the property?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
16D.	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?		X		
16E.	Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
17.	Have there been any environmental site assessments of the Project that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Project or recommended further assessment of the Project?			X	
18.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?		X		
19.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?		X		
20.	Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?			X	
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X		
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?			X	
23.	Has there ever been any asbestos-containing materials testing conducted on the Project?			X	
24.	Is there an asbestos Operations and Maintenance (O&M) program in place at the Project?			X	
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?			X	
26.	Has there ever been lead-based paint testing conducted on the Project?			X	
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?			X	
28.	Has the water at the Project ever been tested for lead?			X	
29.	Has Radon testing ever been conducted at the Project?			X	
30.	Are there any other Operations and Maintenance (O&M) programs in place that we should be made aware of?			X	

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		X		
32.	Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.		X		
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?				
34.	Is there a mold Operations and Maintenance (O&M) program in place at the Project?		X		
35.	Is the HVAC system inspected at least annually?	X			
36.	Have identified HVAC problems been corrected in a timely manner?	X			
37.	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?		X		
38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?		X		
39.	Has there ever been any sort of Indoor Air Quality (IAQ) or mold testing conducted in the building(s)?		X		

Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)	

Name (please print): Robert Vincent **Date** 2/5/16

Signature:

APPENDIX E:
LABORATORY ANALYTICAL RESULTS

NO DOCUMENTS ASSOCIATED WITH THIS APPENDIX

APPENDIX F:
SUPPORTING DOCUMENTATION

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 215 Argonaut

Use Permitted	Group	Lot	Block	Tract
66618		12		

Use: Two story concrete tilt-up office corporate building

ISSUED TO OWNER: Kammari Business Partners

ON: 8-9-89

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

Kammari Business Partners
4350 Van Karman
Newport Beach, CA 92660

F0260-138 0 (R1/89)

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
PO Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION
P.O. BOX 4048 SANTA ANA, CA 92702

REGIONAL OFFICE
25961 TRITON WAY
LAGUNA HILLS, CA 92653
714-472-7975

CENTRAL OFFICE
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92701-4048
714 834-2626

PRESS HARD WHEN WRITING

BUILDING ADDRESS #15 ARGONAUT
AREA LAGUNA HILLS
OWNER Kammani Business Partners
MAILING ADDRESS 4350 Von Karman PHONE
CITY Newport Beach ZIP 92660
ARCHITECT OR ENGINEER Barnuelo/Rierson PHONE
ADDRESS 4501 E La Palma #202 Anah. PHONE
CONTRACTOR
ADDRESS

CERTIFICATE FOR REGULATION PERMIT

Contractors

I certify that the following Contr Lic No ____ and Classification ____ is in full force and effect
Workman's Compensation Insurance Certificate on file verified by ____
Expiration Date ____

Other Applicants

I hereby certify I am exempt from Sec 7031 of the Business and Professional Code, Div 3, Chap 9, Contractor's License Law under the following section
- ☐ Owner (Sect 7044), or
- ☐ Minor Work under $200 (Sect 7048), or
- ☐ Employee working for wages only (Sec 7051), or
- ☐ OTHER

Certification of Exemption from Sect 3800 of the California Labor Code, Article 3, Construction Permit
- ☑ The permit is for One Hundred Dollars ($100) or less
- ☐ I certify that in the performance of the work for which the permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation laws of California

If after making such certification the applicant for this permit should become subject to the Workmen's Compensation provisions of the Labor Code the applicant shall forthwith comply with the provisions of Sect 3700 of this permit shall be deemed revoked

I hereby acknowledge and state that the information I have provided is correct both on the permit and this certificate and agree to comply with all County ordinances and State laws regulating building construction

(Applicants Signature) Date 1/25/89 Permit No ____

ZONING REGULATIONS

LEGAL DESCRIPTION MBM 85-158 BLOCK ____ LOT 12
(PLEASE ATTACH METES AND BOUNDS)

ZONE PC VARIANCE NO. P88-186A
BUILDING SETBACK C/L ST. 67' PROPERTY LINE ____
SIDE YARD, RIGHT 76' EAVE PROJECTION ____
SIDE YARD, LEFT 58' EAVE PROJECTION ____
REAR YARD (TO P/L) 125' STREET WIDTH ____
PARKING SPACE REQUIRED ____ PROVIDED ____
MISC.

A.P. 623-093-10 DIST. NO 5B
ZONING APPROVED [signature] DATE 1-25-89

DESCRIPTION OF WORK

NEW X ADD ☐ ALTER ☐ REPAIR ☐ DEMOLISH ☐

SIZE SQ. FT. ~~39000~~ 37,151 SF NO. OF STORIES
PROPOSED USE OF STRUCTURE Two story concrete tilt-up office corporate Building

CONSTRUCTION LENDER NAME ☐ UNKNOWN
BRANCH
ADDRESS

GRADING PRE INSP. FEE $ ____ PC FEE $ 25.76
VALUATION $ 4,160.31 BLDG PERMIT FEE $ 4,160.31
SPECIAL FOUNDATION 32 TYPE OF CONSTR. V-N LOCAL FEE 85 USE CODE ____
PLAN CHECKED BY [signature] PERMIT ISSUANCE APPROVED [signature]
GRADING PERMIT NO. FEE $ NONE 612,453 ROUGH GRADING OK 1-26-89 11-6-89*

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S INITIALS
FOUNDATION (CONCRETE)	3-13-89	Swl
SLAB (CONCRETE)	3/20/89	Swl
UNDERPINNING	5/5/89	Swl
MASONRY BOND BEAM (GROUT)	5/29/89	Swl
FIREPLACE	6-7-89	Swl
ROOF SHEATING ROOF FRAMING	6/11/89	Swl
FRAMING	6/7/89	Swl
INSULATION (SOUND ENERGY)		
LATH (EXTERIOR)	6/15/89	Swl
LATH ( ) DRYWALL ( ) INTERIOR	6/15/89	Swl
PLASTER BROWN COAT		
FINAL BUILDING	8/9/89	Swl
FINAL ZONING		

REMARKS YARD LETTER ATTACHED

* Type V concrete for footings & slabs on grade

~~4 01/25/89 64617 4,160.31 NRB250 2,576.30 NRA240 $$$$6,736.61 TOTAL~~
~~6,736.61 TRD002~~

VALIDATION

CASHIER DATE PERMIT NO PERMIT FEE CODE PLAN CHECK TOTAL

INSTRUCTIONS TO APPLICANT: Use indelible pencil or ball point pen and PRINT
Otherwise, fill out form with typewriter

4 01/25/89 64618 4,160.31 NRB250 4,160.31 TRD002 $$$$4,160.31 TOTAL

OCT 11 1993

2/15/88 INT flg 001 pads & entrance slabs. Inv OK for concrete - Sid

2/22/88 Ext. Footings Line A 1-8 OK to pour - Sid

3/10/89 pour #5 20 to 31 OK - Sid

3/20/89 more of partial pts OK to pour — As high lighted, see plan — Sid

5/30/89 Trn can frame OK other than at plng areas - Sid

6/27/89 Ext stairway to the east flg & 2nd level deck & Trash slab OK to pour — Sid

7/18/89 4 FHC partial OK to pour for — Sid

8/3/89 Temp Col OK Sid

COUNTY OF ORANGE
HEALTH CARE AGENCY

ENVIRONMENTAL HEALTH
http://www.ochealthinfo.com/regulatory/environ.htm

MAILING ADDRESS:
1241 E. DYER ROAD STE. 120
SANTA ANA, CA 92702

TELEPHONE: (714) 433-6000
FAX: (714) 433-6424

REQUEST FOR ENVIRONMENTAL HEALTH RECORDS

The undersigned hereby requests a copy of the records prepared and maintained by the Health Care Agency in the ordinary course of business, at or near the time of the act, condition, or event which they depict.

The records requested are maintained under the Public Records Act Government Code § 6250 □ 6276.48. Some information held in the documents may be exempt from release pursuant to the Public Records Act.

The undersigned understands that the Health Care Agency will charge □0.15 per page copied. In the case of a request for a large number of copies, the Health Care Agency may provide the requestor an estimate of copy costs prior to making said copies. If any request is to be canceled, this office must be notified at the above number within ten (10) days of receipt of request, otherwise cost incurred will be charged to the undersigned.

In order to assist you, please describe the reason for your request:

Environmental Report

Please list addresses here (no more than 10 addresses per request):

15 Argonaut
Aliso Viejo, CA 92656

Check here if you would like a review only or to review before copies are made ☒

_____
SIGNATURE of Requester

Talmage Jordan: EMG

PRINT Name of Requester (and Company Name - if applicable)

10461 Mill Run Circle, Suite 1100 — 310-345-3377
PRINT Street Address — Area Code and Phone Number

Owings Mills, MD, 21117 — February 10, 2016
PRINT City, State and Zip Code — **Date**

RECORDS THAT HAVE NOT BEEN PICKED UP WITHIN 60 DAYS OF NOTIFICATION WILL BE DESTROYED

ORANGE COUNTY FIRE AUTHORITY

P. O. Box 57115, Irvine, CA 92619 1 Fire Authority Rd., Irvine, CA 92602

Keith Richter, Fire Chief (714) 573-6000 fax (714) 368-88 36 www.ocfa.org

Community Right To Know Records Search Form

Check the information needed:

- [X] Hazardous Materials Inventory Information
- o Business Emergency Plan Information
- o Code Enforcement or Inspection Information

Date Requested: August 18, 2014

Record Search Requested for the Following Address:

BUSINESS NAME			
BUSINESS SITE ADDRESS	15 Argonaut		
CITY: Aliso Viejo		CA	ZIP CODE 92656
Reason for the Request:	ENVIRONMENTAL REPORT AND ASSESSMENT		

Code Enforcement Information Requested:

Fire Code Violation History	Permits
[X] Current Occupant	[X] Current Permits
[X] Previous Occupant	[X] All Permits on File
[X] Other -HAZMAT AND UST	[X] Chemical Database

Information Requested by:

NAME OF REQUESTOR: Talmage Jordan			BUSINESS PHONE / FAX NUMBER: Office: 310-345-3377 Fax: 410-785-6220
REQUESTOR'S COMPANY NAME: EMG			
COMPANY ADDRESS: 10461 Mill Run Circle, Suite 1100			
CITY: Owings Mills	STATE: MD	ZIP CODE: 21117	

OFFICIAL USE ONLY

Request received:	Processed by:	BID#

- o Records found in system
- o Records not found in system

Referred:

- o Trade Secret Information Requested
- o Folder Requested for Information: o Station _____ o HMSS o NAN o SAN

Additional Comments:

Revised 1/2003 jb

FIRE INSURANCE MAP RESEARCH RESULTS

Date: 2016-02-04

Order Number:20160204086

15 Argonaut, Aliso Viejo, CA, 92656

ERIS has searched our in-house collection of close to 1 million Fire Insurance Maps for the address at 15 Argonaut, Aliso Viejo, CA, 92656.

Please note that no information was found for your site or adjacent properties.

If you have any questions regarding the enclosed information, please do not hesitate to contact us.

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Address: 38 Lesmill Road Unit 2, Toronto, ON M3B 2T5
Phone: 416-510-5204 Fax: 416-510-5133
info@erisinfo.com www.erisinfo.com

APPENDIX G:
PREVIOUS ENVIRONMENTAL ASSESSMENTS

NO DOCUMENTS ASSOCIATED WITH THIS APPENDIX

APPENDIX H:
REGULATORY DATABASE REPORT

ENVIRONMENTAL RISK INFORMATION SERVICE

DATABASE REPORT

Project Property:	*15 Argonaut* *15 Argonaut* *Aliso Viejo CA 92656*
Project No:	*118746.16R-003.135*
Report Type:	*Database Report + FIMs*
Order No:	*20160204086*
Requested by:	*EMG, Inc*
Date Completed:	*February 4, 2016*

Ecolog ERIS Ltd.
Environmental Risk Information Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Table of Contents

Table of Contents....1
Executive Summary....2
Executive Summary: Report Summary....3
Executive Summary: Site Report Summary - Project Property....8
Executive Summary: Site Report Summary - Surrounding Properties....10
Executive Summary: Summary by Data Source....12
Map....17
Aerial....20
Detail Report....21
Unplottable Summary....62
Unplottable Report....64
Appendix: Database Descriptions....85
Definitions....103

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property:	*15 Argonaut* *15 Argonaut Aliso Viejo CA 92656*
Project No:	*118746.16R-003.135*

Coordinates:

Latitude:	*33.593708*
Longitude:	*-117.727431*
UTM Northing:	*3,717,345.71*
UTM Easting:	*432,504.44*
UTM Zone:	*UTM Zone 11S*

Elevation: *462 FT*

Order Information:

Order No:	*20160204086*
Date Requested:	*February 4, 2016*
Requested by:	*EMG, Inc*
Report Type:	*Database Report + FIMs*

Ancillary Products:

Aerial Photographs	*Historical Aerials*
Fire Insurance Maps	*US Fire Insurance Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA GEN	Y	.25	1	4	0	-	-	5
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	1
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
MLTS	Y	PO	0	-	-	-	-	0
State								
UST CLOSURE	Y	.25	0	0	0	-	-	0
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
LDS	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	0	0	1	-	1
DLST	Y	.5	0	0	0	0	-	0
UST	Y	.25	1	1	2	-	-	4
AST	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HHSS	Y	.25	0	0	0	-	-	0
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	1	0	0	0	0	0	0
CLEANUP SITES	Y	.5	0	0	0	0	-	0
WIP	Y	.25	0	0	0	-	-	0
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
County								
ALAMEDA LOP	Y	.5	0	0	0	0	-	0
ALAMEDA UST	Y	.25	0	0	0	-	-	0
AMADOR CUPA	Y	.25	0	0	0	-	-	0
BUTTE CUPA	Y	.25	0	0	0	-	-	0
CALAVERAS CUPA	Y	.25	0	0	0	-	-	0
CALAVERAS LF	Y	.5	0	0	0	0	-	0
CALAVERAS LUST	Y	.5	0	0	0	0	-	0
COLUSA CUPA	Y	.25	0	0	0	-	-	0
CONTRACO CUPA	Y	.25	0	0	0	-	-	0
DELNORTE CUPA	Y	.25	0	0	0	-	-	0
ELDORADO CUPA	Y	.25	0	0	0	-	-	0
FRESNO CUPA	Y	.25	0	0	0	-	-	0
HUMBOLDT CUPA	Y	.25	0	0	0	-	-	0
IMPERIAL CUPA	Y	.25	0	0	0	-	-	0
INYO CUPA	Y	.25	0	0	0	-	-	0
KERN CUPA	Y	.25	0	0	0	-	-	0
KERN UST	Y	.25	0	0	0	-	-	0
KINGS CUPA	Y	.25	0	0	0	-	-	0
LAKE CUPA	Y	.25	0	0	0	-	-	0
ELSEGUNDO UST	Y	.25	0	0	0	-	-	0
TORRANCE UST	Y	.25	0	0	0	-	-	0
LA HMS	Y	.25	0	0	0	-	-	0
LA LONGB UST	Y	.25	0	0	0	-	-	0
LA SWF	Y	.5	0	0	0	0	-	0
MADERA CUPA	Y	.25	0	0	0	-	-	0
MARIN CUPA	Y	.25	0	0	0	-	-	0
MERCED CUPA	Y	.25	0	0	0	-	-	0
MONO CUPA	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
MONTEREY CUPA	Y	.25	0	0	0	-	-	0
NAPA UST	Y	.25	0	0	0	-	-	0
NEVADA CUPA	Y	.25	0	0	0	-	-	0
ORANGE AST	Y	.25	0	1	0	-	-	1
ORANGE UST	Y	.25	0	1	1	-	-	2
PLACER CUPA	Y	.25	0	0	0	-	-	0
RIVERSIDE LOP	Y	.5	0	0	0	0	-	0
RIVERSIDE UST	Y	.25	0	0	0	-	-	0
SACRAMENTO HAZ	Y	.5	0	0	0	0	-	0
SACRAMENTO TOX	Y	.5	0	0	0	0	-	0
SANBERN CUPA	Y	.25	0	0	0	-	-	0
SANDIEGO HAZ	Y	.25	0	0	0	-	-	0
SANDIEGO SAM	Y	.5	0	0	0	0	-	0
SANDIEGO SWF	Y	.5	0	0	0	0	-	0
SANFRAN AST	Y	.25	0	0	0	-	-	0
SANFRAN CUPA	Y	.25	0	0	0	-	-	0
SANFRAN LOP	Y	.5	0	0	0	0	-	0
SANFRAN UST	Y	.25	0	0	0	-	-	0
SANJOAQUIN AST	Y	.25	0	0	0	-	-	0
SANJOAQUIN UST	Y	.25	0	0	0	-	-	0
SANJOAQUIN HW	Y	.5	0	0	0	0	-	0
SANMATEO CUPA	Y	.25	0	0	0	-	-	0
SANMATEO LOP	Y	.5	0	0	0	0	-	0
SANTACLARA CUPA	Y	.25	0	0	0	-	-	0
SANTACLARA LO	Y	.5	0	0	0	0	-	0
SANTACRUZ CUPA	Y	.25	0	0	0	-	-	0
SANLUISOB CUPA	Y	.25	0	0	0	-	-	0
SHASTA CUPA	Y	.25	0	0	0	-	-	0
SOLANO CUPA	Y	.25	0	0	0	-	-	0
SOLANO LOP	Y	.5	0	0	0	0	-	0
SOLANO UST	Y	.25	0	0	0	-	-	0
SONOMA CUPA	Y	.25	0	0	0	-	-	0
SONOMA LOP	Y	.5	0	0	0	0	-	0
SONOMA PETAL	Y	.25	0	0	0	-	-	0
SUTTER CUPA	Y	.25	0	0	0	-	-	0
TUOLUMNE CUPA	Y	.25	0	0	0	-	-	0
VENTURA CUPA	Y	.25	0	0	0	-	-	0
OXNARD CUPA	Y	.25	0	0	0	-	-	0
VENTURA INUST	Y	.25	0	0	0	-	-	0
VENTURA HLUFT	Y	.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
YOLO UST	Y	.25	0	0	0	-	-	0
YUBA CUPA	Y	.25	0	0	0	-	-	0
BKRSFIELD CUPA	Y	.25	0	0	0	-	-	0
SANTACLARA GIL	Y	.25	0	0	0	-	-	0
GLENN CUPA	Y	.25	0	0	0	-	-	0
LASSEN CUPA	Y	.25	0	0	0	-	-	0
MARIPOSA CUPA	Y	.25	0	0	0	-	-	0
SISKIYOU CUPA	Y	.25	0	0	0	-	-	0
STANISLAUS CUPA	Y	.25	0	0	0	-	-	0
TRINITY CUPA	Y	.25	0	0	0	-	-	0
TULARE CUPA	Y	.25	0	0	0	-	-	0

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	1	-	-	-	-	3
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
ODI	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0

State

INSP COMP ENF	Y	1	0	0	0	0	0	0
CDL	Y	.125	0	0	-	-	-	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
SWAT	Y	.5	0	0	0	0	-	0
HAZNET	Y	PO	10	-	-	-	-	15
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

LA SML	Y	.5	0	0	0	0	-	0

ε68

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
RIVERSIDE HZH	Y	.125	0	0	-	-	-	0
RIVERSIDE HWG	Y	.125	0	0	-	-	-	0
SANJOAQUIN HM	Y	.125	0	0	-	-	-	0
VENTURA HAZR	Y	.5	0	0	0	0	-	0
HW INACTIVE	Y	.5	0	0	0	0	-	0
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
Total:			13	7	3	1	0	32

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev diff ft	Page Number
1	UST	CHEVRON # 0200913	23022 ALISO CREEK RD ALISO VIEJO CA 92656 ***Facility ID:*** *12182*	-/0.00	-3	21
2	FINDS/FRS	AMBRY GENETICS CORP	15 ARGONAUT ALISO VIEJO CA 92656	ESE/0.01	-7	21
2	HAZNET	ARBONNE INTERNATIONAL	15 ARGONAUT ALISO VIEJO CA 926560000	ESE/0.01	-7	21
2	HAZNET	1X KAMINARI	15 ARGONAUT STREET ALISO VIE JO CA 926560000	ESE/0.01	-7	22
2	HAZNET	AMBRY GENETICS CORP	15 ARGONAUT ALISO VIEJO CA 926560000	ESE/0.01	-7	22
2	HAZNET	CENTON ELECTRONICS INC	15 ARGONAUT ALISO VIEJO CA 92656	ESE/0.01	-7	23
2	HAZNET	KAMANARI INC	15 ARGONAUT ALISO VIEJO CA 926561423	ESE/0.01	-7	25
2	HAZNET	AMBRY GENETICS CORP	15 ARGONAUT ALISO VIEJO CA 926560000	ESE/0.01	-7	25
2	HAZNET	GREEN CO SERVICES LLC	15 ARGONAUT ALISO VIEJO CA 926561423	ESE/0.01	-7	26
2	HAZNET	STRACON MANUFACTURING	15 ARGONAUT ALISO VIEJO CA 926561423	ESE/0.01	-7	27
2	HAZNET	AMBRY GENETICS CORPROATION	15 ARGONAUT ALISO VIEJO CA 92656	ESE/0.01	-7	27
2	HAZNET	AMBRY GENETICS CORP	15 ARGONAUT ALISO VIEJO CA 926560000	ESE/0.01	-7	34

S68

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev diff ft	Page Number
2	RCRA GEN	AMBRY GENETICS CORP	15 ARGONAUT ALISO VIEJO CA 92656	ESE/0.01	-7	34

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev Diff ft	Page Number
3	ERNS		23022 ALISO CREEK ALISO VIEJO CA	SW/0.01	51	37
3	FINDS/FRS	CHEVRON STATION 200913	23022 ALISO CREEK RD ALISO VIEJO CA 92656	SW/0.01	51	38
3	HAZNET	CHEVRON 200913	23022 ALISO CREEK RD ALISO VIEJO CA 926560000	SW/0.01	51	39
3	RCRA GEN	CHEVRON 200913	23022 ALISO CREEK RD ALISO VIEJO CA 92656	SW/0.01	51	49
3	ORANGE UST	CHEVRON # 0200913	23022 ALISO CREEK RD ALISO VIEJO CA 92656 ***Facility ID***: FA0024729	SW/0.01	51	52
4	UST	ECONO LUBE N TUNE	22932 GLENWOOD DR ALISO VIEJO CA 92656 ***Facility ID***: 14836	NW/0.02	51	52
5	FINDS/FRS	HUNTER GRAPHICS INC	21 ARGONAUT ALISO VIEJO CA 92656	ESE/0.01	-7	52
5	HAZNET	HUNTER GRAPHICS INC	21 ARGONAUT ALISO VIEJO CA 926560000	ESE/0.01	-7	53
5	HAZNET	TOMORROW'S LOOK INC DBA DIMENSIONS SCRN	21 ARGONAUT ALISO VIEJO CA 926560000	ESE/0.01	-7	53
5	HAZNET	HUNTER GRAPHICS INC	21 ARGONAUT ALISO VIEJO CA 926560000	ESE/0.01	-7	55
5	HAZNET	NICHOLAS HOLDINGS	21 ARGONAUT STE A ALISO VIEJO CA 926564150	ESE/0.01	-7	56
5	RCRA GEN	HUNTER GRAPHICS INC	21 ARGONAUT ALISO VIEJO CA 92656	ESE/0.01	-7	56

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev Diff ft	Page Number
6	RCRA GEN	AMBRY GENETICS CORPORATION	7 ARGONAUT ALISO VIEJO CA 92656	E/0.02	-7	57
7	ORANGE AST	MEINEKE & ECONO LUBE #4129	22932 GLENWOOD ALISO VIEJO CA 92656 ***Facility ID***: FA0053111	WSW/0.08	67	59
8	RCRA GEN	PARA TECH COATING INC	35 ARGONAUT ALISO VIEJO CA 92656	SE/0.10	-14	59
9	ORANGE UST	KENNEDY PIPELINE CO	61 ARGONAUT ALISO VIEJO CA 92656 ***Facility ID***: FA0025143	ESE/0.16	-19	60
10	UST	UNITED PARCEL SERVICE	22 BROOKLINE ALISO VIEJO CA 92656 ***Facility ID***: 10049	S/0.21	94	60
11	UST	KENNEDY PIPELINE CO	61 ARGONAUT ALISO VIEJO CA 92656 ***Facility ID***: 9851	E/0.24	-76	60
12	LUST	UNITED PARCEL SERVICE	22 BROOKLINE ALISO VIEJO CA 92656 ***Global ID / Status***: T0605902532 / Completed - Case Closed	SW/0.25	91	60

Executive Summary: Summary by Data Source

Standard

Federal

RCRA GEN - RCRA Generator List

A search of the RCRA GEN database, dated Oct 13, 2015 has found that there are 5 RCRA GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
CHEVRON 200913	23022 ALISO CREEK RD ALISO VIEJO CA 92656	SW	0.01	3

Lower Elevation	Address	Direction	Distance mi	Map Key
AMBRY GENETICS CORP	15 ARGONAUT ALISO VIEJO CA 92656	ESE	0.01	2
HUNTER GRAPHICS INC	21 ARGONAUT ALISO VIEJO CA 92656	ESE	0.01	5
AMBRY GENETICS CORPORATION	7 ARGONAUT ALISO VIEJO CA 92656	E	0.02	6
PARA TECH COATING INC	35 ARGONAUT ALISO VIEJO CA 92656	SE	0.10	8

ERNS - Emergency Response Notification System

A search of the ERNS database, dated Oct 7, 2015 has found that there are 1 ERNS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
	23022 ALISO CREEK ALISO VIEJO CA	SW	0.01	3

668

Lower Elevation	Address	Direction	Distance mi	Map Key

State

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Dec 4, 2015 has found that there are 1 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
UNITED PARCEL SERVICE	22 BROOKLINE ALISO VIEJO CA 92656	SW	0.25	12
	***Global ID / Status**: T0605902532 / Completed - Case Closed*			

Lower Elevation	Address	Direction	Distance mi	Map Key

UST - Permitted Underground Storage Tank (UST) in GeoTracker

A search of the UST database, dated Sep 8, 2015 has found that there are 4 UST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
ECONO LUBE N TUNE	22932 GLENWOOD DR ALISO VIEJO CA 92656	NW	0.02	4
	***Facility ID**: 14836*			
UNITED PARCEL SERVICE	22 BROOKLINE ALISO VIEJO CA 92656	S	0.21	10
	***Facility ID**: 10049*			

Lower Elevation	Address	Direction	Distance mi	Map Key
CHEVRON # 0200913	23022 ALISO CREEK RD ALISO VIEJO CA 92656	-	0.00	1
	***Facility ID**: 12182*			
KENNEDY PIPELINE CO	61 ARGONAUT ALISO VIEJO CA 92656	E	0.24	11
	***Facility ID**: 9851*			

County

ORANGE AST - Orange County Aboveground Petroleum Storage Tank Listing

006

A search of the ORANGE AST database, dated Dec 1, 2015 has found that there are 1 ORANGE AST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
MEINEKE & ECONO LUBE #4129	22932 GLENWOOD ALISO VIEJO CA 92656 ***Facility ID**: FA0053111*	WSW	0.08	7

Lower Elevation	Address	Direction	Distance mi	Map Key

ORANGE UST - Orange County Underground Storage Tanks Listing

A search of the ORANGE UST database, dated Dec 01, 2015 has found that there are 2 ORANGE UST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
CHEVRON # 0200913	23022 ALISO CREEK RD ALISO VIEJO CA 92656 ***Facility ID**: FA0024729*	SW	0.01	3

Lower Elevation	Address	Direction	Distance mi	Map Key
KENNEDY PIPELINE CO	61 ARGONAUT ALISO VIEJO CA 92656 ***Facility ID**: FA0025143*	ESE	0.16	9

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Sep 24, 2015 has found that there are 3 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
CHEVRON STATION 200913	23022 ALISO CREEK RD ALISO VIEJO CA 92656	SW	0.01	3

Lower Elevation	Address	Direction	Distance mi	Map Key
AMBRY GENETICS CORP	15 ARGONAUT ALISO VIEJO CA 92656	ESE	0.01	2
HUNTER GRAPHICS INC	21 ARGONAUT ALISO VIEJO CA 92656	ESE	0.01	5

State

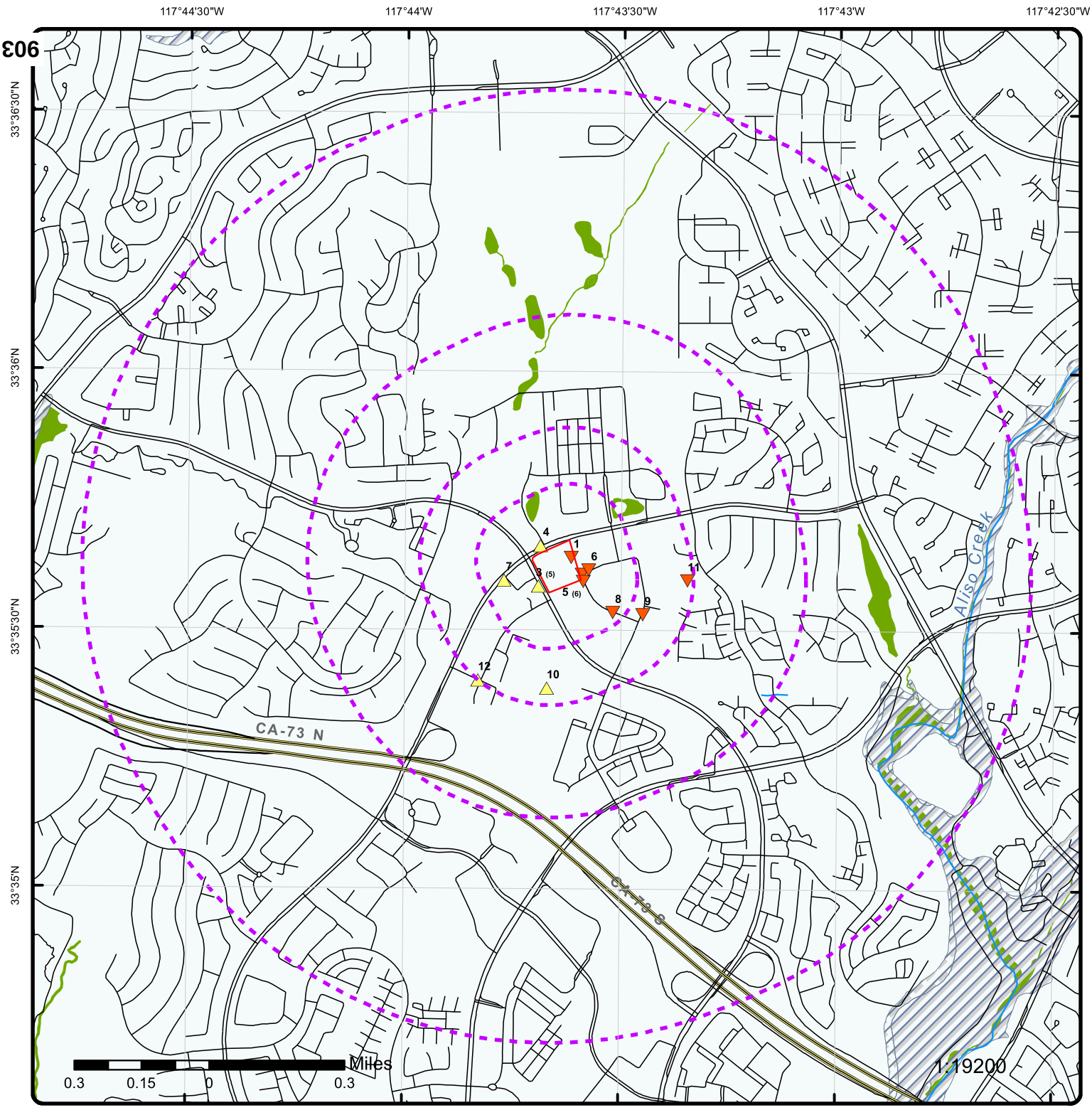
HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 2,2015 has found that there are 15 HAZNET site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
CHEVRON 200913	23022 ALISO CREEK RD ALISO VIEJO CA 926560000	SW	0.01	3

Lower Elevation	Address	Direction	Distance mi	Map Key
AMBRY GENETICS CORP	15 ARGONAUT ALISO VIEJO CA 926560000	ESE	0.01	2
AMBRY GENETICS CORPROATION	15 ARGONAUT ALISO VIEJO CA 92656	ESE	0.01	2
ARBONNE INTERNATIONAL	15 ARGONAUT ALISO VIEJO CA 926560000	ESE	0.01	2
1X KAMINARI	15 ARGONAUT STREET ALISO VIE JO CA 926560000	ESE	0.01	2
AMBRY GENETICS CORP	15 ARGONAUT ALISO VIEJO CA 926560000	ESE	0.01	2
CENTON ELECTRONICS INC	15 ARGONAUT ALISO VIEJO CA 92656	ESE	0.01	2

Lower Elevation	Address	Direction	Distance mi	Map Key
KAMANARI INC	15 ARGONAUT ALISO VIEJO CA 926561423	ESE	0.01	2
AMBRY GENETICS CORP	15 ARGONAUT ALISO VIEJO CA 926560000	ESE	0.01	2
GREEN CO SERVICES LLC	15 ARGONAUT ALISO VIEJO CA 926561423	ESE	0.01	2
STRACON MANUFACTURING	15 ARGONAUT ALISO VIEJO CA 926561423	ESE	0.01	2
NICHOLAS HOLDINGS	21 ARGONAUT STE A ALISO VIEJO CA 926564150	ESE	0.01	5
TOMORROW'S LOOK INC DBA DIMENSIONS SCRN	21 ARGONAUT ALISO VIEJO CA 926560000	ESE	0.01	5
HUNTER GRAPHICS INC	21 ARGONAUT ALISO VIEJO CA 926560000	ESE	0.01	5
HUNTER GRAPHICS INC	21 ARGONAUT ALISO VIEJO CA 926560000	ESE	0.01	5



Map : 1 Mile Radius

Order No: 20160204086

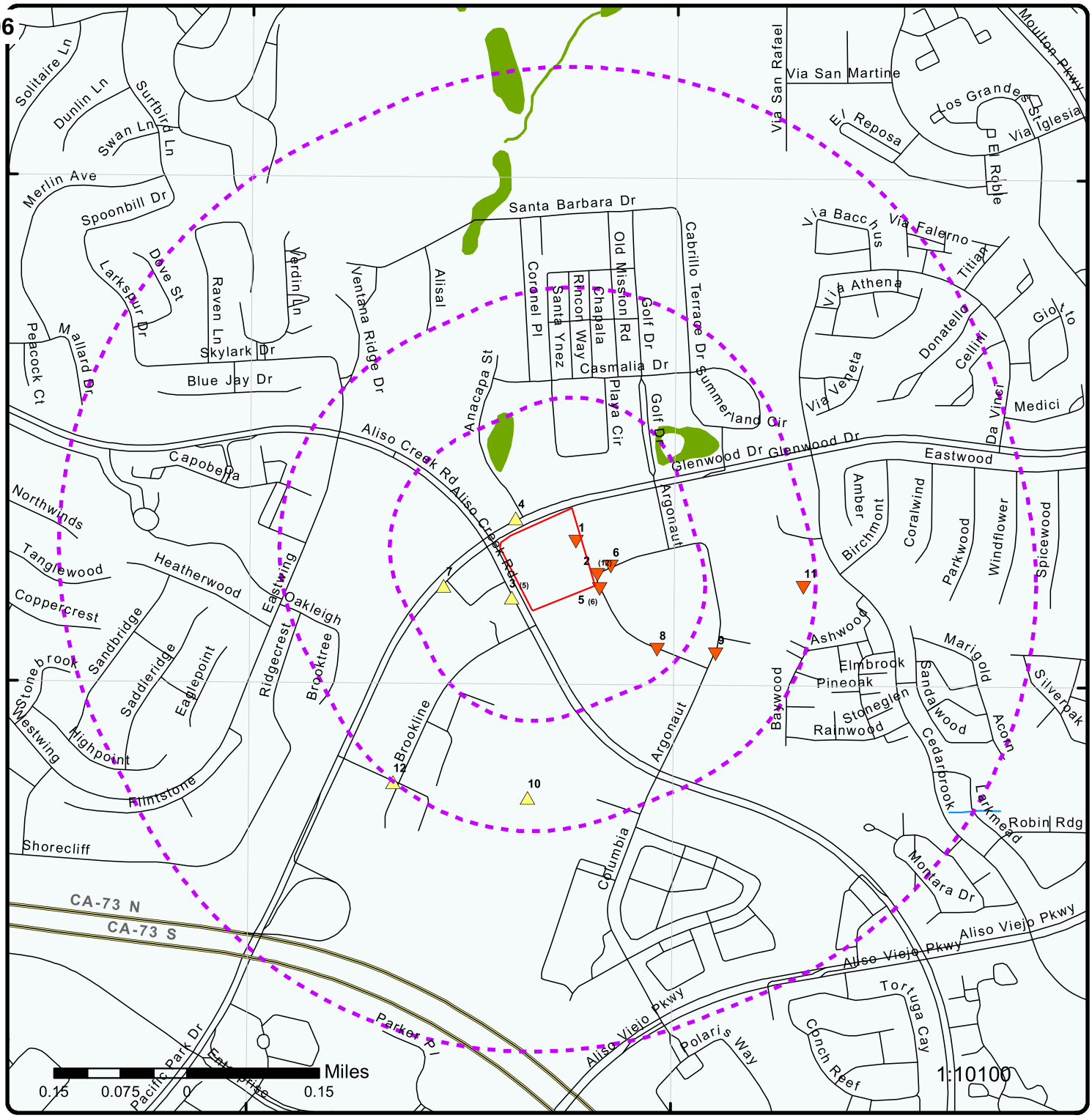
Address: 15 Argonaut, Aliso Viejo, CA, 92656

ENVIRONMENTAL RISK INFORMATION SERVICE

Project Property	Major Highways	County Boundary	Indian Reserve Land
Buffer Outline	Major Highways Ramps	State Boundary	Historic Fill
Eris Sites with Higher Elevation	Major Roads	500 Year Flood Zone	State Brownfield Sites
Eris Sites with Same Elevation	Major Roads Ramps	100 Year Flood Zone	State Brownfield Areas
Eris Sites with Lower Elevation	Secondary Roads	National Priority List Sites	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Secondary Roads Ramps	National Wetland	State Superfund Areas:NPL
Rails	Local Roads and Ramps	FWS Special Designation Areas	WQARF Areas

Source: © 2012 ESRI

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Map : 0.5 Mile Radius

Order No: 20160204086

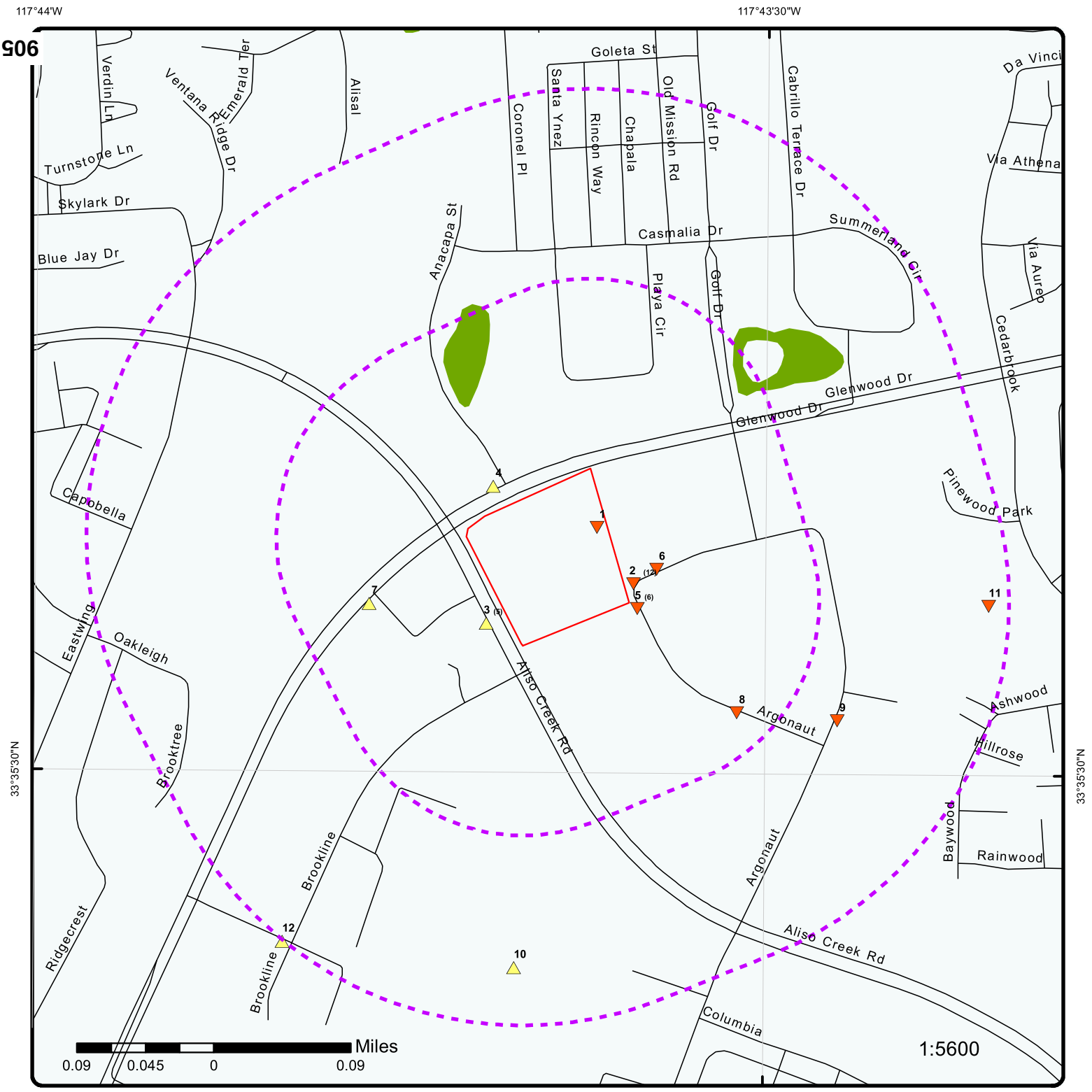
Address: 15 Argonaut, Aliso Viejo, CA, 92656

ENVIRONMENTAL RISK INFORMATION SERVICE

Project Property	Major Highways	County Boundary	Indian Reserve Land
Buffer Outline	Major Highways Ramps	State Boundary	Historic Fill
Eris Sites with Higher Elevation	Major Roads	500 Year Flood Zone	State Brownfield Sites
Eris Sites with Same Elevation	Major Roads Ramps	100 Year Flood Zone	State Brownfield Areas
Eris Sites with Lower Elevation	Secondary Roads	National Priority List Sites	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Secondary Roads Ramps	National Wetland	State Superfund Areas:NPL
Rails	Local Roads and Ramps	FWS Special Designation Areas	WQARF Areas

Source: © 2012 ESRI

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Map : 0.25 Mile Radius

Order No: 20160204086

Address: 15 Argonaut, Aliso Viejo, CA, 92656

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Major Highways	County Boundary	Indian Reserve Land
Buffer Outline	Major Highways Ramps	State Boundary	Historic Fill
Eris Sites with Higher Elevation	Major Roads	500 Year Flood Zone	State Brownfield Sites
Eris Sites with Same Elevation	Major Roads Ramps	100 Year Flood Zone	State Brownfield Areas
Eris Sites with Lower Elevation	Secondary Roads	National Priority List Sites	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Secondary Roads Ramps	National Wetland	State Superfund Areas:NPL
Rails	Local Roads and Ramps	FWS Special Designation Areas	WQARF Areas

Source: © 2012 ESRI

© Ecolog ERIS Ltd

117°43'30"W



Aerial

Order No: 20160204086

Address: 15 Argonaut, Aliso Viejo, CA, 92656

Source: ESRI World Imagery, Updated October 2014

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Detail Report

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
1	1 of 1	-/0.00	458.07	CHEVRON # 0200913 23022 ALISO CREEK RD ALISO VIEJO CA 92656	UST

Facility ID: 12182
County: Orange
Permitting Agency: ORANGE COUNTY
Latitude: 33.5940106
Longitude: -117.7269038

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
2	1 of 12	ESE/0.01	454.53	AMBRY GENETICS CORP 15 ARGONAUT ALISO VIEJO CA 92656	FINDS/FRS

Registry ID: 110044804218
FIPS Code: 06059
Program Acronyms:
HUC Code: 18070301
Site Type Name: STATIONARY
EPA Region Code: 09
Conveyor: FRS-GEOCODE
County Name: ORANGE
Source:
SIC Codes:
SIC Code Descriptions:
Federal Facility Code:
NAICS Codes: 541711
NAICS Code Descriptions:
Federal Agency Name:
US/Mexico Border Ind:
Congressional Dist No: 48
Census Block Code: 060590626344007
Create Date: 27-JAN-2012 11:14:12
Update Date: 28-MAR-2014 21:18:00
Location Description:
Supplemental Location:
Tribal Land Code:
Tribal Land Name:
Latitude: 33.59388
Longitude: -117.72721
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 30
Datum: NAD83
Reference Point: CENTER OF A FACILITY OR STATION
Interest Types: LQG
Facility Detail Rprt URL: http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110044804218

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
2	2 of 12	ESE/0.01	454.53	ARBONNE INTERNATIONAL 15 ARGONAUT	HAZNET

806

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
				ALISO VIEJO CA 926560000	

SIC Code:		Mailing City:	ALISO VIEJO
NAICS Code:		Mailing State:	CA
EPA ID:	CAC001314128	Mailing Zip:	926560000
Create Date:	6/22/1998	Region Code:	4
Fac Act Ind:	No	Owner Name:	ARBONNE INTERNATIONAL INC
Inact Date:	10/25/2000	Owner Addr 1:	15 ARGONAUT
File Source:	File Sent By Department	Owner Addr 2:	
County Code:	30	Owner City:	ALISO VIEJO
County Name:	Orange	Owner State:	CA
Mail Name:		Owner Zip:	926560000
Mailing Addr 1:	15 ARGONAUT	Owner Phone:	7147702610
Mailing Addr 2:		Owner Fax:	

Contact Information

Contact Name:	CRAIG ZURLINI - MANUFACT MGR
Street Address 1:	15 ARGONAUT
Street Address 2:	
City:	ALISO VIEJO
State:	CA
Zip:	926560000
Phone:	7147702610

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
2	3 of 12	ESE/0.01	454.53	1X KAMINARI 15 ARGONAUT STREET ALISO VIE JO CA 926560000	HAZNET

SIC Code:		Mailing City:	ALISO VIE JO
NAICS Code:		Mailing State:	CA
EPA ID:	CAC000646640	Mailing Zip:	925650000
Create Date:	10/16/1991	Region Code:	4
Fac Act Ind:	No	Owner Name:	MR JAN CUTTLER
Inact Date:	10/25/2000	Owner Addr 1:	--
File Source:	File Sent By Department	Owner Addr 2:	
County Code:	30	Owner City:	--
County Name:	Orange	Owner State:	99
Mail Name:		Owner Zip:	--
Mailing Addr 1:	15 ARGONAUT STREET	Owner Phone:	0000000000
Mailing Addr 2:		Owner Fax:	

Contact Information

Contact Name:	RICH BRADY/SALE MAN
Street Address 1:	
Street Address 2:	
City:	
State:	99
Zip:	
Phone:	8189610914

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
2	4 of 12	ESE/0.01	454.53	AMBRY GENETICS CORP 15 ARGONAUT ALISO VIEJO CA 926560000	HAZNET

606

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

SIC Code:	8071	**Mailing City:**	ALISO VIEJO
NAICS Code:	621511	**Mailing State:**	CA
EPA ID:	CAL000376362	**Mailing Zip:**	926560000
Create Date:	7/16/2012 11:52:58 AM	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	AMBRY GENETICS CORP
Inact Date:		**Owner Addr 1:**	15 ARGONAUT
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	30	**Owner City:**	ALISO VIEJO
County Name:	Orange	**Owner State:**	CA
Mail Name:		**Owner Zip:**	926560000
Mailing Addr 1:	15 ARGONAUT	**Owner Phone:**	9499005548
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	BELINDA DIN
Street Address 1:	15 ARGONAUT
Street Address 2:	
City:	ALISO VIEJO
State:	CA
Zip:	926560000
Phone:	9499005548

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2 ***5 of 12*** ***ESE/0.01*** ***454.53*** ***CENTON ELECTRONICS INC*** ***HAZNET***
15 ARGONAUT
ALISO VIEJO CA 92656

SIC Code:		**Mailing City:**	ALISO VIEJO
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAL000298473	**Mailing Zip:**	926563371
Create Date:	9/15/2005 2:21:01 PM	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	CENTON ELECTRONICS INC
Inact Date:	6/30/2008	**Owner Addr 1:**	15 ARGONAUT
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	30	**Owner City:**	ALISO VIEJO
County Name:	Orange	**Owner State:**	CA
Mail Name:		**Owner Zip:**	926560000
Mailing Addr 1:	27412 ALISO VIEJO PKWY	**Owner Phone:**	9498559111
Mailing Addr 2:		**Owner Fax:**	0000000000

Contact Information

Contact Name:	JAY O'NEIL, OPERATIONS MGR
Street Address 1:	15 ARGONAUT
Street Address 2:	
City:	ALISO VIEJO
State:	CA
Zip:	926560000
Phone:	9496992036

Tanner Information

Generator EPA ID:	CAL000298473
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD003963592
TSD County Code:	43
TSD County:	Santa Clara

State Waste Code:	181
State Waste Code Desc.:	Other inorganic solid waste
Method Code:	R01
Method Description:	Recycler
Tons:	0.1375
Year:	2006
Generator EPA ID:	CAL000298473
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD003963592
TSD County Code:	43
TSD County:	Santa Clara
State Waste Code:	181
State Waste Code Desc.:	Other inorganic solid waste
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.165
Year:	2010
Generator EPA ID:	CAL000298473
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD003963592
TSD County Code:	43
TSD County:	Santa Clara
State Waste Code:	181
State Waste Code Desc.:	Other inorganic solid waste
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.275
Year:	2013
Generator EPA ID:	CAL000298473
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD003963592
TSD County Code:	43
TSD County:	Santa Clara
State Waste Code:	181
State Waste Code Desc.:	Other inorganic solid waste
Method Code:	H010
Method Description:	METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons:	0.613
Year:	2007
Generator EPA ID:	CAL000298473
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD003963592
TSD County Code:	43
TSD County:	Santa Clara
State Waste Code:	181
State Waste Code Desc.:	Other inorganic solid waste
Method Code:	H010
Method Description:	METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons:	0.225
Year:	2008

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Generator EPA ID: CAL000298473
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD003963592
TSD County Code: 43
TSD County: Santa Clara
State Waste Code: 181
State Waste Code Desc.: Other inorganic solid waste
Method Code: H010
Method Description: METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons: 0.125
Year: 2009

Generator EPA ID: CAL000298473
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD003963592
TSD County Code: 43
TSD County: Santa Clara
State Waste Code:
State Waste Code Desc.:
Method Code: H010
Method Description: METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons:
Year: 2008

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2 **6 of 12** **ESE/0.01** **454.53** **KAMANARI INC** **HAZNET**
15 ARGONAUT
ALISO VIEJO CA 926561423

SIC Code:
NAICS Code:
EPA ID: CAP982455610
Create Date: 5/13/1998
Fac Act Ind: No
Inact Date: 12/21/2000
File Source: File Sent By Department
County Code: 30
County Name: Orange
Mail Name:
Mailing Addr 1: --
Mailing Addr 2:

Mailing City: --
Mailing State: 99
Mailing Zip: 000000000
Region Code: 4
Owner Name: --
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name:
Street Address 1:
Street Address 2:
City:
State: 99
Zip:
Phone:

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2 **7 of 12** **ESE/0.01** **454.53** **AMBRY GENETICS CORP** **HAZNET**
15 ARGONAUT

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

ALISO VIEJO CA 926560000

SIC Code:	8733	***Mailing City:***	ALISO VIEJO
NAICS Code:	54171	***Mailing State:***	CA
EPA ID:	CAR000222810	***Mailing Zip:***	926560000
Create Date:	12/21/2011 6:48:08 AM	***Region Code:***	3
Fac Act Ind:	Yes	***Owner Name:***	AMBRY GENETICS CORPORATION
Inact Date:		***Owner Addr 1:***	15 ARGONAUT
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	30	***Owner City:***	ALISO VIEJO
County Name:	Orange	***Owner State:***	CA
Mail Name:	MARISSA TRACY	***Owner Zip:***	926560000
Mailing Addr 1:	15 ARGONAUT	***Owner Phone:***	9499005500
Mailing Addr 2:		***Owner Fax:***	9499005501

Contact Information

Contact Name:	MARISSA TRACY
Street Address 1:	15 ARGONAUT
Street Address 2:	
City:	ALISO VIEJO
State:	CA
Zip:	92656
Phone:	9499005540

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
2	8 of 12	ESE/0.01	454.53	***GREEN CO SERVICES LLC*** ***15 ARGONAUT*** ***ALISO VIEJO CA 926561423***	***HAZNET***

SIC Code:		***Mailing City:***	ALISO VIEJO
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002638779	***Mailing Zip:***	926561423
Create Date:	1/28/2009	***Region Code:***	4
Fac Act Ind:	No	***Owner Name:***	GREEN CO SERVICES LLC
Inact Date:	7/28/2009	***Owner Addr 1:***	15 ARGONAUT
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	30	***Owner City:***	ALISO VIEJO
County Name:	Orange	***Owner State:***	CA
Mail Name:		***Owner Zip:***	926561423
Mailing Addr 1:	15 ARGONAUT	***Owner Phone:***	9493051646
Mailing Addr 2:		***Owner Fax:***	

Contact Information

Contact Name:	MARK MISCIONE
Street Address 1:	15 ARGONAUT
Street Address 2:	
City:	ALISO VIEJO
State:	CA
Zip:	926561423
Phone:	9493051646

Tanner Information

Generator EPA ID:	CAC002638779
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD028409019

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 214
State Waste Code Desc.: Unspecified solvent mixture
Method Code: H061
Method Description: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons: 0.18
Year: 2009

Generator EPA ID: CAC002638779
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 331
State Waste Code Desc.: Off-specification, aged or surplus organics
Method Code: H061
Method Description: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons: 0.3465
Year: 2009

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2 | **9 of 12** | **ESE/0.01** | **454.53** | **STRACON MANUFACTURING**
15 ARGONAUT
ALISO VIEJO CA 926561423 | **HAZNET**

SIC Code: 9999
NAICS Code: 99999
EPA ID: CAL000277358
Create Date: 12/16/2003 3:29:15 PM
Fac Act Ind: No
Inact Date: 6/30/2006
File Source: File Sent By Department
County Code: 30
County Name: Orange
Mail Name:
Mailing Addr 1: 1672 KAISER AVE #1
Mailing Addr 2:

Mailing City: IRVINE
Mailing State: CA
Mailing Zip: 92614
Region Code: 4
Owner Name: LUONG NGUYEN
Owner Addr 1: 2 HORIZON
Owner Addr 2:
Owner City: NEWPORT COAST
Owner State: CA
Owner Zip: 92657
Owner Phone: 9497218138
Owner Fax:

Contact Information

Contact Name: PHONG T TRAN
Street Address 1: 15 ARGONAUT
Street Address 2:
City: ALISO VIEJO
State: CA
Zip: 926560000
Phone: 9496992058

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2 | **10 of 12** | **ESE/0.01** | **454.53** | **AMBRY GENETICS CORPROATION**
15 ARGONAUT
ALISO VIEJO CA 92656 | **HAZNET**

SIC Code: 8071
NAICS Code: 621512
EPA ID: CAL000368674

Mailing City: ALISO VIEJO
Mailing State: CA
Mailing Zip: 926560000

Create Date:	10/27/2011 11:32:25 AM	***Region Code:***	4
Fac Act Ind:	No	***Owner Name:***	AMBRY GENETICS CORPORATION
Inact Date:	7/3/2015	***Owner Addr 1:***	15 ARGONAUT
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	30	***Owner City:***	ALISO VIEJO
County Name:	Orange	***Owner State:***	CA
Mail Name:	MARISSA TRACY	***Owner Zip:***	926560000
Mailing Addr 1:	15 ARGONAUT	***Owner Phone:***	9499005500
Mailing Addr 2:		***Owner Fax:***	9499005501

Contact Information

Contact Name:	MARISSA TRACY
Street Address 1:	15 ARGONAUT
Street Address 2:	
City:	ALISO VIEJO
State:	CA
Zip:	92656
Phone:	9499005540

Tanner Information

Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAL000368674
TSD County Code:	30
TSD County:	Orange
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	
Method Description:	
Tons:	0.231
Year:	2013

Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.8778
Year:	2012

Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)

Tons:	0.147
Year:	2013
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	1.3818
Year:	2014
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	NMD002208627
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.2352
Year:	2014
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	ARD069748192
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	212
State Waste Code Desc.:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code:	H040
Method Description:	INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL
Tons:	0.023
Year:	2012
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	ARD069748192
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	212
State Waste Code Desc.:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code:	H040
Method Description:	INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL
Tons:	0.0355
Year:	2013
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange

TSD EPA ID:	UTD981552177
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	212
State Waste Code Desc.:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code:	H040
Method Description:	INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL
Tons:	0.0437
Year:	2012

Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	TXD055141378
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	212
State Waste Code Desc.:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code:	H040
Method Description:	INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL
Tons:	0.028
Year:	2013

Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	UTD981552177
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	212
State Waste Code Desc.:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code:	H040
Method Description:	INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL
Tons:	0.352
Year:	2013

Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	ARD069748192
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	212
State Waste Code Desc.:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code:	H040
Method Description:	INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL
Tons:	0.7565
Year:	2014

Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	UTD981552177
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	212
State Waste Code Desc.:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code:	H040
Method Description:	INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL
Tons:	1.2795

Year:	2014
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	NMD002208627
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.198
Year:	2013
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.017
Year:	2014
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	UTD981552177
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	
Method Description:	
Tons:	0.0215
Year:	2014
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	1.0505
Year:	2012
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange

TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.1195
Year:	2013
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.12
Year:	2014
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD059494310
TSD County Code:	43
TSD County:	Santa Clara
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.065
Year:	2014
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	ARD069748192
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H040
Method Description:	INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL
Tons:	0.0175
Year:	2014
Generator EPA ID:	CAL000368674
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	UTD981552177
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	352
State Waste Code Desc.:	Other organic solids

Method Code: H040
Method Description: INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL
Tons: 0.3445
Year: 2014

Generator EPA ID: CAL000368674
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD982444481
TSD County Code: 36
TSD County: San Bernardino
State Waste Code: 513
State Waste Code Desc.: Empty containers less than 30 gallons
Method Code: H141
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.119
Year: 2014

Generator EPA ID: CAL000368674
Generator County Code: 30
Generator County: Orange
TSD EPA ID: NMD002208627
TSD County Code: 99
TSD County: Unknown
State Waste Code: 551
State Waste Code Desc.: Laboratory waste chemicals
Method Code: H141
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.037
Year: 2013

Generator EPA ID: CAL000368674
Generator County Code: 30
Generator County: Orange
TSD EPA ID: NMD002208627
TSD County Code: 99
TSD County: Unknown
State Waste Code: 551
State Waste Code Desc.: Laboratory waste chemicals
Method Code: H141
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.068
Year: 2014

Generator EPA ID: CAL000368674
Generator County Code: 30
Generator County: Orange
TSD EPA ID: UTD981552177
TSD County Code: 99
TSD County: Unknown
State Waste Code: 551
State Waste Code Desc.: Laboratory waste chemicals
Method Code: H040
Method Description: INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL
Tons: 0.0725
Year: 2014

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

2 **11 of 12** **ESE/0.01** **454.53** **AMBRY GENETICS CORP** **HAZNET**
15 ARGONAUT
ALISO VIEJO CA 926560000

SIC Code:	8071	**Mailing City:**	ALISO VIEJO
NAICS Code:	621512	**Mailing State:**	CA
EPA ID:	CAL000376361	**Mailing Zip:**	926560000
Create Date:	7/16/2012 11:44:22 AM	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	CHARLES DUNLOP
Inact Date:		**Owner Addr 1:**	15 ARGONAUT
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	30	**Owner City:**	ALISO VIEJO
County Name:	Orange	**Owner State:**	CA
Mail Name:		**Owner Zip:**	926560000
Mailing Addr 1:	15 ARGONAUT	**Owner Phone:**	9499005500
Mailing Addr 2:		**Owner Fax:**	9499005501

Contact Information

Contact Name:	CESAR VAZQUEZ
Street Address 1:	15 ARGONAUT
Street Address 2:	
City:	ALISO VIEJO
State:	CA
Zip:	926560000
Phone:	9499005530

2 **12 of 12** **ESE/0.01** **454.53** **AMBRY GENETICS CORP** **RCRA GEN**
15 ARGONAUT
ALISO VIEJO CA 92656

EPA Handler ID:	CAR000222810
Current Site Name:	AMBRY GENETICS CORP
Generator Status Universe:	Large Quantity Generator
Land Type:	Private
Activity Location:	CA
TSD Activity:	N
Mixed Waste Generator:	N
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Inject Activity:	N
Rece Waste From Off Site:	N
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	15 ARGONAUT, , ALISO VIEJO, CA, 92656, US
Contact Name:	MARISSA J TRACY
Contact Address:	15 ARGONAUT, , ALISO VIEJO, CA, 92656, US

Contact Email: MTRACY@AMBRYGEN.COM
Location Street 2:

Owner/Operator Information
Owner/Operator Indicator: CO
Owner/Operator Name: ALCL INC
Owner/Operator Address: 2321 ROSECRANS AVE STE 2230 EL SEGUNDO CA US 90245
Owner/Operator Phone: 310-725-0006
Owner/Operator Type: P
Date Became Current: 19940629
Date Ended Current:

Owner/Operator Indicator: CP
Owner/Operator Name: AMBRY GENETICS CORP
Owner/Operator Address: US
Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 20120102
Date Ended Current:

Owner/Operator Indicator: CO
Owner/Operator Name: AICI LLC
Owner/Operator Address: 2101 ROSENCRANS AVE STE 4305 EL SEGUNDO US 92656
Owner/Operator Phone: 310-725-0006
Owner/Operator Type: P
Date Became Current: 19891001
Date Ended Current:

Owner/Operator Indicator: CP
Owner/Operator Name: AMBRY GENETICS CORP
Owner/Operator Address: US
Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 20120102
Date Ended Current:

NAICS Information

Naics Code: 62151
Naics Description: MEDICAL AND DIAGNOSTIC LABORATORIES

Naics Code: 541711
Naics Description: RESEARCH AND DEVELOPMENT IN BIOTECHNOLOGY

Handler Information

Date Received: 20111116
Facility Name: AMBRY GENETICS CORP
Classification: Small Quantity Generator

Date Received: 20150323
Facility Name: AMBRY GENETICS CORP
Classification: Large Quantity Generator

Hazardous Waste Information

Waste Code: 343
Waste: from br conversion

Waste Code:	352
Waste:	from br conversion
Waste Code:	212
Waste:	from br conversion
Waste Code:	561
Waste:	from br conversion
Waste Code:	U239
Waste:	BENZENE, DIMETHYL- (I,T) (OR) XYLENE (I)
Waste Code:	131
Waste:	from br conversion
Waste Code:	181
Waste:	from br conversion
Waste Code:	213
Waste:	from br conversion
Waste Code:	791
Waste:	from br conversion
Waste Code:	U031
Waste:	1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)
Waste Code:	U188
Waste:	PHENOL
Waste Code:	135
Waste:	from br conversion
Waste Code:	291
Waste:	from br conversion
Waste Code:	D002
Waste:	CORROSIVE WASTE
Waste Code:	U002
Waste:	2-PROPANONE (I) (OR) ACETONE (I)
Waste Code:	211
Waste:	from br conversion
Waste Code:	551
Waste:	from br conversion
Waste Code:	U044
Waste:	CHLOROFORM (OR) METHANE, TRICHLORO-
Waste Code:	122
Waste:	from br conversion
Waste Code:	123
Waste:	from br conversion
Waste Code:	D001
Waste:	IGNITABLE WASTE

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Waste Code: 221
Waste: from br conversion

Waste Code: F003
Waste: 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: U007
Waste: 2-PROPENAMIDE (OR) ACRYLAMIDE

Violation/Evaluation Information

3	*1 of 5*	*SW/0.01*	*512.95*	*23022 ALISO CREEK ALISO VIEJO CA*	*ERNS*

NRC Report Number: 1008008
Type Of Incident: MOBILE
Desc Remedial Action: SPILL KIT USED, MATERIAL CLEANED UP AND DISPOSED INTO HAZMAT DRUMS, CLEAN UP COMPLETE.
Description Of Incident: CALLER REPORTED A CUSTOMER FILLED A GAS TANK ON A VEHICLE THAT HAD A HOLE IN ITS TANK AND MATERIAL DISCHARGED ONTO THE CONCRETE.
Release Secured: Y
Release Rate:
Date Received: 4/6/2012 9:33:21 PM
Incident Cause: EQUIPMENT FAILURE
Incident Date: 4/6/2012 2:00:00 PM
Incident Location:
State Agency Notified: NONE
Federal Agency Notified: NONE
State Agency On Scene: NONE
State Agency Report Num: NONE
Responsible Company: CHEVRON
Estima Duration of Release:
Responsible Org Type: PRIVATE ENTERPRISE
Responsible City: BREA
Responsible State: CA
Responsible Zip: 92821
Fire Involved: N
Fire Extinguished: U
Any Evacuations: N
Who Evacuated:
Radius Of Evacuation:
Any Injuries: N
Number Injured:
Any Fatalities: N
Number Fatalities:
Any Damages: N
Damage Amount:
Employee Fatality:
Passenger Fatality:

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Occupant Fatality:	
Air Corridor Closed:	N
Air Corridor Desc:	
Air Closure Time:	
Waterway Corridor Closed:	N
Waterway Corridor Desc:	
Waterway Closure Time:	
Road Closed:	N
Road Desc:	
Road Closure Time:	
Major Artery:	N
Track Closed:	N
Track Desc:	
Track Closure Time:	
Media Interest:	NONE
Medium Desc:	LAND
Additional Medium Info:	CONCRETE
Body Of Water:	
Tributary Of:	
Weather Conditions:	SUNNY
Air Temperature:	78
Wind Speed:	
Wind Direction:	
Water Supply Contamin:	U
Nearest River Mile Marker:	
Passengers Transferred:	NO
Community Impact:	
Additional Info:	NO ADDITIONAL INFORMATION.

Material Spill Information

CHRIS Code:	GAS
CAS Number:	000000-00-0
UN Number:	
Amount Of Material:	3
Unit Of Material:	GALLON(S)
Name Of Material:	GASOLINE: AUTOMOTIVE (UNLEADED)
If Reached Water:	NO
Amount In Water:	
Unit Of Measure Reach Water:	

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
3	2 of 5	SW/0.01	512.95	***CHEVRON STATION 200913*** ***23022 ALISO CREEK RD*** ***ALISO VIEJO CA 92656***	***FINDS/FRS***

Registry ID:	110002877245
FIPS Code:	06059
Program Acronyms:	
HUC Code:	18070301
Site Type Name:	STATIONARY
EPA Region Code:	09
Conveyor:	FRS-GEOCODE
County Name:	ORANGE
Source:	
SIC Codes:	
SIC Code Descriptions:	
Federal Facility Code:	
NAICS Codes:	

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

NAICS Code Descriptions:	
Federal Agency Name:	
US/Mexico Border Ind:	
Congressional Dist No:	48
Census Block Code:	060590626344013
Create Date:	01-MAR-2000 00:00:00
Update Date:	03-DEC-2014 15:33:05
Location Description:	
Supplemental Location:	
Tribal Land Code:	
Tribal Land Name:	
Latitude:	33.59286
Longitude:	-117.72845
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Reference Point:	CENTER OF A FACILITY OR STATION
Interest Types:	HAZARDOUS WASTE BIENNIAL REPORTER, LQG, STATE MASTER
Facility Detail Rprt URL:	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002877245

3 **3 of 5** **SW/0.01** **512.95** **CHEVRON 200913** **HAZNET**
23022 ALISO CREEK RD
ALISO VIEJO CA 926560000

SIC Code:	5541	**Mailing City:**	SAN RAMON
NAICS Code:	44719	**Mailing State:**	CA
EPA ID:	CAD983637851	**Mailing Zip:**	945830000
Create Date:	5/21/1992	**Region Code:**	4
Fac Act Ind:	Yes	**Owner Name:**	CHEVRON
Inact Date:		**Owner Addr 1:**	PO BOX 6004
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	30	**Owner City:**	SAN RAMON
County Name:	Orange	**Owner State:**	CA
Mail Name:	ATTN: WASTE DESK	**Owner Zip:**	945830000
Mailing Addr 1:	PO BOX 6004	**Owner Phone:**	8773866044
Mailing Addr 2:		**Owner Fax:**	8668494435

Contact Information

Contact Name:	KATHY NORRIS-SLUSHER
Street Address 1:	6101 BOLLINGER CANYON RD.
Street Address 2:	
City:	SAN RAMON
State:	CA
Zip:	94583
Phone:	8773866044

Tanner Information

Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080010101
TSD County Code:	37
TSD County:	San Diego
State Waste Code:	133
State Waste Code Desc.:	Aqueous solution with total organic residues 10 percent or more
Method Code:	H01

Method Description:	Transfer station
Tons:	0.3127
Year:	1996
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	R01
Method Description:	Recycler
Tons:	0.0168
Year:	1999
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	R01
Method Description:	Recycler
Tons:	0.357
Year:	2001
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	R01
Method Description:	Recycler
Tons:	1.5162
Year:	2003
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD097030993
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	R01
Method Description:	Recycler
Tons:	4.2
Year:	2004
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008302903

TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	R01
Method Description:	Recycler
Tons:	0.042
Year:	2005
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.2058
Year:	2008
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.065
Year:	2013
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.085
Year:	2014
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	H141

928

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.21
Year:	2011
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	3.15
Year:	2013
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	R01
Method Description:	Recycler
Tons:	9.24
Year:	2004
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	213
State Waste Code Desc.:	Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Code:	R01
Method Description:	Recycler
Tons:	0.0834
Year:	1998
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	
Method Description:	
Tons:	0.05
Year:	2008
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange

TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	
Method Description:	
Tons:	0.01
Year:	2011
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD980883177
TSD County Code:	15
TSD County:	Kern
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	R01
Method Description:	Recycler
Tons:	15.012
Year:	1993
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD980883177
TSD County Code:	15
TSD County:	Kern
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	R01
Method Description:	Recycler
Tons:	7.506
Year:	1994
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	R01
Method Description:	Recycler
Tons:	2.502
Year:	2004
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)

Tons:	0.015
Year:	2008
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.045
Year:	2009
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.065
Year:	2010
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.0075
Year:	2011
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.0575
Year:	2012
Generator EPA ID:	CAD983637851

Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD044429835
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 331
State Waste Code Desc.: Off-specification, aged or surplus organics
Method Code: H141
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.0625
Year: 2013

Generator EPA ID: CAD983637851
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD008302903
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 331
State Waste Code Desc.: Off-specification, aged or surplus organics
Method Code: H141
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.099
Year: 2014

Generator EPA ID: CAD983637851
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD044429835
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 343
State Waste Code Desc.: Unspecified organic liquid mixture
Method Code:
Method Description:
Tons: 0.0102
Year: 2011

Generator EPA ID: CAD983637851
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD044429835
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 343
State Waste Code Desc.: Unspecified organic liquid mixture
Method Code: H141
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.085
Year: 2008

Generator EPA ID: CAD983637851
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD044429835
TSD County Code: 19
TSD County: Los Angeles

State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.0986
Year:	2009
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.068
Year:	2010
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.1904
Year:	2011
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.3058
Year:	2012
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY

(H010-H129) OR (H131-H135)
Tons: 0.185
Year: 2013

Generator EPA ID: CAD983637851
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD044429835
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 352
State Waste Code Desc.: Other organic solids
Method Code: H141
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.17
Year: 2014

Generator EPA ID: CAD983637851
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD982444481
TSD County Code: 36
TSD County: San Bernardino
State Waste Code: 352
State Waste Code Desc.: Other organic solids
Method Code: H141
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.1
Year: 2007

Generator EPA ID: CAD983637851
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD982444481
TSD County Code: 36
TSD County: San Bernardino
State Waste Code: 352
State Waste Code Desc.: Other organic solids
Method Code: H129
Method Description: OTHER TREATMENT
Tons: 0.075
Year: 2007

Generator EPA ID: CAD983637851
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD982444481
TSD County Code: 36
TSD County: San Bernardino
State Waste Code: 352
State Waste Code Desc.: Other organic solids
Method Code: H129
Method Description: OTHER TREATMENT
Tons: 0.02
Year: 2011

Generator EPA ID: CAD983637851
Generator County Code: 30

Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H129
Method Description:	OTHER TREATMENT
Tons:	0.025
Year:	2012
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H010
Method Description:	METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons:	0.02
Year:	2008
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H010
Method Description:	METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons:	0.02
Year:	2009
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H010
Method Description:	METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons:	0.03
Year:	2010
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H010
Method Description:	METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Tons:	0.0625
Year:	2012
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982484933
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	512
State Waste Code Desc.:	Other empty containers 30 gallons or more
Method Code:	R01
Method Description:	Recycler
Tons:	18
Year:	2004
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982484933
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	512
State Waste Code Desc.:	Other empty containers 30 gallons or more
Method Code:	D99
Method Description:	Disposal, other
Tons:	2
Year:	2004
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982484933
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	513
State Waste Code Desc.:	Empty containers less than 30 gallons
Method Code:	D99
Method Description:	Disposal, other
Tons:	1.5
Year:	1997
Generator EPA ID:	CAD983637851
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	
State Waste Code Desc.:	
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	
Year:	2013

3	***4 of 5***	***SW/0.01***	***512.95***	***CHEVRON 200913 23022 ALISO CREEK RD***	***RCRA GEN***

EPA Handler ID:	CAD983637851
Current Site Name:	CHEVRON 200913
Generator Status Universe:	Large Quantity Generator
Land Type:	Private
Activity Location:	CA
TSD Activity:	N
Mixed Waste Generator:	N
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Inject Activity:	N
Rece Waste From Off Site:	N
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	23022, ALISO CREEK RD, , ALISO VIEJO, CA, 92656,
Contact Name:	KATHY NORRIS
Contact Address:	PO BOX 6004, , SAN RAMON, CA, 94583,
Contact Email:	NAWTDESK@CHEVRON.COM
Location Street 2:	

Owner/Operator Information

Owner/Operator Indicator:	CO
Owner/Operator Name:	CHEVRON USA INC
Owner/Operator Address:	PO BOX 6004 SAN RAMON CA 94583
Owner/Operator Phone:	9258421000
Owner/Operator Type:	P
Date Became Current:	19900614
Date Ended Current:	

Owner/Operator Indicator:	CP
Owner/Operator Name:	CHEVRON USA INC
Owner/Operator Address:	
Owner/Operator Phone:	
Owner/Operator Type:	P
Date Became Current:	19900614
Date Ended Current:	

Owner/Operator Indicator:	CO
Owner/Operator Name:	CHEVRON PRODUCTS CO.
Owner/Operator Address:	PO BOX 6004 SAN RAMON CA US 94583
Owner/Operator Phone:	
Owner/Operator Type:	P
Date Became Current:	19900614
Date Ended Current:	

Owner/Operator Indicator:	CP
Owner/Operator Name:	CHEVRON STATIONS INC.
Owner/Operator Address:	US

Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 19900614
Date Ended Current:

Owner/Operator Indicator: CO
Owner/Operator Name: CHEVRON PRODUCTS COMPANY
Owner/Operator Address: P O BOX 6004 SAN RAMON CA 94583
Owner/Operator Phone: 9258425931
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

Owner/Operator Indicator: CO
Owner/Operator Name: CHEVRON PRODUCTS CO.
Owner/Operator Address: PO BOX 6004 SAN RAMON CA US 94583
Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 19900614
Date Ended Current:

Owner/Operator Indicator: CP
Owner/Operator Name: CHEVRON STATIONS INC.
Owner/Operator Address: US
Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 19900614
Date Ended Current:

NAICS Information

Naics Code: 44711
Naics Description: GASOLINE STATIONS WITH CONVENIENCE STORES

Handler Information

Date Received: 20140301
Facility Name: CHEVRON 200913
Classification: Large Quantity Generator

Date Received: 20040223
Facility Name: CHEVRON 200913
Classification: Small Quantity Generator

Date Received: 20020617
Facility Name: CHEVRON STATION NO 200913
Classification: Small Quantity Generator

Date Received: 20040223
Facility Name: CHEVRON 200913
Classification: Large Quantity Generator

Hazardous Waste Information

Waste Code: D001
Waste: IGNITABLE WASTE

Waste Code: D018
Waste: BENZENE

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Violation/Evaluation Information

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3 **5 of 5** **SW/0.01** **512.95** **CHEVRON # 0200913** **ORANGE UST**
23022 ALISO CREEK RD
ALISO VIEJO CA 92656

Facility ID: FA0024729

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4 **1 of 1** **NW/0.02** **512.50** **ECONO LUBE N TUNE** **UST**
22932 GLENWOOD DR
ALISO VIEJO CA 92656

Facility ID: 14836
County: Orange
Permitting Agency: ORANGE COUNTY
Latitude: 33.5943958
Longitude: -117.7280934

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5 **1 of 6** **ESE/0.01** **454.43** **HUNTER GRAPHICS INC** **FINDS/FRS**
21 ARGONAUT
ALISO VIEJO CA 92656

Registry ID: 110002837306
FIPS Code: 06059
Program Acronyms:
HUC Code: 18070301
Site Type Name: STATIONARY
EPA Region Code: 09
Conveyor: FRS-GEOCODE
County Name: ORANGE
Source:
SIC Codes:
SIC Code Descriptions:
Federal Facility Code: Yes
NAICS Codes:
NAICS Code Descriptions:
Federal Agency Name:
US/Mexico Border Ind:
Congressional Dist No: 48
Census Block Code: 060590626344007
Create Date: 01-MAR-2000 00:00:00
Update Date: 08-AUG-2010 16:54:23
Location Description:
Supplemental Location:
Tribal Land Code:
Tribal Land Name:
Latitude: 33.59284
Longitude: -117.72688
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 30
Datum: NAD83
Reference Point: CENTER OF A FACILITY OR STATION
Interest Types: SQG
Facility Detail Rprt URL: http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002837306

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
5	2 of 6	ESE/0.01	454.43	HUNTER GRAPHICS INC 21 ARGONAUT ALISO VIEJO CA 926560000	HAZNET

SIC Code:		**Mailing City:**	ALISO VIEJO
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAD982509853	**Mailing Zip:**	926560000
Create Date:	6/29/1990	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	--
Inact Date:	6/30/1996	**Owner Addr 1:**	--
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	30	**Owner City:**	--
County Name:	Orange	**Owner State:**	99
Mail Name:		**Owner Zip:**	--
Mailing Addr 1:	21 ARGONAUT	**Owner Phone:**	0000000000
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	INACTIVE UNDELIVERABLE FEE 96
Street Address 1:	
Street Address 2:	
City:	
State:	99
Zip:	
Phone:	

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
5	3 of 6	ESE/0.01	454.43	TOMORROW'S LOOK INC DBA DIMENSIONS SCRN 21 ARGONAUT ALISO VIEJO CA 926560000	HAZNET

SIC Code:	8099	**Mailing City:**	SANTA ANA
NAICS Code:	54143	**Mailing State:**	CA
EPA ID:	CAL000120890	**Mailing Zip:**	927040000
Create Date:	1/3/1995	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	STEVE MELLGREN
Inact Date:	6/30/2002	**Owner Addr 1:**	2313 S SUSAN ST
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	30	**Owner City:**	SANTA ANA
County Name:	Orange	**Owner State:**	CA
Mail Name:		**Owner Zip:**	927040000
Mailing Addr 1:	2313 S SUSAN ST	**Owner Phone:**	9495979100
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	RHONDA EVANS OFFICE MANAGER
Street Address 1:	BUS MOVED PER VQ01,MB
Street Address 2:	
City:	ALISO VIEJO
State:	CA
Zip:	926561423
Phone:	7142411441

Tanner Information

Generator EPA ID:	CAL000120890

Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008252405
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	R01
Method Description:	Recycler
Tons:	0.954
Year:	1999

Generator EPA ID:	CAL000120890
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008252405
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	R01
Method Description:	Recycler
Tons:	1.134
Year:	2000

Generator EPA ID:	CAL000120890
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080033681
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H01
Method Description:	Transfer station
Tons:	0.4
Year:	2000

Generator EPA ID:	CAL000120890
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080033681
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	0.9
Year:	1999

Generator EPA ID:	CAL000120890
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080033681
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	D80

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Method Description: Disposal, landfill
Tons: 0.66
Year: 2000

Generator EPA ID: CAL000120890
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAT080033681
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 352
State Waste Code Desc.: Other organic solids
Method Code: D80
Method Description: Disposal, landfill
Tons: 1
Year: 2001

Generator EPA ID: CAL000120890
Generator County Code: 30
Generator County: Orange
TSD EPA ID: CAD982524613
TSD County Code: 30
TSD County: Orange
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.0834
Year: 1995

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5 **4 of 6** **ESE/0.01** **454.43** **HUNTER GRAPHICS INC** **HAZNET**
21 ARGONAUT
ALISO VIEJO CA 926560000

SIC Code:
NAICS Code:
EPA ID: CAL000034671
Create Date: 7/5/1990
Fac Act Ind: No
Inact Date: 6/30/1995
File Source: File Sent By Department
County Code: 30
County Name: Orange
Mail Name:
Mailing Addr 1: 21 ARGONAUT
Mailing Addr 2:

Mailing City: ALISO VIEJO
Mailing State: CA
Mailing Zip: 926560000
Region Code: 4
Owner Name: ALEX C HUNTER
Owner Addr 1: 30472 LE PORT
Owner Addr 2:
Owner City: LAGUNA NIGUEL
Owner State: CA
Owner Zip: 926770000
Owner Phone: 7142499839
Owner Fax:

Contact Information

Contact Name: INACTIVE PER 95 FEE FORM
Street Address 1:
Street Address 2:
City:
State: 99
Zip:
Phone:

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
5	5 of 6	ESE/0.01	454.43	NICHOLAS HOLDINGS 21 ARGONAUT STE A ALISO VIEJO CA 926564150	HAZNET

SIC Code:		**Mailing City:**	ALISO VIEJO
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002703799	**Mailing Zip:**	92656
Create Date:	8/30/2012	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	NICHOLAS HOLDINGS
Inact Date:	11/29/2012	**Owner Addr 1:**	15 ENTERPRISE STE 550
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	30	**Owner City:**	ALISO VIEJO
County Name:	Orange	**Owner State:**	CA
Mail Name:		**Owner Zip:**	92656
Mailing Addr 1:	15 ENTERPRISE STE 550	**Owner Phone:**	9494484337
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	LAURA GOMEZ
Street Address 1:	15 ENTERPRISE STE 550
Street Address 2:	
City:	ALISO VIEJO
State:	CA
Zip:	92656
Phone:	9494484337

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
5	6 of 6	ESE/0.01	454.43	HUNTER GRAPHICS INC 21 ARGONAUT ALISO VIEJO CA 92656	RCRA GEN

EPA Handler ID:	CAD982509853
Current Site Name:	HUNTER GRAPHICS INC
Generator Status Universe:	Small Quantity Generator
Land Type:	Federal
Activity Location:	CA
TSD Activity:	N
Mixed Waste Generator:	N
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Inject Activity:	N
Rece Waste From Off Site:	N
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	21, ARGONAUT, , ALISO VIEJO, CA, 92656,
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	21 ARGONAUT, , ALISO VIEJO, CA, 92656, US
Contact Email:	

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Location Street 2:

Owner/Operator Information
Owner/Operator Indicator: CO
Owner/Operator Name: ALEX HUNTER
Owner/Operator Address: NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone: 4155551212
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

Owner/Operator Indicator: CP
Owner/Operator Name: NOT REQUIRED
Owner/Operator Address: NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone: 4155551212
Owner/Operator Type: F
Date Became Current:
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19891114
Facility Name: HUNTER GRAPHICS INC
Classification: Small Quantity Generator

Hazardous Waste Information

Violation/Evaluation Information

6	*1 of 1*	*E/0.02*	*454.88*	***AMBRY GENETICS CORPORATION*** ***7 ARGONAUT*** ***ALISO VIEJO CA 92656***	***RCRA GEN***

EPA Handler ID: CAR000254599
Current Site Name: AMBRY GENETICS CORPORATION
Generator Status Universe: Large Quantity Generator
Land Type: Private
Activity Location: CA
TSD Activity: N
Mixed Waste Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Inject Activity: N
Rece Waste From Off Site: N
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:

Mailing Address:	15, ARGONAUT, , ALISO VIEJO, CA, 92656, US
Contact Name:	MARISSA J TRACY
Contact Address:	15, ARGONAUT, , ALISO VIEJO, CA, 92656, US
Contact Email:	MTRACY@AMBRYGEN.COM
Location Street 2:	

Owner/Operator Information

Owner/Operator Indicator:	CO
Owner/Operator Name:	AMBRY GENETICS CORPORATION
Owner/Operator Address:	ARGONAUT ALISO VIEJO US 92656
Owner/Operator Phone:	9499005500
Owner/Operator Type:	P
Date Became Current:	20141106
Date Ended Current:	

Owner/Operator Indicator:	CP
Owner/Operator Name:	AMBRY GENETICS CORPORATION
Owner/Operator Address:	ARGONAUT ALISO VIEJO US 92656
Owner/Operator Phone:	9499005500
Owner/Operator Type:	P
Date Became Current:	20141106
Date Ended Current:	

NAICS Information

Naics Code:	541711
Naics Description:	RESEARCH AND DEVELOPMENT IN BIOTECHNOLOGY

Handler Information

Date Received:	20150630
Facility Name:	AMBRY GENETICS CORPORATION
Classification:	Large Quantity Generator

Hazardous Waste Information

Waste Code:	135
Waste:	from br conversion
Waste Code:	D001
Waste:	IGNITABLE WASTE
Waste Code:	343
Waste:	from br conversion
Waste Code:	F002
Waste:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Waste Code:	123
Waste:	from br conversion

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Waste Code: 212
Waste: from br conversion

Waste Code: D002
Waste: CORROSIVE WASTE

Waste Code: 352
Waste: from br conversion

Violation/Evaluation Information

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
7	1 of 1	WSW/0.08	528.22	MEINEKE & ECONO LUBE #4129 22932 GLENWOOD ALISO VIEJO CA 92656	ORANGE AST

Facility ID: FA0053111
Care of:

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
8	1 of 1	SE/0.10	447.86	PARA TECH COATING INC 35 ARGONAUT ALISO VIEJO CA 92656	RCRA GEN

EPA Handler ID: CAR000057828
Current Site Name: PARA TECH COATING INC
Generator Status Universe: Small Quantity Generator
Land Type: Private
Activity Location: CA
TSD Activity: N
Mixed Waste Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Inject Activity: N
Rece Waste From Off Site: N
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 35 ARGONAUT, , ALISO VIEJO, CA, 92656,
Contact Name: LUIS SORIANO
Contact Address: 35 ARGONAUT, , ALISO VIEJO, CA, 92656, US
Contact Email:
Location Street 2:

Owner/Operator Information
Owner/Operator Indicator: CO
Owner/Operator Name: JEFFREY STEWART
Owner/Operator Address: 35 ARGONAUT ALISO VIEJO CA 92656
Owner/Operator Phone: 9498558010
Owner/Operator Type: P

946

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Date Became Current:
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19991013
Facility Name: PARA TECH COATING INC
Classification: Small Quantity Generator

Hazardous Waste Information

Waste Code: D001
Waste: IGNITABLE WASTE

Violation/Evaluation Information

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9 | 1 of 1 | ESE/0.16 | 442.50 | KENNEDY PIPELINE CO, 61 ARGONAUT, ALISO VIEJO CA 92656 | ORANGE UST

Facility ID: FA0025143

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10 | 1 of 1 | S/0.21 | 555.58 | UNITED PARCEL SERVICE, 22 BROOKLINE, ALISO VIEJO CA 92656 | UST

Facility ID: 10049
County: Orange
Permitting Agency: ORANGE COUNTY
Latitude: 33.5897987
Longitude: -117.7278219

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11 | 1 of 1 | E/0.24 | 385.38 | KENNEDY PIPELINE CO, 61 ARGONAUT, ALISO VIEJO CA 92656 | UST

Facility ID: 9851
County: Orange
Permitting Agency: ORANGE COUNTY
Latitude: 33.5932802
Longitude: -117.7224319

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12 | 1 of 1 | SW/0.25 | 552.94 | UNITED PARCEL SERVICE, 22 BROOKLINE, ALISO VIEJO CA 92656 | LUST

Global ID: T0605902532
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1996-01-04 00:00:00
RB Case Number: 9UT3197
LOC Case Number: 95UT025
CUF Case: NO
Potential Cntm of Concrn: Diesel, Gasoline
Potential Media Affected: Soil

County:	Orange
Latitude:	33.5920773
Longitude:	-117.7289683
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	KL
Local Agency:	ORANGE COUNTY LOP
File Location:	Local Agency

Status History

Status:	Completed - Case Closed
Status Date:	1996-01-04 00:00:00
Status:	Open - Case Begin Date
Status Date:	1995-04-06 00:00:00

Activities

Action Type:	Other
Date:	1995-04-06 00:00:00
Action:	Leak Discovery
Action Type:	Other
Date:	1995-04-06 00:00:00
Action:	Leak Reported

Contact Information

Contact Type:	Local Agency Caseworker
Contact Name:	JAMES STROZIER
Organization Name:	ORANGE COUNTY LOP
Address:	1241 E. DYER ROAD SUITE 120
City:	SANTA ANA
Email:	jstrozier@ochca.com
Phone Number:	7144336273
Contact Type:	Local Agency Caseworker
Contact Name:	KEVIN LAMBERT
Organization Name:	ORANGE COUNTY LOP
Address:	1241 E DYER ROAD SUITE 120
City:	SANTA ANA
Email:	klambert@ochca.com
Phone Number:	7144336261

Unplottable Summary

Total: 20 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CHMIRS	South Coast Water District	400 yards from the mouth of Aliso Creek	Laguna Beach CA	92607-0205	821805798
CHMIRS	chp san juan capistrano	glenwood 10 ft west of moulton parkway residential area	aliso viejo CA	92653	821809885
CHMIRS	Laguna Beach Public Works Dept	Incident Locations // Cleo St // Main Beach // Bluebird Canyon// Aliso Creek.	Laguna Beach CA	92651	821881171
CHMIRS	So Orange Co Waste Water Authority	Laguna Nigel Regional Park La Pas Road and Aliso Creek Road	Laguna Niguel CA		821756365
CHMIRS	So. Orange Co. Waste Water Authority	Nearest cross streets are Aliso Creek and Alisha Parkway	Laguna Niguel CA	92677	821771490
CHMIRS	Laguna Beach Dept of Marine Safety	Aliso Creek Beach, nearest cross street to the North is PCH and Westley, Latitud de 33ï¿½ 30' 38" N, Longitude 117ï¿½ 45' 9" W	Laguna Beach CA		821774537
ENVIROSTOR	LAGUNA NIGUEL ELEMENTARY SCHOOL	MOULTON PARKWAY/ALISO NIGUEL	LAGUNA NIGUEL CA	92656	820296671
ENVIROSTOR	ELEMENTARY SCHOOL	ALISO CREEK ROAD/NIGUEL HEIGHTS BOULEVARD	LAGUNA NIGUEL CA	92656	820299951
FINDS/FRS	PACIFIC BELL	27151 ALISO CREEK RD	LAGUNA NIGUEL CA	92677	816467121
HAZNET	1X DUNNE PROPERTIES CORP.	92 ARGONAUT	LAGUNA HILLS CA	927020000	826439284

HAZNET	MOULTON NIGUEL WATER DISTRICT	27155 ALISO CREEK RD	LAGUNA NIGUEL CA	92607	826759766
HAZNET	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	27151 ALISO CREEK RD	LAGUNA NIGUEL CA	926770000	826679317
HAZNET	GONZO GRAPHICS	2741 ALISO CREEK RD	ALISO VIEJO CA	926560000	826950231
HAZNET	SOUTHERN CALIFORNIA EDISON BORREGO SUBSTATION	SOUTHWEST CORNER OF EL TORO RD AND ALISO CREEK RD	LAGUNA WOODS CA	92637	826410464
HHSS	LAGUNA NIGUEL REGIONAL PARK	28241 LA PAZRD. LA PAZ & ALISO CREEK	LAGUNA NIGUEL CA	92677	822958737
HHSS	PACIFIC BELL LE-287	27151 ALISO CREEK RD	LAGUNA NIGUEL CA	92677	822946771
HIST MANIFEST		27151 ALISO CREEK RD	LAGUNA NIGUEL CA	926770000	827559391
RCRA GEN	PACIFIC BELL	27151 ALISO CREEK RD	LAGUNA NIGUEL CA	92677	810623844
SCH	ELEMENTARY SCHOOL	ALISO CREEK ROAD/NIGUEL HEIGHTS BOULEVARD	LAGUNA NIGUEL CA	92656	820263384
SCH	LAGUNA NIGUEL ELEMENTARY SCHOOL	MOULTON PARKWAY/ALISO NIGUEL	LAGUNA NIGUEL CA	92656	820264388

Unplottable Report

Site: ***South Coast Water District***
400 yards from the mouth of Aliso Creek Laguna Beach CA 92607-0205

CHMIRS

Control NO:	03-0249
Notified Date:	1/14/200312:28:11 PM
Year:	2003
Agency:	South Coast Water District
County:	Orange County
California Hazardous Material Incident Report System	
--	--
Contained:	Yes
Water Involved:	Yes
Water Way:	Aliso Creek
Incident Date:	1/14/200312:00:00 AM
Incident Time:	
Spill Site:	
Injuries?:	
Injuries Number:	0
Fatals?:	
Fatals Number:	0
Evacs?:	
Evacs Number:	0
Clean Up:	Responsible Party
Admin Agency:	Orange County Emergency Managment Div
Site:	Treatment/Sewage Facility
Cause:	
DOG Number:	
1 Substance:	
1 Quantity:	
1 Measure:	
1 Type:	
1 Other:	
1 Pipeline:	
1 Vessel 300 Tons:	
2 Substance:	
2 Quantity::	
2 Measure:	
2 Type:	
2 Other:	
2 Pipeline:	
2 Vessel 300 Tons:	
3 Substance:	
3 Quantity:	
3 Measure:	
3 Type:	
3 Other:	
3 Pipeline:	
3 Vessel 300 Tons:	
Barrels:	0
Cups:	0
Cubic Ft:	0
Gallons:	1,000

Grams: 0
Lbs: 0
Liters: 0
Ozs: 0
Pts: 0
Qts: 0
Sheen: 0
Tons: 0
Unknown: 0
Cause Other:
Notification Area:
Description:

Site: ***chp san juan capistrano***
glenwood 10 ft west of moulton parkway residential area aliso viejo CA 92653 CHMIRS

Control NO: 3944
Notified Date: 9/1/1994
Year: 1994
Agency: chp san juan capistrano
County: ORANGE

California Hazardous Material Incident Report System
-- --
Contained: NO
Water Involved: YES
Water Way:
Incident Date: 1130/01sept94
Incident Time:
Spill Site:
Injuries?:
Injuries Number: NO
Fatals?:
Fatals Number: NO
Evacs?:
Evacs Number: NO
Clean Up: orange county environ. mgmt agency
Admin Agency:
Site: RD
Cause:
DOG Number:
1 Substance:
1 Quantity: 2-gals
1 Measure:
1 Type: PETROLEUM
1 Other:
1 Pipeline:
1 Vessel 300 Tons:
2 Substance:
2 Quantity::
2 Measure:
2 Type:
2 Other:
2 Pipeline:
2 Vessel 300 Tons:
3 Substance:
3 Quantity:
3 Measure:
3 Type:
3 Other:
3 Pipeline:

3 Vessel 300 Tons:
Barrels:
Cups:
Cubic Ft:
Gallons:
Grams:
Lbs:
Liters:
Ozs:
Pts:
Qts:
Sheen:
Tons:
Unknown:
Cause Other:
Notification Area:
Description:

Site: ***Laguna Beach Public Works Dept***
Incident Locations // Cleo St // Main Beach // Bluebird Canyon// Aliso Creek. Laguna Beach CA 92651

CHMIRS

Control NO:	'10-7739
Notified Date:	12/22/2010 6:23
Year:	2010
Agency:	Laguna Beach Public Works Dept
County:	Orange County
California Hazardous Material Incident Report System	
--	--
Contained:	No
Water Involved:	Yes
Water Way:	Aliso Creek / Storm Drains
Incident Date:	12/22/2010
Incident Time:	300
Spill Site:	Waterways
Injuries?:	No
Injuries Number:	
Fatals?:	No
Fatals Number:	
Evacs?:	No
Evacs Number:	
Clean Up:	Unknown
Admin Agency:	Orange County Emergency Management Division
Site:	Aliso Creek / Storm Drains
Cause:	Other
DOG Number:	
1 Substance:	
1 Quantity:	Unknown
1 Measure:	Unknown
1 Type:	SEWAGE
1 Other:	
1 Pipeline:	
1 Vessel 300 Tons:	
2 Substance:	
2 Quantity::	
2 Measure:	
2 Type:	
2 Other:	
2 Pipeline:	
2 Vessel 300 Tons:	

3 Substance:
3 Quantity:
3 Measure:
3 Type:
3 Other:
3 Pipeline:
3 Vessel 300 Tons:
Barrels:
Cups:
Cubic Ft:
Gallons:
Grams:
Lbs:
Liters:
Ozs:
Pts:
Qts:
Sheen:
Tons:
Unknown:
Cause Other: System Inundation
Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS,CDPH-D.O.,LANDS,PARKS & REC,USCG,Co/WP,Co/Hlth,Co/E-Hlth
Description:

Site: ***So Orange Co Waste Water Authority***
Laguna Nigel Regional Park La Pas Road and Aliso Creek Road Laguna Niguel CA CHMIRS

Control NO: '08-8138
Notified Date: 11/12/2008 13:13
Year: 2008
Agency: So Orange Co Waste Water Authority
County: Orange County

California Hazardous Material Incident Report System
-- --
Contained: Yes
Water Involved: Yes
Water Way: Sulfur Creek
Incident Date: 11/12/2008
Incident Time: 930
Spill Site: Other
Injuries?:
Injuries Number: 0
Fatals?:
Fatals Number: 0
Evacs?:
Evacs Number: 0
Clean Up: Contractor
Admin Agency: Orange County Emergency Managment Div
Site: Sulfur Creek
Cause:
DOG Number:
1 Substance:
1 Quantity: 50
1 Measure: Gal(s)
1 Type: SEWAGE
1 Other:
1 Pipeline:
1 Vessel 300 Tons:
2 Substance:

2 Quantity::
2 Measure:
2 Type:
2 Other:
2 Pipeline:
2 Vessel 300 Tons:
3 Substance:
3 Quantity:
3 Measure:
3 Type:
3 Other:
3 Pipeline:
3 Vessel 300 Tons:
Barrels:
Cups:
Cubic Ft:
Gallons:
Grams:
Lbs:
Liters:
Ozs:
Pts:
Qts:
Sheen:
Tons:
Unknown:
Cause Other:
Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS,COASTAL COM,LANDS,PARKS & REC,USCG,Co/E-Hlth
Description:

Site: ***So. Orange Co. Waste Water Authority***
Nearest cross streets are Aliso Creek and Alisha Parkway Laguna Niguel CA 92677 CHMIRS

Control NO: '10-7201
Notified Date: 12/1/2010 11:53
Year: 2010
Agency: So. Orange Co. Waste Water Authority
County: Orange County

California Hazardous Material Incident Report System
-- --
Contained: Yes
Water Involved: Yes
Water Way: Sulfur Creek
Incident Date: 12/1/2010
Incident Time: 1000
Spill Site: Other
Injuries?: No
Injuries Number:
Fatals?: No
Fatals Number:
Evacs?: No
Evacs Number:
Clean Up: Responsible Party
Admin Agency: Orange County Emergency Management Division
Site: Sulfur Creek
Cause: Unknown
DOG Number:
1 Substance:
1 Quantity: 200-300

1 Measure:	Gal(s)
1 Type:	SEWAGE
1 Other:	
1 Pipeline:	
1 Vessel 300 Tons:	
2 Substance:	
2 Quantity::	
2 Measure:	
2 Type:	
2 Other:	
2 Pipeline:	
2 Vessel 300 Tons:	
3 Substance:	
3 Quantity:	
3 Measure:	
3 Type:	
3 Other:	
3 Pipeline:	
3 Vessel 300 Tons:	
Barrels:	
Cups:	
Cubic Ft:	
Gallons:	
Grams:	
Lbs:	
Liters:	
Ozs:	
Pts:	
Qts:	
Sheen:	
Tons:	
Unknown:	
Cause Other:	
Notification Area:	AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS,COASTAL COM,LANDS,PARKS & REC,USCG
Description:	

Site: ***Laguna Beach Dept of Marine Safety***
Aliso Creek Beach, nearest cross street to the North is PCH and Westley, Latitud de 33° 30' 38" N, Longitude 117° 45' 9" W Laguna Beach CA

CHMIRS

Control NO:	'09-8624
Notified Date:	12/30/2009 3:45
Year:	2009
Agency:	Laguna Beach Dept of Marine Safety
County:	Orange County
California Hazardous Material Incident Report System	
--	--
Contained:	Yes
Water Involved:	Yes
Water Way:	Pacific Ocean and Aliso Creek
Incident Date:	12/30/2009
Incident Time:	300
Spill Site:	Waterways
Injuries?:	No
Injuries Number:	
Fatals?:	No
Fatals Number:	
Evacs?:	No
Evacs Number:	

Clean Up:	Unknown
Admin Agency:	Orange County Emergency Management Division
Site:	Pacific Ocean and Aliso Creek
Cause:	Other
DOG Number:	
1 Substance:	
1 Quantity:	Unknown
1 Measure:	Gal(s)
1 Type:	PETROLEUM
1 Other:	
1 Pipeline:	
1 Vessel 300 Tons:	
2 Substance:	
2 Quantity::	
2 Measure:	
2 Type:	
2 Other:	
2 Pipeline:	
2 Vessel 300 Tons:	
3 Substance:	
3 Quantity:	
3 Measure:	
3 Type:	
3 Other:	
3 Pipeline:	
3 Vessel 300 Tons:	
Barrels:	
Cups:	
Cubic Ft:	
Gallons:	
Grams:	
Lbs:	
Liters:	
Ozs:	
Pts:	
Qts:	
Sheen:	
Tons:	
Unknown:	
Cause Other:	Vessel ran aground.
Notification Area:	AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS,COASTAL COM,LANDS,PARKS & REC,USCG,Co/WP
Description:	
California OES Update	
--	--
Occurence Date:	12/30/2009
Occurance Time:	300
Update Description:	12/30/2009 04:19:23 AM - CORRECTION - Section 2. f. should read CONTAINED - NO. Release is not contained.
Person Notifying Update	Person Notifying Update
Place:	
Update Known Impact:	
Update Cause:	
Situation Update:	CORRECTION - Section 2. f. should read CONTAINED - NO. Release is not contained.
DOC URL:	https://w3.calema.ca.gov/operational/malhaz.nsf/f1841a103c102734882563e200760c4a/aa1465374fd7f9798825769c0043b1a9?OpenDocument
California OES Update Quantities	
--	--
Amount:	
Meansure:	Gal(s)
Main Page Information	

--	--
Document Title:	Cal OES-Update
Creation Date:	12/30/2009 04:19 AM
Spill Site:	
Water Type:	PETROLEUM

Site: ***LAGUNA NIGUEL ELEMENTARY SCHOOL***
MOULTON PARKWAY/ALISO NIGUEL LAGUNA NIGUEL CA 92656 ENVIROSTOR

Estor/EPA ID:	30020001
Site Code:	404163
Cleanup Status:	INACTIVE - NEEDS EVALUATION AS OF 12/27/2000
Site Type:	SCHOOL
Potential Media Affected:	NONE SPECIFIED
Past Uses Caused Contam:	AGRICULTURAL - LIVESTOCK
APN:	NONE SPECIFIED
National Priorities List:	NO
Cleab up Oversight Agenci:	DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:	
Funding:	SCHOOL DISTRICT
Acres:	0 ACRES
School District:	CAPISTRANO UNIFIED SCHOOL DISTRICT
Assembly District:	73
Senate District:	36
Zip:	92656

POTENTIAL CONTAMI:

SITE HISTORY:

The site of unknown size historically was believed to be used as a sheep and or cattle pastureland. Several concerns were identified desilting basin, characterization of soil piles, and a description of the fill material and its origin.

Facility Information

--	--
Program Type:	SCHOOL EVALUATION
Status:	INACTIVE - NEEDS EVALUATION
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=30020001
--	--
Completed Activities	
--	--
Doc Link:	
Area Name:	
Sub Area:	
Document Type:	Phase 1
Date Completed:	1/24/2001
Comments:	The school district dropped the site in January 2001.
Activity Type:	Completed Activities
--	--

Site: ***ELEMENTARY SCHOOL***
ALISO CREEK ROAD/NIGUEL HEIGHTS BOULEVARD LAGUNA NIGUEL CA 92656 ENVIROSTOR

Estor/EPA ID:	30000001
Site Code:	404189
Cleanup Status:	NO ACTION REQUIRED AS OF 1/24/2001
Site Type:	SCHOOL
Potential Media Affected:	NO MEDIA AFFECTED
Past Uses Caused Contam:	NONE
APN:	NONE SPECIFIED
National Priorities List:	NO

Cleab up Oversight Agenci: DTSC - LEAD
Special Program:
Funding: SCHOOL DISTRICT
Acres: 8.45 ACRES
School District: CAPISTRANO UNIFIED SCHOOL DISTRICT
Assembly District: 73
Senate District: 36
Zip: 92656

POTENTIAL CONTAMI:

NO CONTAMINANTS FOUND

SITE HISTORY:

The subject site is vacant, prior to 1987 the site was undeveloped, rolling hillside terrain. In 1987-1988, the property was rough graded along with adjoining properties. Fill material was generated during the grading process. No agriculture appear to have occurred on the site

Facility Information
-- --
Program Type: SCHOOL EVALUATION
Status: NO ACTION REQUIRED
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=30000001
-- --
Completed Activities
-- --
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=30000001&doc_id=6003064
Area Name:
Sub Area:
Document Type: Phase 1
Date Completed: 1/24/2001
Comments:
Activity Type: Completed Activities
-- --

Site: ***PACIFIC BELL***
27151 ALISO CREEK RD LAGUNA NIGUEL CA 92677 FINDS/FRS

Registry ID: 110002952528
FIPS Code: 06059
Program Acronyms:
HUC Code: 18070301
Site Type Name: STATIONARY
EPA Region Code: 09
Conveyor: RCRIS
County Name: ORANGE
Source:
SIC Codes:
SIC Code Descriptions:
Federal Facility Code:
NAICS Codes:
NAICS Code Descriptions:
Federal Agency Name:
US/Mexico Border Ind:
Congressional Dist No: 48
Census Block Code: 060590626394000
Create Date: 01-MAR-2000 00:00:00
Update Date: 08-AUG-2010 17:01:23
Location Description:
Supplemental Location:

Tribal Land Code:
Tribal Land Name:
Latitude: 33.557
Longitude: -117.723889
Coord Collection Method: INTERPOLATION-MAP
Accuracy Value:
Datum: NAD83
Reference Point:
Interest Types: SQG, STATE MASTER
Facility Detail Rprt URL: http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002952528

Site: ***1X DUNNE PROPERTIES CORP.***
92 ARGONAUT LAGUNA HILLS CA 927020000

HAZNET

SIC Code:
NAICS Code:
EPA ID: CAD982470841
Create Date: 10/13/1988
Fac Act Ind: No
Inact Date: 1/1/1991
File Source: File Sent By Department
County Code: 30
County Name: Orange
Mail Name:
Mailing Addr 1: 28 BROOKHOLLOW DRIVE
Mailing Addr 2:

Mailing City: SANTA ANA
Mailing State: CA
Mailing Zip: 927020000
Region Code: 4
Owner Name: DUNN PROPERTIES
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:

Contact Information
-- --
Contact Name: GENE WILSON, CON MGR
Street Address 1: --
Street Address 2:
City: --
State: 99
Zip: --
Phone: 7145402100
-- --

Site: ***MOULTON NIGUEL WATER DISTRICT***
27155 ALISO CREEK RD LAGUNA NIGUEL CA 92607

HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002660046
Create Date: 11/18/2010
Fac Act Ind: No
Inact Date: 5/18/2011
File Source: File Sent By Department
County Code: 30
County Name: Orange
Mail Name:
Mailing Addr 1: 2161 GORDON RD
Mailing Addr 2:

Mailing City: LAGUNA HILLS
Mailing State: CA
Mailing Zip: 92656
Region Code: 4
Owner Name: MOULTON NIGUEL WATER DISTRICT
Owner Addr 1: 2161 GORDON RD
Owner Addr 2:
Owner City: LAGUNA HILLS
Owner State: CA
Owner Zip: 92656
Owner Phone: 9494253535
Owner Fax:

Contact Information
-- --
Contact Name: MARCOS LAZARO
Street Address 1: 2161 GORDON RD
Street Address 2:
City: LAGUNA HILLS
State: CA

096

Zip:	92656
Phone:	9494253535
--	--
Tanner Information	
--	--
Generator EPA ID:	CAC002660046
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	H039
Method Description:	OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons:	0.63
Year:	2010
--	--
Generator EPA ID:	CAC002660046
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	H039
Method Description:	OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons:	0.924
Year:	2011
--	--
Generator EPA ID:	CAC002660046
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD008252405
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	331
State Waste Code Desc.:	Off-specification, aged or surplus organics
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.05
Year:	2011
--	--

Site: ***PACIFIC BELL TELEPHONE CO DBA AT&T CALIF***
27151 ALISO CREEK RD LAGUNA NIGUEL CA 926770000

HAZNET

SIC Code:	4899	***Mailing City:***	SAN RAMON
NAICS Code:	51331	***Mailing State:***	CA
EPA ID:	CAT080025596	***Mailing Zip:***	945830000
Create Date:	7/23/1982	***Region Code:***	4
Fac Act Ind:	Yes	***Owner Name:***	PACIFIC BELL
Inact Date:		***Owner Addr 1:***	P.O. BOX 5095, 4W200I
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	30	***Owner City:***	SAN RAMON
County Name:	Orange	***Owner State:***	CA
Mail Name:		***Owner Zip:***	945830000
Mailing Addr 1:	P.O. BOX 5095, 4W200I	***Owner Phone:***	9258238866

Mailing Addr 2:		***Owner Fax:***	9259730584

Contact Information

--	--
Contact Name:	SEAN MCFARLANE
Street Address 1:	5001 EXECUTIVE PARKWAY
Street Address 2:	
City:	SAN RAMON
State:	CA
Zip:	945830000
Phone:	9252776725
--	--
Tanner Information	
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	T01
Method Description:	Treatment, tank
Tons:	10.5
Year:	2002
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	R01
Method Description:	Recycler
Tons:	1.89
Year:	2000
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	H039
Method Description:	OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons:	0.42
Year:	2009
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAL000027741
TSD County Code:	05
TSD County:	Calaveras
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste

Method Code:	D80
Method Description:	Disposal, landfill
Tons:	0.01
Year:	1994
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD067786749
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	10.1136
Year:	1993
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	0.4214
Year:	2003
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	H132
Method Description:	LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons:	0.4
Year:	2009
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	181
State Waste Code Desc.:	Other inorganic solid waste
Method Code:	H01
Method Description:	Transfer station
Tons:	0.075
Year:	2004
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD028409019

E96

TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	181
State Waste Code Desc.:	Other inorganic solid waste
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.65
Year:	2009
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	
Method Description:	
Tons:	2.28
Year:	1993
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	R01
Method Description:	Recycler
Tons:	0.076
Year:	2000
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	AZD009015389
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	R01
Method Description:	Recycler
Tons:	0.076
Year:	2004
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	241
State Waste Code Desc.:	Tank bottom waste
Method Code:	H039
Method Description:	OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons:	2.502
Year:	2009

--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAL000113451
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	R01
Method Description:	Recycler
Tons:	1.19
Year:	2004
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	AZD009015389
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	R01
Method Description:	Recycler
Tons:	0.935
Year:	2004
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD982444481
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H01
Method Description:	Transfer station
Tons:	0.01
Year:	2000
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	1
Year:	2009
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	352
State Waste Code Desc.:	Other organic solids

Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.025
Year:	2010
--	--

Site: ***GONZO GRAPHICS***
2741 ALISO CREEK RD ALISO VIEJO CA 926560000

HAZNET

SIC Code:		***Mailing City:***	LAGUNA HILLS
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAL000078259	***Mailing Zip:***	926530000
Create Date:	7/15/1993	***Region Code:***	4
Fac Act Ind:	No	***Owner Name:***	--
Inact Date:	12/31/1899	***Owner Addr 1:***	--
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	30	***Owner City:***	--
County Name:	Orange	***Owner State:***	99
Mail Name:		***Owner Zip:***	--
Mailing Addr 1:	23141 LA CADENA	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--
Contact Name:	UNDELIVERABLE PER 95 FEES FORM
Street Address 1:	MB
Street Address 2:	
City:	--
State:	99
Zip:	--
Phone:	--
--	--

Site: ***SOUTHERN CALIFORNIA EDISON BORREGO SUBSTATION***
SOUTHWEST CORNER OF EL TORO RD AND ALISO CREEK RD LAGUNA WOODS CA 92637

HAZNET

SIC Code:	4939	***Mailing City:***	ROSEMEAD
NAICS Code:	221121	***Mailing State:***	CA
EPA ID:	CAC002768451	***Mailing Zip:***	917700000
Create Date:	4/22/2014	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	SOUTHERN CALIFORNIA EDISON
Inact Date:	7/22/2014	***Owner Addr 1:***	PO BOX 800
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	30	***Owner City:***	ROSEMEAD
County Name:	Orange	***Owner State:***	CA
Mail Name:		***Owner Zip:***	917700000
Mailing Addr 1:	PO BOX 800	***Owner Phone:***	6268628458
Mailing Addr 2:		***Owner Fax:***	6263022031

Contact Information

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Contact Name:	SARA M. DUVALL
Street Address 1:	P.O. BOX 800
Street Address 2:	
City:	ROSEMEAD
State:	CA
Zip:	91770
Phone:	6268628458
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Tanner Information

996

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Generator EPA ID:	CAC002768451
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD050806850
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.228
Year:	2014
--	--
Generator EPA ID:	CAC002768451
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD050806850
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	261
State Waste Code Desc.:	Polychlorinated biphenyls and material containing PCBs
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	1.6263
Year:	2014
--	--

Site: ***LAGUNA NIGUEL REGIONAL PARK***
28241 LA PAZRD. LA PAZ & ALISO CREEK LAGUNA NIGUEL CA 92677 HHSS

County:	
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e811.pdf

Site: ***PACIFIC BELL LE-287***
27151 ALISO CREEK RD LAGUNA NIGUEL CA 92677 HHSS

County:	
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002ec8e.pdf

Site:
27151 ALISO CREEK RD LAGUNA NIGUEL CA 926770000 HIST MANIFEST

Gen EPA ID:	CAT080025596
Create Date:	7/23/1982 0:00:00
Inact Date:	
Facility Mail Street:	P.O. BOX 5095, 4W200I
Facility Mail City:	SAN RAMON
Facility Mail State:	CA
Facility Mail Zip:	945830000
Contact Phone(s):	9252776725
File Year(s):	1991; 1992
Contact Name(s):	SEAN MCFARLANE

Tanner Information

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Generator EPA ID:	CAT080025596

Z96

Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD067786749
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	5.00E-04
Year:	1991
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAL000027741
TSD County Code:	5
TSD County:	
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	0.08
Year:	1992
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD099452708
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	R01
Method Description:	Recycler
Tons:	0.62
Year:	1991
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD067786749
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	
State Waste Code Desc.:	
Method Code:	
Method Description:	
Tons:	0
Year:	1991
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAD099452708
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	
State Waste Code Desc.:	
Method Code:	
Method Description:	
Tons:	0

896

Year:	1991
--	--
Generator EPA ID:	CAT080025596
Generator County Code:	30
Generator County:	Orange
TSD EPA ID:	CAL000027741
TSD County Code:	5
TSD County:	
State Waste Code:	
State Waste Code Desc.:	
Method Code:	
Method Description:	
Tons:	0
Year:	1992
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Site: ***PACIFIC BELL***
27151 ALISO CREEK RD LAGUNA NIGUEL CA 92677

RCRA GEN

EPA Handler ID:	CAT080025596
Current Site Name:	PACIFIC BELL
Generator Status Universe:	Small Quantity Generator
Land Type:	
Activity Location:	CA
TSD Activity:	N
Mixed Waste Generator:	N
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Inject Activity:	N
Rece Waste From Off Site:	N
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	500 S.MAIN S TOWER BOCC RM 260, , ORANGE, CA, 92668,
Contact Name:	
Contact Address:	
Contact Email:	
Location Street 2:	
--	--
Owner/Operator Information	
Owner/Operator Indicator:	CP
Owner/Operator Name:	NOT REQUIRED
Owner/Operator Address:	NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone:	4155551212
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	
--	--
Owner/Operator Indicator:	CO
Owner/Operator Name:	THE PACIFIC TELEPHONE AND TELEGRAPH CO
Owner/Operator Address:	NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone:	4155551212

696

Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	
--	--
NAICS Information	
--	--
Handler Information	
--	--
Date Received:	19960901
Facility Name:	PACIFIC BELL
Classification:	Small Quantity Generator
--	--
Date Received:	19810120
Facility Name:	PACIFIC BELL
Classification:	Large Quantity Generator
--	--
Hazardous Waste Information	
--	--
Violation/Evaluation Information	
--	--

Site: ***ELEMENTARY SCHOOL***
ALISO CREEK ROAD/NIGUEL HEIGHTS BOULEVARD LAGUNA NIGUEL CA 92656 SCH

ESTOR/EPA ID:	30000001
Site Code:	404189
Status:	NO ACTION REQUIRED
Cleanup Status:	NO ACTION REQUIRED AS OF 1/24/2001
Program Type:	SCHOOL EVALUATION
Site Type:	SCHOOL
National Priorities List:	NO
CI Up Oversight Agencies:	DTSC - LEAD
Special Program:	
County:	ORANGE
Funding:	SCHOOL DISTRICT
APN:	NONE SPECIFIED
Past Use Caused Contam:	NONE
Potential Contam of Cncrn:	NO CONTAMINANTS FOUND
Potential Media Affected:	NO MEDIA AFFECTED
Acres:	8.45 ACRES
School District:	CAPISTRANO UNIFIED SCHOOL DISTRICT
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=30000001
Assembly District:	73
Senate District:	36
Latitude:	
Longitude:	

SITE HISTORY:

The subject site is vacant, prior to 1987 the site was undeveloped, rolling hillside terrain. In 1987-1988, the property was rough graded along with adjoining properties. Fill material was generated during the grading process. No agriculture appear to have occurred on the site

Completed Activities	
--	--
Date Completed:	1/24/2001
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=30000001&doc_id=6003064
Area Name:	
Sub Area:	
Document Type:	Phase 1

970

Comments:
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Site: ***LAGUNA NIGUEL ELEMENTARY SCHOOL***
MOULTON PARKWAY/ALISO NIGUEL LAGUNA NIGUEL CA 92656

SCH

ESTOR/EPA ID:	30020001
Site Code:	404163
Status:	INACTIVE - NEEDS EVALUATION
Cleanup Status:	INACTIVE - NEEDS EVALUATION AS OF 12/27/2000
Program Type:	SCHOOL EVALUATION
Site Type:	SCHOOL
National Priorities List:	NO
Cl Up Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:	
County:	ORANGE
Funding:	SCHOOL DISTRICT
APN:	NONE SPECIFIED
Past Use Caused Contam:	AGRICULTURAL - LIVESTOCK
Potential Contam of Cncrn:	
Potential Media Affected:	NONE SPECIFIED
Acres:	0 ACRES
School District:	CAPISTRANO UNIFIED SCHOOL DISTRICT
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=30020001
Assembly District:	73
Senate District:	36
Latitude:	33.5646
Longitude:	-117.6968

SITE HISTORY:

The site of unknown size historically was believed to be used as a sheep and or cattle pastureland. Several concerns were identified desilting basin, characterization of soil piles, and a description of the fill material and its origin.

Completed Activities

--	--
Date Completed:	1/24/2001
Doc Link:	
Area Name:	
Sub Area:	
Document Type:	Phase 1
Comments:	The school district dropped the site in January 2001.
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Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Oct 8, 2015

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Oct 8, 2015

Deleted NPL: DELETED NPL

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.

Government Publication Date: Oct 8, 2015

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS- Corrective Action: RCRA CORRACTS

RCRA Info 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Oct 13, 2015

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Oct 13, 2015

RCRA Generator List: RCRA GEN

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10).

Government Publication Date: Oct 13, 2015

RCRA Non-Generators: RCRA NON GEN

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Oct 13, 2015

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jul 30, 2014

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jul 30, 2014

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the The National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the The National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the The National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 7, 2015

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jul 20, 2015

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC.

Government Publication Date: Oct 7, 2014

State

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Sept 10, 2015

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Aug 24, 2015

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Dec 31, 2015

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Sep 02, 2015

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Sep 8, 2015

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jul 16, 2015

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Dec 4, 2015

Delisted Leaking Storage Tanks: DLST

This database contains a list of leaking storage tank sites that were removed from the GeoTracker is the State Water Resources Control Board's (SWRCB) data management system.

Government Publication Date: Aug 31,2015

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Sep 8, 2015

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (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 land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Aug 25, 2015

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (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.

Government Publication Date: Nov 30, 2015

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 20, 2015

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Dec 7, 2015

GeoTracker Cleanup Sites Data: CLEANUP SITES

A list of cleanup sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Dec 4, 2015

Well Investigation Program Case List: WIP

The Well Investigation Program (WIP) was developed by the State Water Resources Control Board (SWRCB) to locate, assess and remediate sources of solvent contamination impacting drinking water wells. This list contains WIP cases (active and historical) for the San Gabriel and San Fernando Valley area and was provided by the Los Angeles Regional Water Quality Control Board.

Government Publication Date: Nov 13, 2015

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST
LUSTs on Tribal/Indian Lands in Region 9, which includes California.
Government Publication Date: Aug 28, 2014

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST
USTs on Tribal/Indian Lands in Region 9, which includes California.
Government Publication Date: Aug 28, 2014

County

Alameda County LOP Sites List: ALAMEDA LOP
A list of Leaking Underground Storage Tanks (LUST) facilities in Alameda County. This list is made available by Alameda County Department of Environmental Health (ACEH). ACEH implements a Local Oversight Program (LOP) under contract with the State Water Resources Control Board to provide regulatory oversight of the investigation and cleanup of soil and groundwater contamination from leaking petroleum USTs.
Government Publication Date: Sep 23, 2015

Alameda County UST List: ALAMEDA UST
A list of all registered Underground Storage Tanks (USTs) in the County of Alameda. The list is made available by Alameda County Department of Environmental Health.
Government Publication Date: Sep 23, 2015

Amador County CUPA List: AMADOR CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Amador County. This list is made available by Amador County Environmental Health Department which is the CUPA for Amador County and administers a consolidated hazardous materials program.
Government Publication Date: Nov 16, 2015

Butte County CUPA List: BUTTE CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Butte County. This list is made available by Butte County Public Health Department, Environmental Health Division which was certified by the California Environmental Protection Agency as the CUPA for Butte County.
Government Publication Date: May 28, 2015

Calaveras County CUPA Facilities List: CALAVERAS CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Calaveras. This list is made available by Calaveras County Environmental Health Department which has been certified by CalEPA to implement the Unified program as a CUPA.
Government Publication Date: Jun 19, 2015

Calaveras County Landfills List: CALAVERAS LF
A list of landfills in Calaveras County. This list is made available by Calaveras County Environmental Health Department which has been designated as the CUPA for the County.
Government Publication Date: Jul 21, 2014

Calaveras County UST Remediation Sites: CALAVERAS LUST

A list of Leaking Underground Storage Tank (LUST) facilities in Calaveras County. This list is made available by Calaveras County Environmental Health Department. Local Implementing Agency (LIA) provides oversight of site remediation with soil contamination while CalEPA - California Regional Water Quality Control Board - Central Valley Region oversees remediation of sites with groundwater contamination.

Government Publication Date: Aug 13, 2014

Colusa County CUPA List: COLUSA CUPA

A list of facilities associated with Business Plan and Hazardous Generator programs in the County of Colusa. This list is made available by Colusa County Environmental Health which was certified by the California Environmental Protection Agency as Certified Unified Program Agency for Colusa County.

Government Publication Date: Sep 12, 2014

Contra Costa County CUPA List: CONTRACO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Contra Costa. This list is made available by Contra Costa County which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Jun 15, 2015

Del Norte County CUPA Facility List: DELNORTE CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Del Norte County. This list is made available by Del Norte County Environmental Health Division which is the designated CUPA for the county.

Government Publication Date: Jan 22, 2016

El Dorado County CUPA Facility List: ELDORADO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in El Dorado County. This list is made available by El Dorado County Department of Environmental Management - Hazardous Waste Division which is approved by CalEPA as CUPA for El Dorado County.

Government Publication Date: Dec 28, 2015

Fresno County CUPA/Solid Waste Programs Resource List: FRESNO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Fresno County. This list is made available by Fresno County Department of Environmental Health Division which is approved by Cal-EPA as CUPA for the County.

Government Publication Date: Jan 05, 2016

Humboldt County CUPA Facility List: HUMBOLDT CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Humboldt County. This list is made available by Humboldt County Division of Environmental Health which is approved by the State Secretary for Environmental Protection as CUPA for the County.

Government Publication Date: May 28, 2015

Imperial County CUPA Facility List: IMPERIAL CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Imperial County. This list is made available by the California Department of Toxic Substances Control (DTSC) which is appointed as CUPA for Imperial County.

Government Publication Date: May 19, 2015

Inyo County CUPA Facility List: INYO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Inyo. This list is made available by the Inyo County Environmental Health Services Department which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Jul 16, 2014

Kern County CUPA List: KERN CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Kern. This list is made available by Kern County Environmental Health Services Department which has been certified by CalEPA to implement the Unified program as a CUPA for Kern County.
Government Publication Date: May 19, 2015

Kern County UST List: KERN UST
A list of all registered and inactive Underground Storage Tanks in the County of Kern. The list is made available by Kern County Environmental Health Division.
Government Publication Date: May 19, 2015

Kings County CUPA Facility List: KINGS CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Kings County. This list is made available by Kings County Department of Public Health which is appointed as CUPA for the county.
Government Publication Date: May 26, 2015

Lake County CUPA Facility List: LAKE CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Lake County. This list is made available by Lake County Division of Environmental Health which is CUPA for the entire county.
Government Publication Date: Jun 9, 2015

Los Angeles County - El Segundo City Underground Storage Tanks List: ELSEGUNDO UST
A list of all registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County. The list is made available by El Segundo City Fire Department.
Government Publication Date: Jul 24, 2014

Los Angeles County - Torrance City Underground Storage Tanks: TORRANCE UST
A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.
Government Publication Date: May 07, 2015

Los Angeles County HMS List: LA HMS
This list contains sites that have or had permits for Industrial Waste, Underground Storage Tanks, or Storm water in the County of Los Angeles. This list is made available by the County of Los Angeles Department of Public Works.
Government Publication Date: Jun 22, 2015

Los Angeles County Long Beach UST List: LA LONGB UST
A list of all registered active Underground Storage Tanks in the City of Long Beach of Los Angeles County. The list is made available by Long Beach Certified Unified Program Agency.
Government Publication Date: Jun 18, 2015

Los Angeles County Solid Waste Sites: LA SWF
List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.
Government Publication Date: Dec 22, 2015

Madera County CUPA Facility List: MADERA CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Madera County. This list is made available by Madera County Environmental Health Department which is CUPA for the entire county.
Government Publication Date: Sep 16, 2015

Marin County CUPA List: MARIN CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Marin. This list is made available by Marin County which has been certified by CalEPA to implement the Unified program as a CUPA.
Government Publication Date: May 26, 2015

Merced County CUPA Facilities List: MERCED CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Merced. This list is made available by Merced County which has been certified by CalEPA to implement the Unified program as a CUPA for the entire county.
Government Publication Date: Jan 15, 2016

Mono County CUPA Facility List: MONO CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Mono County. This list is made available by Mono County Environmental Health Department which has been certified by CalEPA to implement the Unified program as a CUPA for the entire county.
Government Publication Date: Sep 29, 2015

Monterey County CUPA Facility List: MONTEREY CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Monterey County. This list is made available by Monterey County Hazardous Materials Management Services which is designated as the CUPA in Monterey County.
Government Publication Date: Jun 17, 2015

Napa County UST List: NAPA UST
A list of all registered active Underground Storage Tanks (USTs) in the County of Napa. This list is made available by Napa County Environmental Health Division.
Government Publication Date: Sep 10, 2015

Nevada County CUPA Facility List: NEVADA CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Nevada County. This list is made available by Nevada County Department of Environmental Health which is the CUPA for all cities and unincorporated areas within Nevada County.
Government Publication Date: Oct 8, 2015

Orange County Aboveground Petroleum Storage Tank Listing: ORANGE AST
A list of Aboveground Petroleum Storage Tank (APST) facilities inspected by Orange County Certified Unified Program Agency (CUPA) Under the Aboveground Petroleum Storage Act (APSA). This list is made available by the Environmental Health Division of Orange County Health Care Agency.
Government Publication Date: Dec 1, 2015

Orange County Underground Storage Tanks Listing: ORANGE UST
A list of registered Underground Storage Tank (UST) sites in Orange County. This list is made available by Orange County Health Care Agency (OCHCA), Environmental Health Division which oversees the underground storage tank inspection program in most of the cities of Orange County, with the exception of Anaheim, Fullerton, and Orange.
Government Publication Date: Dec 01, 2015

Placer County CUPA Facilities List: PLACER CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Placer County. This list is made available by Placer County Environmental Health which is designated CUPA for all areas of the county except for the City of Roseville.
Government Publication Date: Aug 13, 2015

Riverside County Local Oversight Program List: RIVERSIDE LOP
A list of Leaking Underground Storage Tank (LUST) facilities in Riverside County. This list is made available by Riverside County Department of Environmental Health. Environmental Cleanup Program provides oversight of assessments and cleanups at properties that have been, or may have been, contaminated with hazardous substances from LUSTs or releases associated with other commercial/industrial use.
Government Publication Date: Jun 10, 2015

Riverside County Underground Storage Tanks List: RIVERSIDE UST
A list of registered Underground Storage Tank (UST) sites in Riverside County. This list is made available by Riverside County Department of Environmental Health. The Hazardous Materials Management Branch (HMMB) regulates and oversees the inspections of constructions, repairs, upgrades, system operation and removal of UST systems.
Government Publication Date: Jun 10, 2015

Sacramento County Master Hazardous Materials Facility List: SACRAMENTO HAZ
A list of Hazardous Materials Facilities in Sacramento County. This list is made available by Sacramento County Environmental Management Department which has been designated as the Certified Unified Program Agency (CUPA) for the County.
Government Publication Date: Nov 2, 2015

Sacramento Toxic Site Cleanup List: SACRAMENTO TOX
Sacramento County Environmental Management Department (EMD)'s Toxic Site Cleanup List includes sites where unauthorized releases of potentially hazardous materials have occurred. The EMD's Site Assessment & Mitigation Program, also referred to as Toxic Site Cleanup Program, provides mandated regulatory oversight of the assessment and remediation of properties on which there has been a release of hazardous materials to soil and/or groundwater.
Government Publication Date: Nov 2, 2015

San Bernardino County CUPA List: SANBERN CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Bernardino County. This list is made available by San Bernardino County Fire Department which is the CUPA for all areas of the County except the city of Victorville.
Government Publication Date: Jun 30, 2015

San Diego County Hazardous Materials Management Division Database: SANDIEGO HAZ
A list of facilities with Unified Program Facility Permit in San Diego County. This list has been made available by County of San Diego Environmental Health.
Government Publication Date: Jan 18, 2016

San Diego County Site Assessment and Mitigation Investigation Sites: SANDIEGO SAM
List of sites which have undergone a Site Assessment and Mitigation investigation. This list is made available by the County of San Diego Department of Environmental Health.
Government Publication Date: Jul 25, 2015

San Diego County Solid Waste Facility List: SANDIEGO SWF
A list of open and closed Solid Waste Facilities in the County of San Diego. The list is made available by San Diego County Department of Environmental Health.
Government Publication Date: Oct 15, 2015

San Francisco County Aboveground Storage Tanks List: SANFRAN AST
A list of Aboveground Storage Tanks (ASTs) facilities inspected by San Francisco Department of Public Health's (SFDPH) Hazardous Materials and Waste Program. Aboveground storage containers or tanks include oil-filled equipment (such as hydraulic systems/reservoirs and heat transfer systems) which have a petroleum storage capacity of 55 gallons or greater.
Government Publication Date: Sep 11, 2015

San Francisco County CUPA Facilities List: SANFRAN CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Francisco County. This list is made available by San Francisco County Hazardous Materials and Waste Program which is the CUPA for all areas of the County.
Government Publication Date: Sep 11, 2015

San Francisco County LOP Sites: SANFRAN LOP
A list of Underground Storage Tank (UST) release sites in the County of San Francisco. This list is made available by San Francisco County Department of Public Health Environmental Health Protection Branch.

Government Publication Date: Oct 6, 2015

San Francisco County UST List: SANFRAN UST
A list of all registered Underground Storage Tanks (USTs) in the County of San Francisco. This ist is made available by San Francisco County Environmental Health Division. The Hazardous Materials and Waste Program provides regulatory oversight for the construction, operation, repair and removal of USTs in San Francisco.
Government Publication Date: Sep 11, 2015

San Joaquin County Aboveground Tank List: SANJOAQUIN AST
A list of Aboveground Storage Tanks (ASTs) inspected by San Joaquin County Environmental Health Department (SJCEHD) under Aboveground Petroleum Storage Act (APSA).
Government Publication Date: Jun 5, 2015

San Joaquin County UST List: SANJOAQUIN UST
A list of all registered Underground Storage Tanks in the County of San Joaquin. The list is made available by San Joaquin County Environmental Health Division.
Government Publication Date: Jun 05, 2015

San Joaquin Hazardous Waste Facilities: SANJOAQUIN HW
A list of Hazardous Waste Facilities in San Joaquin County. This list is made available by San Joaquin County Environmental Health Department which has been designated as the CUPA for the County.
Government Publication Date: Jun 5, 2015

San Mateo County CUPA Facilities List: SANMATEO CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Mateo County. This list is made available by San Mateo County Environmental Health Department which has been designated as the CUPA for the County.
Government Publication Date: May 28, 2015

San Mateo County LOP List: SANMATEO LOP
A list of Leaking Underground Storage Tank (LUST) facilities in San Mateo County. This list is made available by San Mateo County Environmental Health Services Division.
Government Publication Date: May 27, 2015

Santa Clara County CUPA Facilities List: SANTACLARA CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Santa Clara County. This list is made available by Santa Clara County Department of Environmental health (DEH). DEH's Hazardous Materials Compliance Division (HMCD) is CUPA for the county with jurisdiction within the Cities of Los Altos Hills, Monte Sereno, and Saratoga; and in all unincorporated areas of Santa Clara County, including Moffett Field, San Martin, and Stanford.
Government Publication Date: May 26, 2015

Santa Clara Local Oversight Program Listing: SANTACLARA LO
A list of Leaking Underground Storage Tanks (LUST) facilities in Santa Clara County Provided by Santa Clara Department of Environmental Health (DEH). Since July 1, 2004 the DEH has served as the oversight agency for investigations and clean-up of petroleum releases from underground storage tanks through implementation of the Local Oversight Program (LOP) contract with the State Water Resources Control Board.
Government Publication Date: Nov 13, 2015

Santa Cruz County CUPA Facility List: SANTACRUZ CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Santa Cruz County. This list is made available by Santa Cruz County Environmental Health Services (EHS) Division which has been designated as the CUPA for the County.
Government Publication Date: Jan 19, 2016

San Luis Obispo County CUPA Facilities List: SANLUISOB CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Luis Obispo County. This list is made available by County of San Luis Obispo Environmental Health Services Division which has been designated as the CUPA for the County.
Government Publication Date: May 27, 2015

Shasta County CUPA Facility List: SHASTA CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Shasta County. This list is made available by Shasta County Environmental Health Division which has been designated as the CUPA for Shasta County by CalEPA.
Government Publication Date: Jun 12, 2015

Solano County CUPA List: SOLANO CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Solano. This list is made available by Solano County Environmental Health Division which has been certified by CalEPA to implement the Unified program as a CUPA.
Government Publication Date: Oct 22, 2015

Solano County Local Oversight Program List: SOLANO LOP
A list of Leaking Underground Storage Tank (LUST) facilities in the Solano County. This list is made available by the Solano County Environmental Health Services. Since April 1993, the State Water Resources Control Board has contracted with the County of Solano to provide regulatory oversight for the cleanup of LUSTs under Local Oversight Program (LOP) contract.
Government Publication Date: Oct 22, 2015

Solano County Underground Storage Tanks List: SOLANO UST
A list of all registered Underground Storage Tanks (USTs) in the County of Solano. The list is made available by Solano County Environmental Health Services Division. There are an estimated 190 facilities throughout the county that are subject to the regulatory requirements of the UST program.
Government Publication Date: Oct 22, 2015

Sonoma County CUPA Facilities List: SONOMA CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Sonoma County. This list is made available by Sonoma County Hazardous Materials (HazMat) Division which has been designated as the CUPA for the County.
Government Publication Date: May 28, 2015

Sonoma County LOP Site List: SONOMA LOP
A list of Leaking Underground Storage Tank (LUST) facilities in Sonoma County. This list is made available by Sonoma County Department of Health Services. Sonoma County Local Oversight Program (LOP) oversees the investigation and cleanup of fuel releases from underground storage tanks in all areas of the County with the exception of the Cities of Santa Rosa and Healdsburg.
Government Publication Date: Jan 5, 2016

Sonoma County Petaluma City CUPA Facilities: SONOMA PETAL
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Petaluma City. This list is made available by Petaluma Fire Prevention Bureau which is the CUPA for Petaluma City in Sonoma County.
Government Publication Date: May 21, 2015

Sutter County CUPA List: SUTTER CUPA
A list of facilities associated with Aboveground Petroleum Storage Tank (APSA) regulation, Hazardous Materials Business Plan (HMBP) Program and Underground Storage Tank (UST) regulation of Certified Unified Program Agency (CUPA) programs in Sutter County. This list is made available by Sutter County Enviornmental Health Division which has been designated as the CUPA for the County.

Government Publication Date: May 06, 2015

Tuolumne County CUPA Facility List: TUOLUMNE CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Tuolumne County. This list is made available by Tuolumne County Environmental Health which is the CUPA for all areas of the County.
Government Publication Date: June 3, 2015

Ventura County CUPA Facilities List: VENTURA CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Ventura County. This list is made available by Ventura County Environmental health Division.
Government Publication Date: Dec 28, 2015

Ventura County City of Oxnard CUPA Facility List: OXNARD CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Oxnard City. This list is made available by Oxnard City Fire Department which is the CUPA for Oxnard City in Ventura County.
Government Publication Date: Dec 11, 2015

Ventura County Inactive Underground Storage Tanks Sites: VENTURA INUST
A list of inactive Underground Storage Tank (UST) sites in Ventura County. This list is made available by Ventura County Environmental Health Division.
Government Publication Date: Nov 30, 2015

Ventura County Leaking Underground Fuel Tanks - Historic: VENTURA HLUFT
A historical list of cleanup oversight of the Leaking Underground Fuel Tank (LUFT) program provided by Ventura County Environmental Health Division. All new and existing underground fuel storage tank releases are now referred to the Los Angeles Regional Water Quality Control Board.
Government Publication Date: May 31, 2008

Yolo County UST List: YOLO UST
A list of registered Underground Storage Tank (UST) sites in Yolo County. This list is made available by Yolo County Environmental Health Department which regulates the construction, operation, repair and removal of USTs throughout Yolo County.
Government Publication Date: Jan 18, 2016

Yuba County CUPA Facilities List: YUBA CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Yuba County. This list is made available by Yuba County Environmental Health Division which is the CUPA for all areas of the County.
Government Publication Date: May 27, 2015

City of Bakersfield CUPA List: BKRSFIELD CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Bakersfield. This list is made available by the City of Bakersfield Fire Department.
Government Publication Date: Jun 19, 2015

Gilroy City CUPA Facilities List: SANTACLARA GIL
The Gilroy City Fire Marshal's office maintains a list of CUPA Facilities located in Gilroy City.
Government Publication Date: Jan 19, 2016

Glenn County CUPA List: GLENN CUPA
The Glenn County Air Pollution Control District is the Administering Agency and the Certified Unified Program Agency (CUPA) for Glenn County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above ground storage tanks, and stationary sources handling regulated substances.
Government Publication Date: Sep 21,2015

Lassen County CUPA List: LASSEN CUPA
The Environmental Health Program of Lassen County tracks Certified Unified Program Agencies (CUPA) facilities.

Government Publication Date: Jan 25, 2016

Mariposa County CUPA List: MARIPOSA CUPA

Mariposa County Health Department, Environmental Health Services, is certified by Cal-EPA as the Certified Unified Program Agency (CUPA) that administers specific hazardous materials/hazardous waste programs.

Government Publication Date: Oct 19,2015

Siskiyou County CUPA List: SISKIYOU CUPA

The Hazardous Materials Management Group of Siskiyou County's Environmental Health Division Certified Unified Program Agency (CUPA) regulates underground tanks, hazardous materials (including but not limited to: hazardous substances, hazardous waste, and any material which a handler or the CUPA has reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Government Publication Date: Oct 14,2015

Stanislaus County CUPA List: STANISLAUS CUPA

The Environmental Resources Department of Stanislaus County maintains a list of Certified Unified Program Agency (CUPA) facilities.

Government Publication Date: Sep 21,2015

Trinity County CUPA List: TRINITY CUPA

On January 1, 2005, the Department of Toxic Substances Control (DTSC) was authorized by the California Environmental Protection Agency (Cal/EPA) as the Trinity County Certified Unified Program Agency (CUPA). This CUPA list was made available by the DTSC.

Government Publication Date: Sep 22,2015

Tulare County CUPA List: TULARE CUPA

The Certified Unified Program Agency (CUPA) unifies and consolidates under one roof the various requirements for businesses handling hazardous materials, generating or treating hazardous wastes, or operating aboveground or underground storage tanks. CUPA thereby enhances consistency, reduces duplication, and simplifies compliance for the regulated public. The Tulare County Environmental Health Division was certified as a CUPA in December, 1996.

Government Publication Date: Dec 3, 2015

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index: FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Sep 24, 2015

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: 1987-2013

Hazardous Materials Information Reporting System: HMIRS
US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.
Government Publication Date: Dec 8, 2015

National Clandestine Drug Labs: NCDL
The U.S. Department of Justice ("the Department") provides this data 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.
Government Publication Date: Sep 5, 2015

Inventory of Open Dumps, June 1985: ODI
The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).
Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands: IODI
Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified ongressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.
Government Publication Date: Dec 31, 1998

Toxic Substances Control Act: TSCA
The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).
Government Publication Date: Jun 30, 2014

Hist TSCA: HIST TSCA
The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.
Government Publication Date: 2006

FTTS Administrative Case Listing: FTTS ADMIN
An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.
Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Enviromental Protection Agency (EPA) conducts a search to find all of the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Nov 12, 2013

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. It is comprised of states with established drycleaner remediation programs. Coalition members are states with mandated programs and funding for drycleaner site remediation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Jan 1, 2016

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Dec 17, 2015

State

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Aug 24, 2015

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Feb 27, 2015

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Dec 7, 2015

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Sept 18, 2015

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT
In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.
Government Publication Date: Dec 31, 1995

Hazardous Waste Manifest Data: HAZNET
A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.
Government Publication Date: Oct 2,2015

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS
A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).
Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data: HIST MANIFEST
A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.
Government Publication Date: Dec 31, 1992

Tribal

No Tribal additional environmental record sources available for this State.

County

Los Angeles County Site Mitigation List: LA SML
A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.
Government Publication Date: Jun 23, 2015

Riverside County Disclosure Facility List: RIVERSIDE HZH
A list of facilities disclosed to Riverside County Department of Environmental Health (DEH). This list is made available by Riverside County DEH which has been designated as the CUPA for the County. A business is required to establish and submit a Business Plan if the facility handles hazardous material equal to or greater than 55 gallons, 500 pounds or 200 cubic feet at any time during the year.
Government Publication Date: Jun 10, 2015

Riverside County Hazardous Waste Generator Sites List: RIVERSIDE HWG
A list of Hazardous Waste Generator Sites in the County of Riverside. This list is made available by Riverside County Department of Environmental Health which has been designated as the CUPA for the County.
Government Publication Date: Jun 10, 2015

San Joaquin County Hazardous Materials Facilities List: SANJOAQUIN HM
A list of Hazardous Materials Facilities in San Joaquin County. This list is made available by San Joaquin County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: Jun 05, 2015

Ventura County Hazardous Material Release (Prop 65) Sites: VENTURA HAZR

A historic list of hazardous material releases from the Hazardous Material Release Report collected by the Environmental Health Division of Ventura County. As per the department this report contains records from 1987 to 2014.

Government Publication Date: 1987 - 2014

Ventura County Inactive Hazardous Waste Sites: HW INACTIVE

A list of Inactive Hazardous Waste Sites in Ventura County collected by Ventura County's Environmental Health Division.

Government Publication Date: Jun 26, 2015

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Dec 1, 2015

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries". All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and were included as reference.

APPENDIX I:
RESUMES

Brian "Jake" Jakubiak

SENIOR ENVIRONMENTAL CONSULTANT

Education

-Bachelor Degree, Geography and Environmental Science, Towson University, 1997
-Graduate course work in Environmental Science, Johns Hopkins University 2000-2002

Project Experience

Retail Shopping Center; **Baltimore**, **MD** – Mr. Jakubiak performed a Phase I ESA of an approximate 20-acre retail center, which historic occupants included a dry cleaner and two gasoline service stations. A Phase II ESA was subsequently performed, which included the collection and analysis of soil, sub-slab soil-gas, and groundwater from the site. The results of the laboratory analysis did not identify contaminants at concentrations requiring further action. Based on the results of the Phase II ESA, the Client was able to obtain financing and move forward with the redevelopment of the site.

Former Landfill; **North Miami**, **FL** – Mr. Jakubiak performed a Phase I ESA of an approximate 140-acre former landfill property currently undergoing redevelopment with residential and commercial land uses. The Phase I ESA included reviewing prior environmental reports that had been performed over the past 25 years; recent remediation activities; and regulatory correspondence detailing the current regulatory status and remaining remedial activities required to obtain closure of the landfill. Based on the review of these documents and interviews with local and state regulatory representative, no further evaluation was recommended.

Assisted Living Facility (ALF); **Warminister**, **PA** – Mr. Jakubiak performed a Phase I ESA of an approximate 100-acre ASF constructed on a former military base. Based on the review of prior reports, no further action was recommended.

INDUSTRY TENURE

Environmental: 1998
EMG: 2011

RELATED EXPERIENCE

- UST Removal Oversight
- Phase II ESA sampling & reporting
- Radon Sampling
- Asbestos Sampling
- Stormwater Pollution Prevention Plans (SWP3)
- National Environmental Protection Act (NEPA) compliance

INDUSTRY EXPERIENCE

- Gas Station Portfolios
- Industrial Park Portfolios
- Retirement Community Portfolios
- Retail Center Portfolios
- Self Storage Portfolios
- Telecommunication Portfolios
- Residential development

ACTIVE LICENSES/REGISTRATIONS

- OSHA 40-Hour HAZWOPER
- EPA AHERA Asbestos Inspector

SPECIAL SKILLS & TRAINING

- AAI/ASTM E1527-13 Environmental Professional

REGIONAL LOCATION

Des Moines, IA

Project Experience Cont.

Industrial Facility; **Owings Mills**, **MD** – Mr. Jakubiak performed a Phase I ESA of an approximate 50-acre industrial facility that had operated at the site since the 1960s. RECs identified included the use of solvents in a large-scale printing operation; USTs that had been abandoned in-place; the presence of oil-water separators; and documented on-site petroleum releases. A Phase II ESA was performed to further evaluate the areas of concern (AOCs). Based on the results of the Phase II ESA, the Seller was required to remediate several areas of impacted soil and remove the abandoned USTs prior to the Buyer acquiring the site.

Manufacturing Facility; **Ellicott City**, **MD** – Following the identification of suspect piping to the boiler room, Mr. Jakubiak provided oversight of a Phase II ESA, which initially included a geophysical survey in the area of the suspect piping. Two significant anomalies were identified and were subsequently verified to be 10,000-gallon fuel oil USTs. Mr. Jakubiak provided removal oversight of the USTs and confirmatory sampling activities. A significant release was identified and was reported to the State. Mr. Jakubiak managed the soil excavation and groundwater monitoring well installation. Mr. Jakubiak performed groundwater remediation, monitoring, and reporting activities and assisted in obtaining case closure of this leaking underground storage tank site.

Residential Subdivision; **Perry Hall**, **MD** – Following the identification of former waste collection and greenhouse facilities on the site, Mr. Jakubiak provided oversight of a Phase II ESA in areas formerly containing USTs, disturbed surface areas suspected of containing fill material, truck maintenance areas, and greenhouses. Based on the findings of the Phase II ESA, the site was entered into the State Voluntary Cleanup Program and Mr. Jakubiak delineated petroleum impacted soils and areas containing buried refuse and oversaw the excavation of these materials. Following removal activities, confirmatory sampling was performed and the site was granted case closure and allowed to be redeveloped for residential use.

Malinda S. Ross

TECHNICAL REPORT REVIEWER

Education

Bachelor of Science, Environmental Science and Studies – Concentration in Biology, Towson University, 2010

Project Experience

Former Automotive Repair Facility at K-Mart; **Lodi**, **NJ** – Ms. Ross reviewed a Phase I ESA for the subject property with documented evidence of tetrachloroethylene (PCE) and trichloroethylene (TCE) contamination associated with the historic use of chlorinated solvents. Groundwater and soil contamination at the subject property had been identified by previous subsurface investigations. At the time of EMG's assessment, Ms. Ross identified anomalies regarding the proper abandonment and closure of in-ground hydraulic lifts and the oil-water separator system associated with the former automotive garage. Based on Ms. Ross' review, EMG was able to provide the client definitive recommendations to address the identified recognized environmental conditions and data gaps associated with the Project.

Forsgate Country Club; **Monroe**, **NJ** – Ms. Ross performed a Phase I ESA of this 313.65 acres golf course and country club facility. Historical review of this 50+ year facility identified historical underground storage tanks and NJ Spills Cases related to the historical dairy farm formerly located at the Project and adjoining property use, and owned by a former owner associated with the Project. In addition, regional contamination in the area of the golf course and observations from the site reconnaissance identified several monitoring wells installed at the Project and along Project boundaries related to a historical off-site landfill facility. Ms. Ross' extensive research and comprehensive site reconnaissance provided the client with full detail of the Project's associated recognized environmental conditions in order tomake a well-informed transaction decision.

INDUSTRY TENURE

Environmental: 2010
EMG: 2010

RELATED EXPERIENCE

- Phase I Environmental Site Assessments
- Operations and Maintenance Programs – Asbestos, Lead-Based Paint, Mold
- Asbestos Sampling
- Lead-Based Paint Sampling
- Mold Spore Sampling
- Mold and Moisture Surveys

INDUSTRY EXPERIENCE

- Hospitality
- Multi-family
- Gas Stations
- Automotive Repair
- Industrial Warehouses
- Office
- Retail
- Assisted Living
- Healthcare
- Storage Centers
- Golf Courses
- Dry Cleaners
- K-12

ACTIVE LICENSES/REGISTRATIONS

- MD AHERA Asbestos License - Inspector

SPECIAL SKILLS & TRAINING

- ASTM Phase I Environmental Site Assessment Practices for Commercial Real Estate: Transaction Screen & Phase I Site Assessment (October 2014)

REGIONAL LOCATION

Baltimore, MD

Project Experience Cont.

2800 28th Street; **Santa Monica**, **CA** – Ms. Ross performed a historical review and ghostwrote the Phase I ESA report for the 40-unit office building situated on 4.48 acres. Ms. Ross determined the Project and surrounding areas were historically utilized as the previous manufacturing facility, McDonnell Douglas Aircraft Company, which operated during the late 1930's to early 1970's. Historical operations performed by the aircraft company included the manufacturing, testing, and research of aircraft missiles and miscellaneous military materials. Review of previous subsurface investigations documented the presence of groundwater and soil contamination at the Project, and the Project was undergoing soil vapor extraction (SVE) remedial action at the time of EMG's assessment. EMG was able to provide the client evidence that contamination from the historical use and surrounding areas was present, and the affected areas were actively being remediated by a separate responsible party.

Home Depot Shopping Center; **Nanuet**, **NY** – As a Project Manager, Ms. Ross performed a file review and updated Phase I Environmental Site assessment report for the retail shopping center situated on 3.57 acres. Research of the records obtained from state and local environmental agencies, as well as client-supplied previous Phase I reports, indicated case closure was granted to the Project for the historical USTs and soil contamination associated with a gasoline station that formerly operated at the Project. However, none of the closure letters obtained specifically addressed groundwater contamination that was reported at the Project in 1995. Based on her research, EMG was able to address the data gap to the client, and conclude no further action would be required based on the remedial measures performed since the 1995 discovery and case-closures granted by the regulating agencies.

Riverside Apartments; **Alexandria**, **VA** – Ms. Ross performed a Limited Visual Mold Inspection of a high-rise multi-family residential complex. The Project was inspected for areas with visible water damage and visible mold growth, and random moisture meter readings were collected from various surfaces. EMG was informed of a leak occurring from the roof drain above Stack 03 identified by a previous inspection and needed to be repaired. EMG found the internal drainage system associated with the impaired roof drain that caused significant degradation to the adjoining building materials from floor 16 down to floor 9. Ms. Ross provided the client a unit-by-unit remedial action plan for moisture- and mold-impacted building materials, with consideration to minimize asbestos-related exposure.

Latham Hotel; **Washington**, **D.C.** – Ms. Ross performed a Mold Survey at the shut-down hotel to inspect 30 hotel rooms and all common areas, former retail spaces, and the exteriors. The hotel ceased operations and was evacuated in 2012 for structural and waterproofing repairs. Ms. Ross surveyed the property and identified a variety of mold and moistures issues, including saturated building materials and significant mold growth in excess of 1,000-square feet, indicative of ongoing and active moisture intrusion at the Project. From her findings and observations, EMG was able to provide the client definitive recommendations to address mold growth and moisture intrusion issues.

Talmage Maxwell Jordan

TITLE

Education

Bachelor of Science, Environmental Science, University of California, Los Angeles, 2010

Project Experience

Car Wash and Auto Repair; **Encino**, **CA** – Mr. Jordan performed a Phase I Environmental Site Assessment for an existing car wash and auto repair. The car wash had previously had a gasoline service station located on the premises with documented releases to the groundwater. Ground water monitoring data and regulatory agency files from the California Regional Water Quality Control Board were reviewed in the scope of the assessment to determine the extent and location of the petroleum release. A Phase II Subsurface Investigation was not necessary to address the former release; however a review of plans and closure permits revealed evidence of abandoned in-ground hydraulic lifts. A Phase II subsurface investigation was recommended to address these abandoned site features.

Industrial Plating Facility; **Ontario**, **CA** – Mr. Jordan performed a Phase I Environmental Site Assessment for an existing heavy metal plating facility. The facility had occupied its current location for over 30 years and signs of stressed vegetation because of the adequate groundwater monitoring on the site and staining led to a recommendation for a Phase II Subsurface investigation.

Gasoline Station; **San Diego**, **CA** – Mr. Jordan performed a Phase I Environmental Site Assessment for an existing Gasoline Service Station. The facility had occupied its current location for over 30 years. Ground water monitoring data and regulatory agency files from the California Regional Water Quality Control Board and San Diego Department of Environmental Health were reviewed in the scope of the assessment to determine the extent and location of the petroleum release. This review revealed that petroleum and solvent releases from adjacent sites had comingled with a petroleum release from the gasoline service station. A Phase

INDUSTRY TENURE

Environmental: 2012
EMG: 2014

RELATED EXPERIENCE

- HUD multi-family housing portfolios
- FDIC portfolios
- Industrial portfolios
- Warehouse portfolios
- Restaurant portfolios
- Voluntary Remediation Program

INDUSTRY EXPERIENCE

- Retail
- Residential Housing
- Gasoline Service Stations
- Industrial Properties
- Plating Facilities
- Dry Cleaners
- Car Washes
- Automobile Repairs
- Farms and Dairies
- Assisted Living/ Skilled Nursing Facilities
- Hotels and Hospitality

ACTIVE LICENSES/REGISTRATIONS

- AHERA Asbestos

SPECIAL SKILLS & TRAINING

- California Environmental Professionals CEQA Essentials Seminar

REGIONAL LOCATION

Los Angeles, California

II subsurface investigation was recommended to assess the extent of contamination at this site.

FDIC Portfolio; Doral Bank; **Puerto Rico** – Mr. Jordan performed over thirty Phase I Environmental Assessments in the Commonwealth of Puerto Rico on various types of properties including, residential, retail, virgin rainforest, and dry cleaners. Ground water monitoring data and regulatory agency files from the Puerto Rico Environmental Quality Board (JCA) were reviewed in the scope of the assessments to determine the extent and location (if any) of any environmental impacts. Phase II subsurface investigations were recommended as needed.

ALTA/NSPS LAND TITLE SURVEY

15 ARGONAUT,
ALISO VIEJO, CA

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALISO VIEJO, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 12 AS PER MAP FILED IN BOOK 218, PAGES 27 TO 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID PARCEL 12 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERLY TERMINUS OF THE WEST LINE OF SAID PARCEL 2, SHOWN AS NORTH 20 DEG. 00' 00" WEST 297 FEET; THENCE ON THE PROLONGATION OF SAID LAND SOUTH 20 DEG. 00' 00" EAST 75.57 TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 12, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 70.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 43 DEG. 16' 57" WEST; THENCE ALONG SAID PARCEL LINE AND CURVE EASTERLY 34.81 FEET THROUGH A CENTRAL ANGLE OF 28 DEG. 29' 39" TO THE EAST CORNER OF SAID PARCEL 12'; THENCE NORTH 45 DEG. 51' 29" FEET TO THE POINT OF BEGINNING,

SAID LAND IS SHOWN AS PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL87-116 RECORDED MARCH 9, 1988 INSTRUMENT/FILE NO, 88-107296 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ONE HUNDRED PERCENT (100%) OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH ONE HUNDRED PERCENT (100%) OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND ONE HUNDRED PERCENT (100%) OF ALL RENTS, BONUSES AND PROFITS ACCRUING THEREFROM; WITHOUT, HOWEVER, ANY RIGHTS INCLUDING RIGHTS OF ENTRY IN OR WITH RESPECT TO ANY PORTION OF THE SURFACE OR SUBSURFACE TO A VERTICAL DEPTH OF 500 FEET FROM THE SURFACE AS THE SAME MAY FROM TIME TO TIME EXISTS, AS RESERVED BY DEEDS FROM LLYODS BANK OF CALIFORNIA, FORMERLY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, SUCCESSOR TO FIRST NATIONAL BANK IN SANTA ANA, A CORPORATION, RECORDED SEPTEMBER 30, 1976 IN BOOK 11908, PAGE 573, AND IN BOOK 11908, PAGE 582, BOTH OF OFFICIAL RECORDS.

ASSESSOR' S PARCEL NO: 623-093-10 AND 623-093-11

LAND AREA:

191,885 SQUARE FEET
4.41 ACRES

SITE RESTRICTIONS:

SETBACKS:

FRONT – 30 FEET
STREET SIDE – 30 FEET
SIDE – 10 FEET
REAR – 10 FEET
HEIGHT – 45 FEET PLUS 1 FOOT FOR EACH 1 FOOT ABOVE 35 FEET UP TO A REQUIRED MINIMUM SETBACK OF 50 FEET

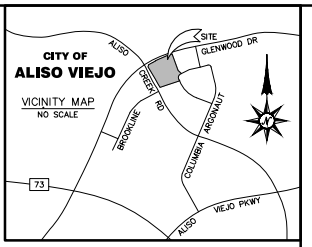
ZONE – (BP–2) BUSINESS PARK 2 DISTRICT

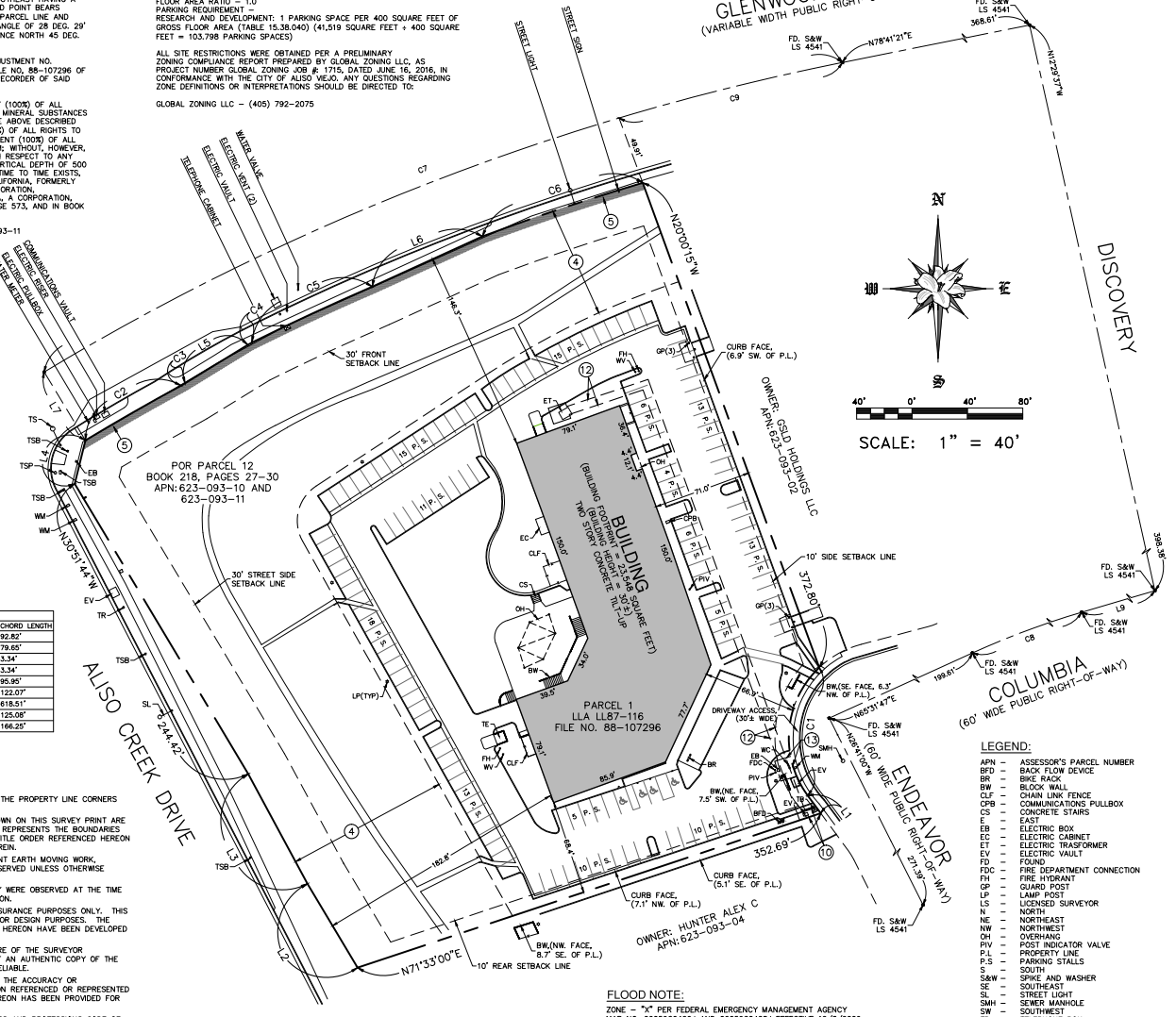
FLOOR AREA RATIO – 1.0
PARKING REQUIREMENT –
RESEARCH AND DEVELOPMENT: 1 PARKING SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA (TABLE 15.3B.040) (41,519 SQUARE FEET ÷ 400 SQUARE FEET = 103.798 PARKING SPACES)

ALL SITE RESTRICTIONS WERE OBTAINED PER A PRELIMINARY ZONING COMPLIANCE REPORT PREPARED BY GLOBAL ZONING LLC, AS PROJECT NUMBER GLOBAL ZONING JOB #: 1715, DATED JUNE 16, 2016, IN CONFORMANCE WITH THE CITY OF ALISO VIEJO. ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

GLOBAL ZONING LLC – (405) 792-2075

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	144
HANDICAP	4
TOTAL	148





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°21'42"W	15.93'
L2	N30°51'44"W	70.60'
L3	N28°19'03"W	90.09'
L4	N13°45'43"E	32.33'
L5	N58°27'42"E	53.11'
L6	N65°27'56"E	87.48'
L7	N31°05'48"W	57.65'
L8	N77°28'36"E	160.68'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	101.48'	70.00'	83°03'47"	N05°10'12"E	92.82'
C2	79.66'	1742.00'	2°37'12"	N60°14'27"E	79.65'
C3	3.34'	62.00'	3°05'21"	N60°00'21"E	3.34'
C4	3.34'	38.00'	5°02'33"	N60°58'58"E	3.34'
C5	95.96'	1746.00'	3°08'56"	N65°04'43"E	95.95'
C6	122.10'	1750.00'	3°59'51"	N71°30'44"E	122.07'
C7	621.59'	1800.00'	19°47'09"	N68°47'46"E	618.51'
C8	125.31'	600.00'	11°57'58"	N71°30'46"E	125.08'
C9	166.31'	1800.00'	5°17'37"	N76°02'32"E	166.25'

NOTE:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IN NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

BASIS OF BEARINGS:

THE BEARING OF N26°41'00"W ALONG THE CENTERLINE OF ENDEAVOR PER PARCEL MAP 85-158 IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD NOTE:

ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NO. 06059C0426J AND 06059C0428J EFFECTIVE 12/3/2009.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

LEGEND:

APN – ASSESSOR'S PARCEL NUMBER
BFD – BACK FLOW DEVICE
BR – BIKE RACK
BW – BLOCK WALL
CLF – CHAIN LINK FENCE
CPB – COMMUNICATIONS PULLBOX
CS – CONCRETE STAIRS
E – EAST
EB – ELECTRIC BOX
EC – ELECTRIC CABINET
ET – ELECTRIC TRASFORMER
EV – ELECTRIC VAULT
FD – FOUND
FDC – FIRE DEPARTMENT CONNECTION
FH – FIRE HYDRANT
GP – GUARD POST
LP – LAMP POST
LS – LICENSED SURVEYOR
N – NORTH
NE – NORTHEAST
NW – NORTHWEST
OH – OVERHANG
PIV – POST INDICATOR VALVE
P.L. – PROPERTY LINE
P.S – PARKING STALLS
S – SOUTH
S&W – SPIKE AND WASHER
SE – SOUTHEAST
SL – STREET LIGHT
SMH – SEWER MANHOLE
SW – SOUTHWEST
TB – TELEPHONE BOX
TE – TRASH ENCLOSURE
TR – TELEPHONE RISER
TS – TRAFFIC SIGNAL
TSB – TRAFFIC SIGNAL BOX
W – WEST
WC – WATER CONNECTION
WM – WATER METER
WV – WATER VALVE

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE COMPANY
1300 DOVE STREET, SUITE 310, NEWPORT BEACH, CA 92660
(949) 622-5000

COMMITMENT NO.: 997-23075991-JV1
TITLE OFFICER: JUSTIN VANDERVEEN
DATED: JANUARY 22, 2016

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. THE CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL, AS RECORDED IN BOOK 678, PAGE 106, OF DEEDS.
   THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED AND IS NOT PLOTTED HEREON.
3. AN AIRCRAFT OPERATIONS, SOUND, AIRSPACE AND AVIGATION EASEMENT OVER THE AREA SHOWN WITH THE DISTINCTIVE BORDER LINE ABOVE A MEAN SEA LEVEL OF 1500 FEET FOR THE PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN EASEMENT RECORDED JULY 2, 1979 IN BOOK 13213, PAGE 1111 OF OFFICIAL RECORDS, AS DEDICATED TO THE COUNTY OF ORANGE ON THE MAP OF SAID TRACT. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED AND IS NOT PLOTTED HEREON.
4. EASEMENT(S) FOR LANDSCAPE AND MAINTENANCE PURPOSES AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON THE MAP OF SAID PARCEL MAP 85-158, AS RECORDED IN BOOK 218, PAGES 27 TO 30 INCLUSIVE OF PARCEL MAPS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
5. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID PARCEL MAP 85-158. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
6. MATTERS SET FORTH ON SAID PARCEL MAP 85-158. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
7. THE MATTERS SET FORTH IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ALISO VIEJO COMMUNITY ASSOCIATION", RECORDED APRIL 6, 1982, AS INSTRUMENT NO. 82-118353, OFFICIAL RECORDS, AND APRIL 13, 1987, AS INSTRUMENT NO. 87-201111, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
8. THE MATTERS SET FORTH IN THE DOCUMENT ENTITLED "NOTICE OF ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PACIFIC PARK BUSINESS CENTER I (DELEGATE DISTRICT NO. 14) OF ALISO VIEJO COMMUNITY ASSOCIATION", RECORDED APRIL 13, 1987, AS INSTRUMENT NO. 87-201111, OFFICIAL RECORDS, AND SEPTEMBER 4, 1987, AS INSTRUMENT NO. 87-505204, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
9. EASEMENT(S) FOR MAINTENANCE PURPOSES AND RIGHTS INCIDENTAL, RECORDED APRIL 14, 1987, AS INSTRUMENT NO. 87-204131, OFFICIAL RECORDS, AND RE-RECORDED OCTOBER 01, 1987, AS INSTRUMENT NO. 87-554296, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
10. EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL, RECORDED SEPTEMBER 29, 1987, AS INSTRUMENT NO. 87-548775, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
11. COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED OCTOBER 5, 1988, AS INSTRUMENT NO. 88-509735, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
12. EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL, RECORDED JUNE 8, 1989, AS INSTRUMENT NO. 89-301830, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
13. EASEMENT(S) FOR SEWER LINES AND WATER TRANSMISSION PURPOSES AND RIGHTS INCIDENTAL, RECORDED SEPTEMBER 26, 1989, AS INSTRUMENT NO. 89-516161, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
14. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS, RECORDED OCTOBER 16, 1989, AS INSTRUMENT NO. 89-557127, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
17. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT; NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SURVEYOR'S CERTIFICATE:

TO: CAMARILLO AIRPORT BUSINESS CENTER 3/6, LLC, AND FIDELITY NATIONAL TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/6/16.

DATE OF PLAT OR MAP: 6/15/16

JOHN R. MCDONALD
EXPIRATION DATE: SEPTEMBER 30, 2016

P.L.S. 6728

P.L.S. No. 6728
Exp. 09/30/16

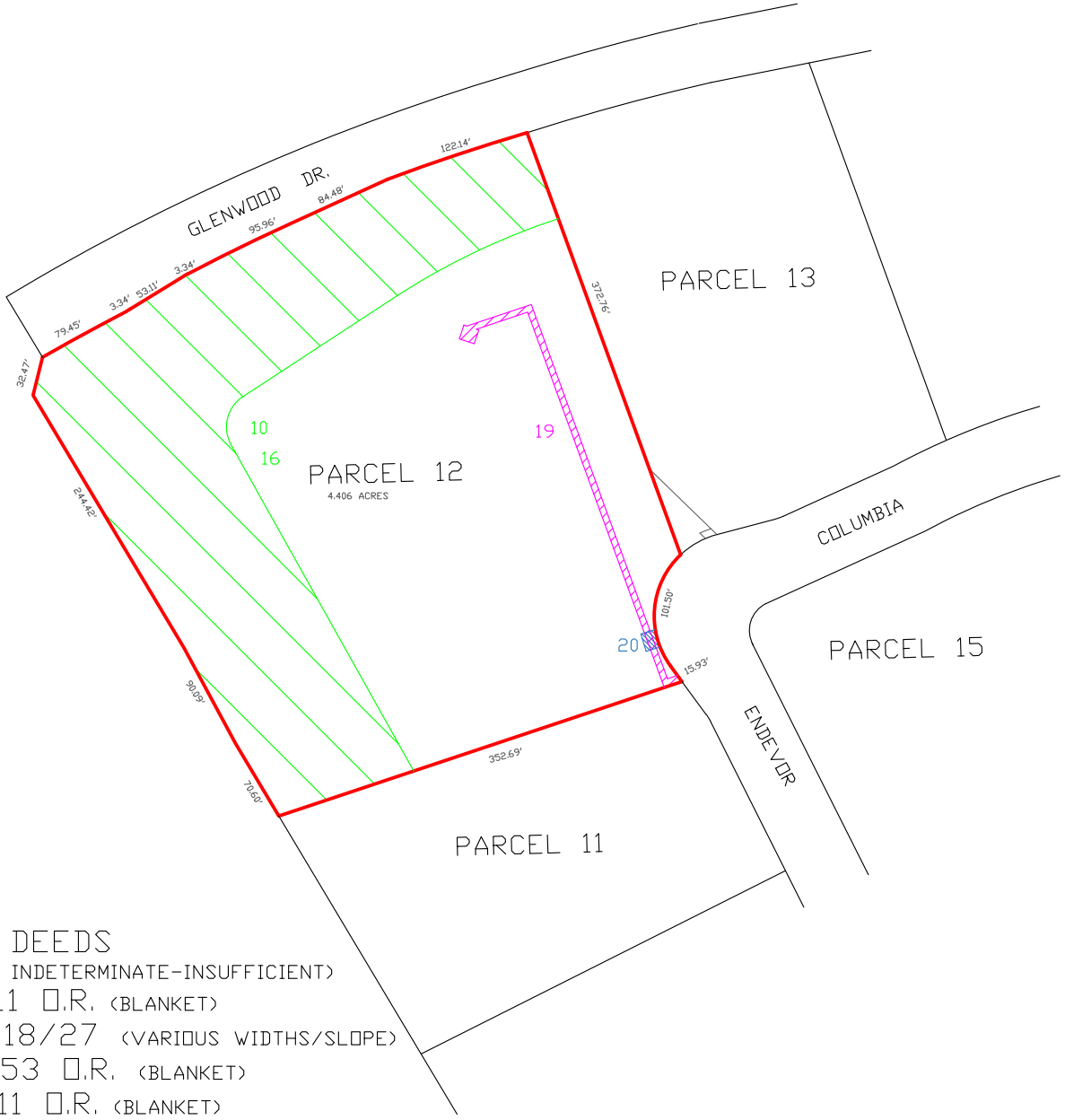
REVISIONS
6/27/16: ADDED ZONING REPORT INFORMATION

JRN CIVIL ENGINEERS
SAN CLEMENTE, CALIFORNIA 92672
PHONE (949) 248-4685
FAX (949) 248-4687
232 AVENIDA FABRICANTE, STE. 107
PROJECT COORDINATOR: TRAVIS EDWARDS (TEDWARDS@JRNCIVIL.COM)

ALTA/NSPS LAND TITLE SURVEY
ADDRESS: 15 ARGONAUT, ALISO VIEJO, CA
CLIENT: BERDAN HOLDINGS, LLC

SHEET 1 OF 1
SCALE: 1" = 40'
DATE: 6/15/16
DRAWN BY: TVE
CHKD. BY: JRN
FILE NO. 15698

IRWIN HERBERT SHERRY AND DALIA DAFNEY SHERRY; LAUREN FAITH SHERRY; DEAN J. SHERRY



- P. I. Q.
  (8) 678/106 DEEDS
  (EXACT LOCATION INDETERMINATE-INSUFFICIENT)
- (9) 13213/1111 O.R. (BLANKET)
- (10) P.M. BK218/27 (VARIOUS WIDTHS/SLOPE)
- (13) 82-118353 O.R. (BLANKET)
- (15) 87-201111 O.R. (BLANKET)
- (16) 87-204131 O.R. (VARIOUS WIDTHS/SLOPE)
- (19) 89-301830 O.R. (5'/3'/12' WIDE/PUE)
- (20) 89-516161 O.R. (12'x15')

N

NOT TO SCALE

ACRES AND SQUARE FOOTAGE ARE APPROXIMATE ONLY

PARCEL 12
CITY OF ALISO VIEJO
BOOK 218, PAGES 27 TO 30 OF PM
SHOWN AS PARCEL 1 OF LLA NO. LL87-116
INST. NO. 88-107296 OF O.R.
ORANGE COUNTY

APN 623-093-10, 11

ORDER NO. 00944203-989-BLA

TICOR TITLE

This map/plat is being furnished as an aid in locating the herein described Land is relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon. amended 2023

APPENDIX D

Environmental Agency Database Search Report

1000

15 Argonaut
15 Argonaut
Aliso Viejo, CA 92656

Inquiry Number: 8037570.2s
July 03, 2025

The EDR Radius Map™ Report with GeoCheck®

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

1001

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	330
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-13
Physical Setting Source Map Findings	A-15
Physical Setting Source Records Searched	PSGR-1

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 (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

15 ARGONAUT
ALISO VIEJO, CA 92656

COORDINATES

Latitude (North):	33.5938820 - 33˚ 35' 37.97''
Longitude (West):	117.7273250 - 117˚ 43' 38.37''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	432512.9
UTM Y (Meters):	3717171.8
Elevation:	453 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50006201 SAN JUAN CAPISTRANO, CA
Version Date:	2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20220425
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
15 ARGONAUT
ALISO VIEJO, CA 92656

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	AMBRY GENETICS CORP	15 ARGONAUT	RCRA-LQG		TP
A2	KAMANARI INC	15 ARGONAUT	HWTS		TP
A3	ARBONNE INTERNATIONA	15 ARGONAUT	HWTS		TP
A4	STRACON MANUFACTURIN	15 ARGONAUT	HWTS		TP
A5	CENTON ELECTRONICS I	15 ARGONAUT	HWTS, HAZNET		TP
A6	AMBRY GENETICS CORPR	15 ARGONAUT	HWTS, HAZNET		TP
A7	AMBRY GENETICS CORP	15 ARGONAUT	HWTS, HAZNET		TP
A8	1X KAMINARI	15 ARGONAUT STREET	HWTS		TP
A9	GREEN CO SERVICES LL	15 ARGONAUT	HWTS, HAZNET		TP
A10	AMBRY GENETICS CORP	15 ARGONAUT	FINDS, ECHO		TP
B11	HUNTER GRAPHICS INC	21 ARGONAUT	RCRA-SQG, FINDS, ECHO	Higher	86, 0.016, SE
B12	MOBILE TECH INC	21 ARGONAUT	EDR Hist Auto	Higher	86, 0.016, SE
B13	HALO CLINICAL LAB IN	21 ARGONAUT STE B	RCRA NonGen / NLR, E MANIFEST	Higher	86, 0.016, SE
B14	HALO CLINICAL LAB, I	21 ARGONAUT	RCRA NonGen / NLR	Higher	86, 0.016, SE
C15	CHEVRON PRODUCTS COM	23022 ALISO CREEK RO	RCRA-SQG, SWEEPS UST, CA FID UST, FINDS, ECHO, E...	Higher	106, 0.020, SW
C16	CHEVRON # 0200913	23022 ALISO CREEK RD	UST	Higher	106, 0.020, SW
C17	CHEVRON STATION #200	23022 ALISO CREEK RD	UST FINDER	Higher	106, 0.020, SW
C18	CHEVRON # 0200913	23022 ALISO CREEK	UST	Higher	106, 0.020, SW
C19	CHEVRON STATION #200	23022 ALISO CREEK RD	CERS HAZ WASTE, CERS TANKS, CHMIRS, CERS	Higher	106, 0.020, SW
C20	CHEVRON STATION #200	23022 ALISO CREEK RD	UST	Higher	106, 0.020, SW
C21	CHEVRON USA INC	23022 ALISO CREEK RD	EDR Hist Auto	Higher	106, 0.020, SW
B22	AMBRY GENETICS	7 ARGONAUT	CERS TANKS, CERS	Lower	126, 0.024, East
B23	AMBRY GENETICS	7 ARGONAUT	CERS HAZ WASTE, EMI	Lower	126, 0.024, East
B24	BEARING ENGINEERS	27 ARGONAUT	RCRA NonGen / NLR, E MANIFEST	Higher	258, 0.049, SE
D25	SOFT HEALTH TECHNOLO	8 ARGONAUT STE 170	RCRA NonGen / NLR	Lower	309, 0.059, East
D26	INCEPTUS MEDICAL	8 ARGONAUT STE 100	RCRA NonGen / NLR	Lower	309, 0.059, East
E27	ALISO VIEJO TOWING &	31 ARGONAUT	CERS HAZ WASTE, CERS	Higher	411, 0.078, SE
E28	ALISO VIEJO TOWING	31 ARGONAUT	RCRA NonGen / NLR, E MANIFEST	Higher	411, 0.078, SE
F29	ECONO LUBE N TUNE	22932 GLENWOOD DR	UST	Higher	428, 0.081, WSW
F30	UTV REPAIR LLC DBA G	22932 GLENWOOD DR	RCRA NonGen / NLR, E MANIFEST	Higher	428, 0.081, WSW
E31	PARA TECH COASTING I	35 ARGONAUT CIRCLE #	RCRA-SQG, CERS HAZ WASTE, FINDS, ECHO, E MANIFEST,	Higher	557, 0.105, SE
32	CORTE FINA HOMEOWNER	95 ARGONAUT STE 160	EDR Hist Auto	Lower	650, 0.123, East
G33	INVOY	72 ARGONAUT SUITE 14	RCRA NonGen / NLR, E MANIFEST	Lower	783, 0.148, ESE
H34	CERNO LLC	22892 GLENWOOD DRIVE	RCRA NonGen / NLR, E MANIFEST	Higher	803, 0.152, SW
H35	HILBORN MANUFACTURIN	22892 GLENWOOD DR	RCRA NonGen / NLR, E MANIFEST	Higher	803, 0.152, SW
H36	CERNO LLC	22892 GLENWOOD DR.	RCRA NonGen / NLR, E MANIFEST	Higher	803, 0.152, SW
G37	KENNEDY PIPELINE COM	61 ARGONAUT	RCRA NonGen / NLR, E MANIFEST	Lower	885, 0.168, ESE
G38	KENNEDY PIPELINE CO	61 ARGONAUT	CA FID UST	Lower	885, 0.168, ESE
G39	KENNEDY PIPELINE CO	61 ARGONAUT	UST, SWEEPS UST	Lower	885, 0.168, ESE

MAPPED SITES SUMMARY

Target Property Address:
15 ARGONAUT
ALISO VIEJO, CA 92656

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
G40	KENNEDY PIPELINE CO	61 ARGONAUT	UST FINDER	Lower	885, 0.168, ESE
H41	CALWIRE INC	23 BROOKLINE	RCRA NonGen / NLR	Higher	997, 0.189, SW
I42	PACIFIC ORCA	37 BROOKLINE	RCRA NonGen / NLR, E MANIFEST	Higher	1250, 0.237, SW
I43	UNITED PARCEL SERVIC	22 BROOKLINE	UST FINDER RELEASE	Higher	1365, 0.259, SW
I44	UNITED PARCEL SERVIC	22 BROOKLINE DRIVE.	RCRA-LQG, LUST, CERS HAZ WASTE, SWEEPS UST, CERS..	Higher	1365, 0.259, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
AMBRY GENETICS CORP 15 ARGONAUT ALISO VIEJO, CA 92656	RCRA-LQG EPA ID:: CAR000222810	CAR000222810
KAMANARI INC 15 ARGONAUT ALISO VIEJO, CA 92656	HWTS	N/A
ARBONNE INTERNATIONA 15 ARGONAUT ALISO VIEJO, CA 92656	HWTS	N/A
STRACON MANUFACTURIN 15 ARGONAUT ALISO VIEJO, CA 92656	HWTS	N/A
CENTON ELECTRONICS I 15 ARGONAUT ALISO VIEJO, CA 92656	HWTS HAZNET GEPAID: CAL000298473	N/A
AMBRY GENETICS CORPR 15 ARGONAUT ALISO VIEJO, CA 92656	HWTS HAZNET GEPAID: CAL000368674	N/A
AMBRY GENETICS CORP 15 ARGONAUT ALISO VIEJO, CA 92656	HWTS HAZNET GEPAID: CAR000222810	N/A
1X KAMINARI 15 ARGONAUT STREET ALISO VIE JO, CA 92656	HWTS	N/A
GREEN CO SERVICES LL 15 ARGONAUT ALISO VIEJO, CA 92656	HWTS HAZNET GEPAID: CAC002638779	N/A
AMBRY GENETICS CORP 15 ARGONAUT ALISO VIEJO, CA 92656	FINDS	N/A

EXECUTIVE SUMMARY

Registry ID:: 110044804218

ECHO
Registry ID: 110044804218

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

EXECUTIVE SUMMARY

Federal ERNS list

ERNS ---------- Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE ---------- State Response Sites

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR ---------- EnviroStor Database

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF ---------- Solid Waste Information System

Lists of state and tribal leaking storage tanks

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land
CPS-SLIC ---------- Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Program Properties
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

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
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

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. Ind Site ---- List of Industrial Site Cleanups
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---- Financial Assurance Information
EPA WATCH LIST ---- EPA WATCH LIST
2020 COR ACTION ---- 2020 Corrective Action Program List
TSCA ---- Toxic Substances Control Act
TRIS ---- Toxic Chemical Release Inventory System
SSTS ---- Section 7 Tracking Systems
ROD ---- Records Of Decision
RMP ---- Risk Management Plans
RAATS ---- RCRA Administrative Action Tracking System
PRP ---- Potentially Responsible Parties
PADS ---- PCB Activity Database System
ICIS ---- Integrated Compliance Information System
FTTS ---- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ---- Material Licensing Tracking System
COAL ASH DOE ---- Steam-Electric Plant Operation Data
COAL ASH EPA ---- Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ---- PCB Transformer Registration Database
RADINFO ---- Radiation Information Database
HIST FTTS ---- FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ---- Incident and Accident Data
CONSENT ---- Superfund (CERCLA) Consent Decrees
INDIAN RESERV ---- Indian Reservations
FUSRAP ---- Formerly Utilized Sites Remedial Action Program
UMTRA ---- Uranium Mill Tailings Sites

EXECUTIVE SUMMARY

LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
MINES MRDS	Mineral Resources Data System
ABANDONED MINES	Abandoned Mines
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data
PFAS	PFAS Investigation Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CHROME PLATING	Chrome Plating Facilities Listing
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	Inspection, Compliance and Enforcement
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
Notify 65	Proposition 65 Records
HAZMAT	Hazardous Material Facilities
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
CIWQS	California Integrated Water Quality System
CERS	CERS
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)

EXECUTIVE SUMMARY

WELL STIM PROJ---------- Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/02/2025 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HUNTER GRAPHICS INC EPA ID:: CAD982509853	***21 ARGONAUT***	***SE 0 - 1/8 (0.016 mi.)***	***B11***	***64***
CHEVRON PRODUCTS COM EPA ID:: CAD983637851	***23022 ALISO CREEK RO***	***SW 0 - 1/8 (0.020 mi.)***	***C15***	***75***
PARA TECH COASTING I EPA ID:: CAR000057828	***35 ARGONAUT CIRCLE #***	***SE 0 - 1/8 (0.105 mi.)***	***E31***	***161***

EXECUTIVE SUMMARY

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNITED PARCEL SERVIC	***22 BROOKLINE DRIVE.***	***SW 1/4 - 1/2 (0.259 mi.)***	***I44***	***268***
Database: ORANGE CO. LUST, Date of Government Version: 02/05/2025 Database: LUST REG 9, Date of Government Version: 03/01/2001 Database: LUST, Date of Government Version: 02/24/2025 Status: Completed - Case Closed Closed Date: 1/4/96 Facility Id: 95UT025 Status: Case Closed Global Id: T0605902532 Case Number: 9UT3197				

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 5 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON # 0200913	23022 ALISO CREEK RD	SW 0 - 1/8 (0.020 mi.)	C16	89
Database: UST, Date of Government Version: 03/03/2025 Facility Id: 12182				
CHEVRON # 0200913	23022 ALISO CREEK	SW 0 - 1/8 (0.020 mi.)	C18	92
Database: ORANGE CO. UST, Date of Government Version: 02/05/2025 Facility Id: FA0024729				
CHEVRON STATION #200	23022 ALISO CREEK RD	SW 0 - 1/8 (0.020 mi.)	C20	119
Database: UST, Date of Government Version: 03/03/2025 Facility Id: FA0024729				
ECONO LUBE N TUNE	22932 GLENWOOD DR	WSW 0 - 1/8 (0.081 mi.)	F29	156
Database: UST, Date of Government Version: 03/03/2025 Facility Id: 14836				

Lower Elevation	Address	Direction / Distance	Map ID	Page
KENNEDY PIPELINE CO	***61 ARGONAUT***	***ESE 1/8 - 1/4 (0.168 mi.)***	***G39***	***257***
Database: UST, Date of Government Version: 03/03/2025 Database: ORANGE CO. UST, Date of Government Version: 02/05/2025 Facility Id: FA0025143				

EXECUTIVE SUMMARY

Facility Id: FA0025143

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 01/12/2025 has revealed that there are 4 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON STATION #200	*23022 ALISO CREEK RD*	*SW 0 - 1/8 (0.020 mi.)*	*C19*	*92*
ALISO VIEJO TOWING &	*31 ARGONAUT*	*SE 0 - 1/8 (0.078 mi.)*	*E27*	*143*
PARA TECH COASTING I	*35 ARGONAUT CIRCLE #*	*SE 0 - 1/8 (0.105 mi.)*	*E31*	*161*

Lower Elevation	Address	Direction / Distance	Map ID	Page
AMBRY GENETICS	*7 ARGONAUT*	*E 0 - 1/8 (0.024 mi.)*	*B23*	*128*

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 2 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON PRODUCTS COM	*23022 ALISO CREEK RO*	*SW 0 - 1/8 (0.020 mi.)*	*C15*	*75*
Status: A				
Tank Status: A				
Comp Number: 12182				

Lower Elevation	Address	Direction / Distance	Map ID	Page
KENNEDY PIPELINE CO	*61 ARGONAUT*	*ESE 1/8 - 1/4 (0.168 mi.)*	*G39*	*257*
Status: A				
Tank Status: A				
Comp Number: 9851				

EXECUTIVE SUMMARY

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON PRODUCTS COM Facility Id: 30010575 Status: A	***23022 ALISO CREEK RO***	***SW 0 - 1/8 (0.020 mi.)***	***C15***	***75***

Lower Elevation	Address	Direction / Distance	Map ID	Page
KENNEDY PIPELINE CO Facility Id: 30012495 Status: A	61 ARGONAUT	ESE 1/8 - 1/4 (0.168 mi.)	G38	257

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 01/12/2025 has revealed that there are 2 CERS TANKS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON STATION #200	***23022 ALISO CREEK RD***	***SW 0 - 1/8 (0.020 mi.)***	***C19***	***92***

Lower Elevation	Address	Direction / Distance	Map ID	Page
AMBRY GENETICS	***7 ARGONAUT***	***E 0 - 1/8 (0.024 mi.)***	***B22***	***122***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/02/2025 has revealed that there are 14 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HALO CLINICAL LAB IN EPA ID:: CAL000478070	***21 ARGONAUT STE B***	***SE 0 - 1/8 (0.016 mi.)***	***B13***	***67***
HALO CLINICAL LAB, I EPA ID:: CAC003215244	21 ARGONAUT	SE 0 - 1/8 (0.016 mi.)	B14	72
BEARING ENGINEERS EPA ID:: CAL000111876	***27 ARGONAUT***	***SE 0 - 1/8 (0.049 mi.)***	***B24***	***133***
ALISO VIEJO TOWING	***31 ARGONAUT***	***SE 0 - 1/8 (0.078 mi.)***	***E28***	***151***

EXECUTIVE SUMMARY

EPA ID:: CAL000441567				
UTV REPAIR LLC DBA G	***22932 GLENWOOD DR***	***WSW 0 - 1/8 (0.081 mi.)***	***F30***	***157***
EPA ID:: CAL000474466				
CERNO LLC	***22892 GLENWOOD DRIVE***	***SW 1/8 - 1/4 (0.152 mi.)***	***H34***	***235***
EPA ID:: CAC003190893				
HILBORN MANUFACTURIN	***22892 GLENWOOD DR***	***SW 1/8 - 1/4 (0.152 mi.)***	***H35***	***239***
EPA ID:: CAL000312469				
CERNO LLC	***22892 GLENWOOD DR.***	***SW 1/8 - 1/4 (0.152 mi.)***	***H36***	***246***
EPA ID:: CAC003251170				
CALWIRE INC	23 BROOKLINE	SW 1/8 - 1/4 (0.189 mi.)	H41	261
EPA ID:: CAL000485631				
PACIFIC ORCA	***37 BROOKLINE***	***SW 1/8 - 1/4 (0.237 mi.)***	***I42***	***264***
EPA ID:: CAC003084738				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SOFT HEALTH TECHNOLO	8 ARGONAUT STE 170	E 0 - 1/8 (0.059 mi.)	D25	139
EPA ID:: CAL000402655				
INCEPTUS MEDICAL	8 ARGONAUT STE 100	E 0 - 1/8 (0.059 mi.)	D26	141
EPA ID:: CAL000472373				
INVOY	***72 ARGONAUT SUITE 14***	***ESE 1/8 - 1/4 (0.148 mi.)***	***G33***	***225***
EPA ID:: CAC003059445				
KENNEDY PIPELINE COM	***61 ARGONAUT***	***ESE 1/8 - 1/4 (0.168 mi.)***	***G37***	***249***
EPA ID:: CAL000037032				

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER RELEASE site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNITED PARCEL SERVIC	22 BROOKLINE	SW 1/4 - 1/2 (0.259 mi.)	I43	267

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are 2 UST FINDER sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON STATION #200	23022 ALISO CREEK RD	SW 0 - 1/8 (0.020 mi.)	C17	90

Lower Elevation	Address	Direction / Distance	Map ID	Page
KENNEDY PIPELINE CO	61 ARGONAUT	ESE 1/8 - 1/4 (0.168 mi.)	G40	260

EXECUTIVE SUMMARY

E MANIFEST: EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

A review of the E MANIFEST list, as provided by EDR, and dated 02/17/2025 has revealed that there are 12 E MANIFEST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HALO CLINICAL LAB IN	*21 ARGONAUT STE B*	*SE 0 - 1/8 (0.016 mi.)*	*B13*	*67*
CHEVRON PRODUCTS COM	*23022 ALISO CREEK RO*	*SW 0 - 1/8 (0.020 mi.)*	*C15*	*75*
BEARING ENGINEERS	*27 ARGONAUT*	*SE 0 - 1/8 (0.049 mi.)*	*B24*	*133*
ALISO VIEJO TOWING	*31 ARGONAUT*	*SE 0 - 1/8 (0.078 mi.)*	*E28*	*151*
UTV REPAIR LLC DBA G	*22932 GLENWOOD DR*	*WSW 0 - 1/8 (0.081 mi.)*	*F30*	*157*
PARA TECH COASTING I	*35 ARGONAUT CIRCLE #*	*SE 0 - 1/8 (0.105 mi.)*	*E31*	*161*
CERNO LLC	*22892 GLENWOOD DRIVE*	*SW 1/8 - 1/4 (0.152 mi.)*	*H34*	*235*
HILBORN MANUFACTURIN	*22892 GLENWOOD DR*	*SW 1/8 - 1/4 (0.152 mi.)*	*H35*	*239*
CERNO LLC	*22892 GLENWOOD DR.*	*SW 1/8 - 1/4 (0.152 mi.)*	*H36*	*246*
PACIFIC ORCA	*37 BROOKLINE*	*SW 1/8 - 1/4 (0.237 mi.)*	*I42*	*264*

Lower Elevation	Address	Direction / Distance	Map ID	Page
INVOY	*72 ARGONAUT SUITE 14*	*ESE 1/8 - 1/4 (0.148 mi.)*	*G33*	*225*
KENNEDY PIPELINE COM	*61 ARGONAUT*	*ESE 1/8 - 1/4 (0.168 mi.)*	*G37*	*249*

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 03/17/2025 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNITED PARCEL SERVIC	*22 BROOKLINE DRIVE.*	*SW 1/4 - 1/2 (0.259 mi.)*	*I44*	*268*
Cleanup Status: COMPLETED - CASE CLOSED				

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 is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNITED PARCEL SERVIC	*22 BROOKLINE DRIVE.*	*SW 1/4 - 1/2 (0.259 mi.)*	*I44*	*268*
Reg Id: 9UT3197				

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOBILE TECH INC	21 ARGONAUT	SE 0 - 1/8 (0.016 mi.)	B12	67
CHEVRON USA INC	23022 ALISO CREEK RD	SW 0 - 1/8 (0.020 mi.)	C21	122
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
CORTE FINA HOMEOWNER	95 ARGONAUT STE 160	E 0 - 1/8 (0.123 mi.)	32	225

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 8037570.2S

- 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
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 15 Argonaut	CLIENT: Stantec
ADDRESS: 15 Argonaut Aliso Viejo CA 92656	CONTACT: Alicia Ruth Jansen
LAT/LONG: 33.593882 / 117.727325	INQUIRY #: 8037570.2s DATE: July 03, 2025 9:08 am

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DETAIL MAP - 8037570.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

N

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: 15 Argonaut ADDRESS: 15 Argonaut Aliso Viejo CA 92656 LAT/LONG: 33.593882 / 117.727325	CLIENT: Stantec CONTACT: Alicia Ruth Jansen INQUIRY #: 8037570.2s DATE: July 03, 2025 9:10 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250	1	0	0	NR	NR	NR	1
RCRA-SQG	0.250		3	0	NR	NR	NR	3
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	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
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		4	1	NR	NR	NR	5
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	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
IHS OPEN DUMPS	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
CERS HAZ WASTE	0.250		4	0	NR	NR	NR	4
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		1	1	NR	NR	NR	2
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		1	1	NR	NR	NR	2
CERS TANKS	0.250		2	0	NR	NR	NR	2
Local Land Records								
LIENS	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
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
Orange Co. Ind 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		7	7	NR	NR	NR	14
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
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP	1	NR	NR	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	1	NR	NR	1
UST FINDER	0.250		1	1	NR	NR	NR	2
E MANIFEST	0.250		6	6	NR	NR	NR	12
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CHROME PLATING	0.500		0	0	0	NR	NR	0
Cortese	0.500		0	0	1	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	1	NR	NR	1
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWTS	TP	8	NR	NR	NR	NR	NR	8
HAZNET	TP	4	NR	NR	NR	NR	NR	4
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0

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
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		3	NR	NR	NR	NR	3
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		15	32	17	4	0	0	68

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A1	**AMBRY GENETICS CORP**	**RCRA-LQG**	**1014922508**
Target	**15 ARGONAUT**		**CAR000222810**
Property	**ALISO VIEJO, CA 92656**		

Site 1 of 10 in cluster A

Actual:
453 ft.

RCRA Listings:

Date Form Received by Agency:		20181030
Handler Name:		Ambry Genetics Corp
Handler Address:		Argonaut
Handler City,State,Zip:		ALISO VIEJO, CA 92656-0000
EPA ID:		CAR000222810
Contact Name:		SCOTT C DAWSON
Contact Address:		ARGONAUT
Contact City,State,Zip:		ALISO VIEJO, CA 92656-0000
Contact Telephone:		949-900-5540
Contact Fax:		949-900-5501
Contact Email:		SDAWSON@AMBRYGEN.COM
Contact Title:		ENVIRONMENTAL HEALTH AND SAFETY MANAGER
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Large Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		2017
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		ARGONAUT
Mailing City,State,Zip:		ALISO VIEJO, CA 92656-0000
Owner Name:	Sherry Family Partnership	
Owner Type:		Private
Operator Name:	Ambry Genetic Corporation	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No

AMBRY GENETICS CORP (Continued) **1014922508**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20181126
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2017

Click Here for Biennial Reporting System Data:
Year: 2015

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste
Waste Code:	D002
Waste Description:	Corrosive Waste
Waste Code:	D022
Waste Description:	Chloroform
Waste Code:	F003
Waste Description:	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:	U002
Waste Description:	2-Propanone (I) (Or) Acetone (I)
Waste Code:	U007
Waste Description:	2-Propenamide (Or) Acrylamide
Waste Code:	U031
Waste Description:	1-Butanol (I) (Or) N-Butyl Alcohol (I)
Waste Code:	U044

AMBRY GENETICS CORP (Continued) **1014922508**

Waste Description: Chloroform (Or) Methane, Trichloro-

Waste Code: U188
Waste Description: Phenol

Waste Code: U239
Waste Description: Benzene, Dimethyl- (I,T) (Or) Xylene (I)

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: AMBRY GENETIC CORPORATION	
Legal Status:	Private
Date Became Current:	20120101
Date Ended Current:	Not reported
Owner/Operator Address:	15 ARGONAUT
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656-0000
Owner/Operator Telephone:	949-900-5500
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	SDAWSON@AMBRYGEN.COM

Owner/Operator Indicator:	Owner
Owner/Operator Name: AICI, LLC	
Legal Status:	Private
Date Became Current:	19891001
Date Ended Current:	Not reported
Owner/Operator Address:	2101 ROSECRANS AVENUE
Owner/Operator City,State,Zip:	EL SEGUNDO, CA 90245
Owner/Operator Telephone:	310-725-0006
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: AICI LLC	
Legal Status:	Private
Date Became Current:	19891001
Date Ended Current:	Not reported
Owner/Operator Address:	2101 ROSENCRANS AVE
Owner/Operator City,State,Zip:	EL SEGUNDO, CA 92656
Owner/Operator Telephone:	310-725-0006
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: AMBRY GENETICS CORP	
Legal Status:	Private
Date Became Current:	20120102
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

AMBRY GENETICS CORP (Continued) **1014922508**

Owner/Operator Indicator:	Owner
Owner/Operator Name: SHERRY FAMILY PARTNERSHIP	
Legal Status:	Private
Date Became Current:	20180117
Date Ended Current:	Not reported
Owner/Operator Address:	1040 SOUTH ROBERTSON BLVD
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90035
Owner/Operator Telephone:	323-839-5511
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	DEAN@DUKEPM.COM

Owner/Operator Indicator:	Owner
Owner/Operator Name: AICI, LLC	
Legal Status:	Private
Date Became Current:	19891001
Date Ended Current:	Not reported
Owner/Operator Address:	2101 ROSECRANS AVENUE
Owner/Operator City,State,Zip:	EL SEGUNDO, CA 90245
Owner/Operator Telephone:	310-725-0006
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: AMBRY GENETICS CORP	
Legal Status:	Private
Date Became Current:	20120102
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: AMBRY GENETICS CORPORATION	
Legal Status:	Private
Date Became Current:	20120101
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: ALCL INC	
Legal Status:	Private
Date Became Current:	19940629
Date Ended Current:	Not reported
Owner/Operator Address:	2321 ROSECRANS AVE
Owner/Operator City,State,Zip:	EL SEGUNDO, CA 90245
Owner/Operator Telephone:	310-725-0006
Owner/Operator Telephone Ext:	Not reported

AMBRY GENETICS CORP (Continued) **1014922508**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: AMBRY GENETICS CORPORATION
Legal Status: Private
Date Became Current: 20120101
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20160229
Handler Name: AMBRY GENETICS CORPORATION
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20181030
Handler Name: AMBRY GENETICS CORP
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20171113
Handler Name: AMBRY GENETICS CORPORATION
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20111116
Handler Name: AMBRY GENETICS CORP

Map ID
Direction
Distance
Elevation | Site

MAP FINDINGS

Database(s) | EDR ID Number | EPA ID Number

AMBRY GENETICS CORP (Continued) **1014922508**

Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	20150323
Handler Name: AMBRY GENETICS CORP	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	541711
NAICS Description:	Research And Development In Biotechnology
NAICS Code:	541714
NAICS Description:	Research And Development In Biotechnology (Except Nanobiotechnology
NAICS Code:	62151
NAICS Description:	Medical And Diagnostic Laboratories

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

A2 **KAMANARI INC** **HWTS** **S124943416**
Target **15 ARGONAUT** **N/A**
Property **ALISO VIEJO, CA 92656**

Site 2 of 10 in cluster A

Actual:
453 ft.

HWTS:

Name:	KAMANARI INC
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAP982455610
Inactive Date:	12/21/2000
Create Date:	05/13/1998
Last Act Date:	Not reported

KAMANARI INC (Continued) **S124943416**

Mailing Name:	Not reported
Mailing Address:	Not reported
Mailing Address 2:	Not reported
Mailing City,State,Zip:	0
Owner Name:	Not reported
Owner Address:	Not reported
Owner Address 2:	Not reported
Owner City,State,Zip:	Not reported
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	Not reported
Contact Address:	Not reported
Contact Address 2:	Not reported
City,State,Zip:	Not reported
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	TEMPORARY
Category:	FEDERAL
Latitude:	33.594139
Longitude:	-117.725167

A3 **ARBONNE INTERNATIONAL** **HWTS** **S124554686**
Target **15 ARGONAUT** **N/A**
Property **ALISO VIEJO, CA 92656**

Site 3 of 10 in cluster A

Actual: **453 ft.**

HWTS:

Name:	ARBONNE INTERNATIONAL
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAC001314128
Inactive Date:	10/25/2000
Create Date:	06/22/1998
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	15 ARGONAUT
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ALISO VIEJO, CA 926560000
Owner Name:	ARBONNE INTERNATIONAL INC
Owner Address:	15 ARGONAUT
Owner Address 2:	Not reported
Owner City,State,Zip:	ALISO VIEJO, CA 926560000
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	CRAIG ZURLINI - MANUFACT MGR
Contact Address:	15 ARGONAUT
Contact Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 926560000
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	TEMPORARY
Category:	STATE
Latitude:	33.594139
Longitude:	-117.725167

Map ID
Direction
Distance
Elevation | Site

MAP FINDINGS

Database(s) | EDR ID Number | EPA ID Number

A4 **STRACON MANUFACTURING** **HWTS** **S124847249**
Target **15 ARGONAUT** **N/A**
Property **ALISO VIEJO, CA 92656**

Site 4 of 10 in cluster A

Actual:
453 ft.

HWTS:

Name:	STRACON MANUFACTURING
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000277358
Inactive Date:	06/30/2006
Create Date:	12/16/2003
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	1672 KAISER AVE #1
Mailing Address 2:	Not reported
Mailing City,State,Zip:	IRVINE, CA 92614
Owner Name:	LUONG NGUYEN
Owner Address:	2 HORIZON
Owner Address 2:	Not reported
Owner City,State,Zip:	NEWPORT COAST, CA 92657
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	PHONG T TRAN
Contact Address:	15 ARGONAUT
Contact Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 926560000
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.593611
Longitude:	-117.726393

NAICS:

EPA ID:	CAL000277358
Create Date:	2003-12-16 15:29:15.477
NAICS Code:	99999
NAICS Description:	Not Otherwise Specified
Issued EPA ID Date:	2003-12-16 15:29:15.43000
Inactive Date:	2006-06-30 14:21:36.99700
Facility Name:	STRACON MANUFACTURING
Facility Address:	15 ARGONAUT
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	926561423

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

A5 **CENTON ELECTRONICS INC** **HWTS** **S113139014**
Target **15 ARGONAUT** **HAZNET** **N/A**
Property **ALISO VIEJO, CA 92656**

Site 5 of 10 in cluster A

Actual:
453 ft.

HWTS:

Name:	CENTON ELECTRONICS INC
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000298473
Inactive Date:	06/30/2008
Create Date:	09/15/2005
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	27412 ALISO VIEJO PKWY
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ALISO VIEJO, CA 926563371
Owner Name:	CENTON ELECTRONICS INC
Owner Address:	15 ARGONAUT
Owner Address 2:	Not reported
Owner City,State,Zip:	ALISO VIEJO, CA 926560000
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	JAY O'NEIL, OPERATIONS MGR
Contact Address:	15 ARGONAUT
Contact Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 926560000
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.59409
Longitude:	-117.7277

HAZNET:

Name:	CENTON ELECTRONICS INC
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
Contact:	JAY O'NEIL, OPERATIONS MGR
Telephone:	9496992036
Mailing Name:	Not reported
Mailing Address:	27412 ALISO VIEJO PKWY
Year:	2015
Gepaid:	CAL000298473
TSD EPA ID:	CAD003963592
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.1865
Year:	2013
Gepaid:	CAL000298473
TSD EPA ID:	CAD003963592
CA Waste Code:	181 - Other inorganic solid waste

Map ID
Direction
Distance
Elevation | Site

MAP FINDINGS

Database(s) | EDR ID Number | EPA ID Number

CENTON ELECTRONICS INC (Continued) **S113139014**

Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.275
Year:	2010
Gepaid:	CAL000298473
TSD EPA ID:	CAD003963592
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.165
Year:	2009
Gepaid:	CAL000298473
TSD EPA ID:	CAD003963592
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Tons:	0.125
Year:	2008
Gepaid:	CAL000298473
TSD EPA ID:	CAD003963592
CA Waste Code:	-
Disposal Method:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Tons:	Not reported
Year:	2008
Gepaid:	CAL000298473
TSD EPA ID:	CAD003963592
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Tons:	0.225
Year:	2007
Gepaid:	CAL000298473
TSD EPA ID:	CAD003963592
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Tons:	0.613
Year:	2006
Gepaid:	CAL000298473
TSD EPA ID:	CAD003963592
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	R01 - Recycler
Tons:	0.1375

Additional Information:

Year:	2015
Gen EPA ID:	CAL000298473
Shipment Date:	20150929
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151007
Manifest ID:	012868271JJK
Trans EPA ID:	CAD003963592

CENTON ELECTRONICS INC (Continued) **S113139014**

Trans Name:	ECS REFINING
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID:	CAD003963592
Trans Name:	ECS REFINING
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D008
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1865
Waste Quantity:	373
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2013
Gen EPA ID:	CAL000298473
Shipment Date:	20131202
Creation Date:	2/18/2014 22:15:13
Receipt Date:	20131211
Manifest ID:	010873631JJK
Trans EPA ID:	CAD003963592
Trans Name:	ECS REFINING
Trans 2 EPA ID:	CAR000188201
Trans 2 Name:	ENVIRONMENTAL RECOVERY SERVICES
TSDF EPA ID:	CAD003963592
Trans Name:	ECS REFINING
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D008
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130326
Creation Date:	6/9/2013 22:15:06
Receipt Date:	20130404
Manifest ID:	009479293JJK
Trans EPA ID:	CAD003963592
Trans Name:	ECS REFINING
Trans 2 EPA ID:	CAR000188201
Trans 2 Name:	ENVIRONMENTAL RECOVERY SERVICES

CENTON ELECTRONICS INC (Continued) **S113139014**

TSDF EPA ID: CAD003963592
Trans Name: ECS REFINING
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 181 - Other inorganic solid waste Organics
RCRA Code: D008
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.2
Waste Quantity: 400
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Information:
Year: 2010
Gen EPA ID: CAL000298473

Shipment Date: 20100716
Creation Date: 9/30/2010 18:30:48
Receipt Date: 20100721
Manifest ID: 005935080JJK
Trans EPA ID: CAD003963592
Trans Name: ECS REFINING
Trans 2 EPA ID: CAR000188201
Trans 2 Name: ENVIRONMENTAL RECOVERY SERVICES
TSDF EPA ID: CAD003963592
Trans Name: ECS REFINING TEXAS LLC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 181 - Other inorganic solid waste Organics
RCRA Code: D011
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.165
Waste Quantity: 330
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Information:
Year: 2009
Gen EPA ID: CAL000298473

Shipment Date: 20090406
Creation Date: 5/12/2009 18:30:20
Receipt Date: 20090409
Manifest ID: 004467077JJK
Trans EPA ID: CAD003963592
Trans Name: ECS REFINING

CENTON ELECTRONICS INC (Continued) **S113139014**

Trans 2 EPA ID:	CAR000188201
Trans 2 Name:	ENVIROSERV
TSDF EPA ID:	CAD003963592
Trans Name:	ECS REFINING TEXAS LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D008
Meth Code:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Quantity Tons:	0.125
Waste Quantity:	250
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2008
Gen EPA ID:	CAL000298473
Shipment Date:	20080714
Creation Date:	9/10/2008 18:30:08
Receipt Date:	20080723
Manifest ID:	004467245JJK
Trans EPA ID:	CAD003963592
Trans Name:	ECS REFINING
Trans 2 EPA ID:	CAR000188201
Trans 2 Name:	ENVIROSERV
TSDF EPA ID:	CAD003963592
Trans Name:	ECS REFINING TEXAS LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080714
Creation Date:	9/10/2008 18:30:08
Receipt Date:	20080723
Manifest ID:	004467245JJK
Trans EPA ID:	CAD003963592
Trans Name:	ECS REFINING
Trans 2 EPA ID:	CAR000188201
Trans 2 Name:	ENVIROSERV
TSDF EPA ID:	CAD003963592
Trans Name:	ECS REFINING TEXAS LLC
TSDF Alt EPA ID:	Not reported

CENTON ELECTRONICS INC (Continued) **S113139014**

TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D011
Meth Code:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Quantity Tons:	0.225
Waste Quantity:	450
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2007
Gen EPA ID:	CAL000298473
Shipment Date:	20071015
Creation Date:	1/25/2008 18:30:07
Receipt Date:	20071017
Manifest ID:	002970641JJK
Trans EPA ID:	CAD003963592
Trans Name:	ECS REFINING
Trans 2 EPA ID:	CA0000970392
Trans 2 Name:	ENVIROSERV
TSDF EPA ID:	CAD003963592
Trans Name:	ECS REFINING TEXAS LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D011
Meth Code:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Quantity Tons:	0.3605
Waste Quantity:	721
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20070327
Creation Date:	8/19/2007 18:30:34
Receipt Date:	20070329
Manifest ID:	001393764JJK
Trans EPA ID:	CAD003963592
Trans Name:	ECS REFINING
Trans 2 EPA ID:	CA0000970392
Trans 2 Name:	ENVIROSERV
TSDF EPA ID:	CAD003963592
Trans Name:	ECS REFINING TEXAS LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D008
Meth Code:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Quantity Tons:	0.2525

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CENTON ELECTRONICS INC (Continued) **S113139014**

Waste Quantity:	505
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2006
Gen EPA ID:	CAL000298473
Shipment Date:	20060208
Creation Date:	7/5/2006 12:02:53
Receipt Date:	20060209
Manifest ID:	22365876
Trans EPA ID:	CAD003963592
Trans Name:	ECS REFINING
Trans 2 EPA ID:	CA0000970392
Trans 2 Name:	ENVIROMENTAL RECOVERY SVCS
TSDF EPA ID:	CAD003963592
Trans Name:	ECS REFINING TEXAS LLC
TSDF Alt EPA ID:	CAD003963592
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D008
Meth Code:	R01 - Recycler
Quantity Tons:	0.1375
Waste Quantity:	275
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

A6 **AMBRY GENETICS CORPROATION** **HWTS** **S113800227**
Target **15 ARGONAUT** **HAZNET** **N/A**
Property **ALISO VIEJO, CA 92656**

Site 6 of 10 in cluster A

Actual: **453 ft.**

HWTS:

Name:	AMBRY GENETICS CORPRORATION
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000368674
Inactive Date:	07/03/2015
Create Date:	10/27/2011
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	15 ARGONAUT
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ALISO VIEJO, CA 926560000
Owner Name:	AMBRY GENETICS CORPORATION
Owner Address:	15 ARGONAUT

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Owner Address 2:	Not reported
Owner City,State,Zip:	ALISO VIEJO, CA 926560000
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	MARISSA TRACY
Contact Address:	15 ARGONAUT
Contact Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.59409
Longitude:	-117.7277

NAICS:

EPA ID:	CAL000368674
Create Date:	2011-10-27 11:32:25.430
NAICS Code:	621512
NAICS Description:	Diagnostic Imaging Centers
Issued EPA ID Date:	2011-10-27 11:32:25.38300
Inactive Date:	2015-07-03 00:00:00
Facility Name:	AMBRY GENETICS CORPRORATION
Facility Address:	15 ARGONAUT
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92656

HAZNET:

Name:	AMBRY GENETICS CORPROATION
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
Contact:	MARISSA TRACY
Telephone:	9499005540
Mailing Name:	Not reported
Mailing Address:	15 ARGONAUT
Year:	2015
Gepaid:	CAL000368674
TSD EPA ID:	NED981723513
CA Waste Code:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	0.64
Year:	2015
Gepaid:	CAL000368674
TSD EPA ID:	NED981723513
CA Waste Code:	352 - Other organic solids
Disposal Method:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	0.3195
Year:	2015

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Gepaid: CAL000368674
TSD EPA ID: NMD002208627
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.063

Year: 2015
Gepaid: CAL000368674
TSD EPA ID: UTD981552177
CA Waste Code: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 1.1185

Year: 2015
Gepaid: CAL000368674
TSD EPA ID: UTD981552177
CA Waste Code: 343 - Unspecified organic liquid mixture
Disposal Method: H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.0175

Year: 2015
Gepaid: CAL000368674
TSD EPA ID: CAD982444481
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.84

Year: 2015
Gepaid: CAL000368674
TSD EPA ID: UTD981552177
CA Waste Code: 352 - Other organic solids
Disposal Method: H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.411

Year: 2015
Gepaid: CAL000368674
TSD EPA ID: CAD982444481
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0545

Year: 2015
Gepaid: CAL000368674
TSD EPA ID: NED981723513
CA Waste Code: 343 - Unspecified organic liquid mixture
Disposal Method: H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.0435

Year: 2015
Gepaid: CAL000368674
TSD EPA ID: CAD059494310
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Tons: 0.1785

Click this hyperlink while viewing on your computer to access
26 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Information:

Year:	2015
Gen EPA ID:	CAL000368674
Shipment Date:	20150612
Creation Date:	1/19/2016 22:15:49
Receipt Date:	20150630
Manifest ID:	007902972FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT (SV)
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TRANSPORT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150417
Creation Date:	8/31/2015 22:15:49
Receipt Date:	20150423
Manifest ID:	008258177FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.042
Waste Quantity:	10
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150410
Creation Date:	6/25/2015 22:15:58
Receipt Date:	20150416
Manifest ID:	008258128FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.042
Waste Quantity:	10
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150407
Creation Date:	11/25/2015 22:15:37
Receipt Date:	20150504
Manifest ID:	008258110FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS SERVICES
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150407
Creation Date:	11/25/2015 22:15:37
Receipt Date:	20150504
Manifest ID:	008258110FLE
Trans EPA ID:	CAR000070540

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS SERVICES
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0405
Waste Quantity:	81
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150407
Creation Date:	11/25/2015 22:15:37
Receipt Date:	20150504
Manifest ID:	008258110FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS SERVICES
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.021
Waste Quantity:	42
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150407
Creation Date:	11/25/2015 22:15:37
Receipt Date:	20150504
Manifest ID:	008258110FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS SERVICES
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.029
Waste Quantity:	58
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150403
Creation Date:	8/21/2015 22:15:28
Receipt Date:	20150409
Manifest ID:	008258093FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0295
Waste Quantity:	59
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150403
Creation Date:	8/21/2015 22:15:28
Receipt Date:	20150409
Manifest ID:	008258093FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.042
Waste Quantity:	10
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150403
Creation Date:	11/25/2015 22:15:37
Receipt Date:	20150504
Manifest ID:	008258092FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS SERVICES
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0195
Waste Quantity:	39
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2014
Gen EPA ID:	CAL000368674
Shipment Date:	20141230
Creation Date:	8/10/2015 22:15:28
Receipt Date:	20150202
Manifest ID:	007903147FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0345
Waste Quantity:	69
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141230
Creation Date:	8/10/2015 22:15:28

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Receipt Date:	20150202
Manifest ID:	007903147FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0325
Waste Quantity:	65
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20141230
Creation Date:	8/10/2015 22:15:28
Receipt Date:	20150202
Manifest ID:	007903147FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0175
Waste Quantity:	35
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20141230
Creation Date:	3/23/2015 22:15:13
Receipt Date:	20150107
Manifest ID:	007903148FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORPROATION (Continued) **S113800227**

TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141226
Creation Date:	7/16/2015 22:15:08
Receipt Date:	20150121
Manifest ID:	007903132FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.019
Waste Quantity:	38
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141223
Creation Date:	7/16/2015 22:15:08
Receipt Date:	20150121
Manifest ID:	007903127FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.021
Waste Quantity:	42
Quantity Unit:	P
Additional Code 1:	Not reported

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141223
Creation Date:	7/16/2015 22:15:08
Receipt Date:	20150121
Manifest ID:	007903127FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0595
Waste Quantity:	119
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141219
Creation Date:	2/14/2015 22:15:08
Receipt Date:	20141224
Manifest ID:	007903101FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.042
Waste Quantity:	10
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141219
Creation Date:	8/5/2015 22:15:22
Receipt Date:	20150119

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Manifest ID:	007903099FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD39322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0215
Waste Quantity:	43
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20141219
Creation Date:	8/5/2015 22:15:22
Receipt Date:	20150119
Manifest ID:	007903099FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD39322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0425
Waste Quantity:	85
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2013
Gen EPA ID:	CAL000368674

Shipment Date:	20131206
Creation Date:	5/20/2014 22:14:51
Receipt Date:	20131230
Manifest ID:	006034408FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENV SVC

AMBRY GENETICS CORPROATION (Continued) **S113800227**

TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.325
Waste Quantity:	650
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131018
Creation Date:	3/31/2014 22:15:09
Receipt Date:	20131122
Manifest ID:	006033089FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.027
Waste Quantity:	54
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130830
Creation Date:	1/11/2014 22:15:06
Receipt Date:	20130906
Manifest ID:	006032821FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130830
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006032821FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0755
Waste Quantity:	151
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130830
Creation Date:	1/17/2014 22:15:06
Receipt Date:	20130911
Manifest ID:	006032822FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.198
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Shipment Date:	20130830
Creation Date:	1/11/2014 22:15:06
Receipt Date:	20130906
Manifest ID:	006032821FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130830
Creation Date:	1/11/2014 22:15:06
Receipt Date:	20130906
Manifest ID:	006032821FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0085
Waste Quantity:	17
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130830
Creation Date:	1/11/2014 22:15:06
Receipt Date:	20130906
Manifest ID:	006032821FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130830
Creation Date:	3/3/2014 22:15:27
Receipt Date:	20131011
Manifest ID:	006032820FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	TXD055141378
Trans Name:	CLEAN HARBORS DEER PARK LP
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.028
Waste Quantity:	56
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130823
Creation Date:	2/12/2014 22:15:06
Receipt Date:	20130826
Manifest ID:	006032769FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	CAL000368674
TSDF Alt Name:	AMBRY GENETICS
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	D001
Meth Code:	- Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Quantity Tons:	0.231
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2012
Gen EPA ID:	CAL000368674
Shipment Date:	20121116
Creation Date:	5/21/2013 22:15:06
Receipt Date:	20130101
Manifest ID:	005089720FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENV SERVICES
TSDF EPA ID:	ARD069748192
Trans Name:	CLEAN HARBORS EL DORADO LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.023
Waste Quantity:	46
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20121102
Creation Date:	1/6/2013 22:15:16
Receipt Date:	20121112
Manifest ID:	005089604FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.064
Waste Quantity:	128
Quantity Unit:	P
Additional Code 1:	Not reported

Map ID / Direction / Distance / Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number / EPA ID Number

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20121019
Creation Date:	12/28/2012 22:15:08
Receipt Date:	20121026
Manifest ID:	005090319FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0475
Waste Quantity:	95
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20121019
Creation Date:	12/28/2012 22:15:08
Receipt Date:	20121026
Manifest ID:	005090319FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1218
Waste Quantity:	29
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20121002
Creation Date:	11/28/2012 22:15:34

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Receipt Date:	20121005
Manifest ID:	005090249FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.157
Waste Quantity:	314
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20121002
Creation Date:	11/28/2012 22:15:34
Receipt Date:	20121005
Manifest ID:	005090249FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.147
Waste Quantity:	35
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20120814
Creation Date:	10/10/2012 22:15:09
Receipt Date:	20120817
Manifest ID:	005089965FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.189
Waste Quantity:	45
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120814
Creation Date:	10/10/2012 22:15:09
Receipt Date:	20120817
Manifest ID:	005089965FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1915
Waste Quantity:	383
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120612
Creation Date:	12/11/2012 22:16:18
Receipt Date:	20120710
Manifest ID:	004522692FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENV SERVICES
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS (ARAGONITE)
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0305

AMBRY GENETICS CORPROATION (Continued) **S113800227**

Waste Quantity:	61
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120612
Creation Date:	9/17/2012 22:15:18
Receipt Date:	20120621
Manifest ID:	005166144FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.21
Waste Quantity:	50
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

A7 **AMBRY GENETICS CORP** **HWTS** **S118938990**
Target **15 ARGONAUT** **HAZNET** **N/A**
Property **ALISO VIEJO, CA 92656**

Site 7 of 10 in cluster A

Actual: **453 ft.**

HWTS:

Name:	AMBRY GENETICS CORP
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAR000222810
Inactive Date:	11/07/2017
Create Date:	12/21/2011
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	15 ARGONAUT
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ALISO VIEJO, CA 92656
Owner Name:	AMBRY GENETICS CORPORATION
Owner Address:	15 ARGONAUT
Owner Address 2:	Not reported
Owner City,State,Zip:	ALISO VIEJO, CA 92656
Owner Phone:	Not reported
Owner Fax:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

AMBRY GENETICS CORP (Continued) **S118938990**

Contact Name:	SCOTT DAWSON
Contact Address:	15 ARGONAUT
Contact Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	33.594094
Longitude:	-117.727699

NAICS:

EPA ID:	CAR000222810
Create Date:	2015-04-29 11:25:43.610
NAICS Code:	54171
NAICS Description:	Research and Development in the Physical, Engineering, and Life Sciences
Issued EPA ID Date:	2011-12-21 06:48:07.99700
Inactive Date:	2017-11-07 00:00:00
Facility Name:	AMBRY GENETICS CORP
Facility Address:	15 ARGONAUT
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	926560000

Name:	AMBRY GENETICS CORP
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000376361
Inactive Date:	Not reported
Create Date:	07/16/2012
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	15 ARGONAUT
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ALISO VIEJO, CA 926560000
Owner Name:	CHARLES DUNLOP
Owner Address:	15 ARGONAUT
Owner Address 2:	Not reported
Owner City,State,Zip:	ALISO VIEJO, CA 926560000
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	CESAR VAZQUEZ
Contact Address:	15 ARGONAUT
Contact Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 926560000
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	33.59388
Longitude:	-117.72721

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORP (Continued) **S118938990**

NAICS:

EPA ID:	CAL000376361
Create Date:	2012-07-16 11:44:22.423
NAICS Code:	621512
NAICS Description:	Diagnostic Imaging Centers
Issued EPA ID Date:	2012-07-16 11:44:22.41000
Inactive Date:	Not reported
Facility Name:	AMBRY GENETICS CORP
Facility Address:	15 ARGONAUT
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	926560000

Name:	AMBRY GENETICS CORP
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000376362
Inactive Date:	Not reported
Create Date:	07/16/2012
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	15 ARGONAUT
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ALISO VIEJO, CA 926560000
Owner Name:	AMBRY GENETICS CORP
Owner Address:	15 ARGONAUT
Owner Address 2:	Not reported
Owner City,State,Zip:	ALISO VIEJO, CA 926560000
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	BELINDA DIN
Contact Address:	15 ARGONAUT
Contact Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 926560000
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	33.59388
Longitude:	-117.72721

NAICS:

EPA ID:	CAL000376362
Create Date:	2012-07-16 11:52:57.840
NAICS Code:	621511
NAICS Description:	Medical Laboratories
Issued EPA ID Date:	2012-07-16 11:52:57.84000
Inactive Date:	Not reported
Facility Name:	AMBRY GENETICS CORP
Facility Address:	15 ARGONAUT
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO

AMBRY GENETICS CORP (Continued) **S118938990**

Facility County: Not reported
Facility State: CA
Facility Zip: 926560000

HAZNET:
Name: AMBRY GENETICS CORP
Address: 15 ARGONAUT
Address 2: Not reported
City,State,Zip: ALISO VIEJO, CA 926560000
Contact: MARISSA TRACY
Telephone: 9499005540
Mailing Name: Not reported
Mailing Address: 15 ARGONAUT

Year: 2017
Gepaid: CAR000222810
TSD EPA ID: NMD002208627
CA Waste Code: 551 - Laboratory waste chemicals
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.006

Year: 2017
Gepaid: CAR000222810
TSD EPA ID: NMD002208627
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.028

Year: 2017
Gepaid: CAR000222810
TSD EPA ID: NED981723513
CA Waste Code: 343 - Unspecified organic liquid mixture
Disposal Method: H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.102

Year: 2017
Gepaid: CAR000222810
TSD EPA ID: CAD982444481
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.525

Year: 2017
Gepaid: CAR000222810
TSD EPA ID: NED981723513
CA Waste Code: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.029

Year: 2017
Gepaid: CAR000222810
TSD EPA ID: NED981723513
CA Waste Code: 343 - Unspecified organic liquid mixture

AMBRY GENETICS CORP (Continued) **S118938990**

Disposal Method: H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.035

Year: 2017
Gepaid: CAR000222810
TSD EPA ID: NMD002208627
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.413

Year: 2017
Gepaid: CAR000222810
TSD EPA ID: NMD002208627
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.048

Year: 2016
Gepaid: CAR000222810
TSD EPA ID: NED981723513
CA Waste Code: 343 - Unspecified organic liquid mixture
Disposal Method: H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.1685

Year: 2016
Gepaid: CAR000222810
TSD EPA ID: CAD982444481
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.051

Click this hyperlink while viewing on your computer to access
27 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Information:
Year: 2017
Gen EPA ID: CAR000222810

Shipment Date: 20170915
Creation Date: 5/30/2018 18:32:32
Receipt Date: 20170921
Manifest ID: 010441629FLE
Trans EPA ID: CAR000070540
Trans Name: ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD982444481
Trans Name: FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 135 - Unspecified aqueous solution
RCRA Code: Not reported
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No

AMBRY GENETICS CORP (Continued) **S118938990**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170915
Creation Date:	10/11/2018 18:31:58
Receipt Date:	20170928
Manifest ID:	010441628FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENV SERVICES
TSDF EPA ID:	NED981723513
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC (KP)
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	F003
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0475
Waste Quantity:	95
Quantity Unit:	P
Additional Code 1:	D002
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170915
Creation Date:	7/17/2018 18:30:28
Receipt Date:	20170929
Manifest ID:	010441627FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0325
Waste Quantity:	65
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

AMBRY GENETICS CORP (Continued) **S118938990**

Additional Code 5:	Not reported
Shipment Date:	20170915
Creation Date:	7/17/2018 18:30:28
Receipt Date:	20170929
Manifest ID:	010441627FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170901
Creation Date:	6/20/2018 18:32:00
Receipt Date:	20170908
Manifest ID:	010441522FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170811
Creation Date:	5/31/2018 18:30:25
Receipt Date:	20170817
Manifest ID:	010395386FLE
Trans EPA ID:	CAR000070540

AMBRY GENETICS CORP (Continued) **S118938990**

Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.084
Waste Quantity:	20
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170811
Creation Date:	9/27/2018 18:30:17
Receipt Date:	20170825
Manifest ID:	010395385FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENV SERVICES
TSDF EPA ID:	NED981723513
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC (KP)
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	F003
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0485
Waste Quantity:	97
Quantity Unit:	P
Additional Code 1:	D002
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170811
Creation Date:	8/3/2018 18:30:14
Receipt Date:	20170821
Manifest ID:	010395384FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORP (Continued) **S118938990**

RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.007
Waste Quantity:	14
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170811
Creation Date:	8/3/2018 18:30:14
Receipt Date:	20170821
Manifest ID:	010395384FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.014
Waste Quantity:	28
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170714
Creation Date:	7/19/2018 18:30:11
Receipt Date:	20170726
Manifest ID:	010395160FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.019
Waste Quantity:	38
Quantity Unit:	P
Additional Code 1:	Not reported

AMBRY GENETICS CORP (Continued) **S118938990**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2016
Gen EPA ID:	CAR000222810
Shipment Date:	20151231
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892972FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151231
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892972FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	- Not reported
Quantity Tons:	0.0405
Waste Quantity:	81
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

AMBRY GENETICS CORP (Continued) **S118938990**

Shipment Date:	20151229
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892958FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0395
Waste Quantity:	79
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151229
Creation Date:	10/18/2016 18:31:25
Receipt Date:	20160111
Manifest ID:	008892957FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151229
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892958FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS

AMBRY GENETICS CORP (Continued) **S118938990**

TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.042
Waste Quantity:	84
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151229
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892958FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0195
Waste Quantity:	39
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151229
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892958FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0275
Waste Quantity:	55

AMBRY GENETICS CORP (Continued) **S118938990**

Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151224
Creation Date:	9/30/2016 18:31:31
Receipt Date:	20160203
Manifest ID:	008892925FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENV SERV
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0565
Waste Quantity:	113
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151224
Creation Date:	9/30/2016 18:31:31
Receipt Date:	20160203
Manifest ID:	008892925FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENV SERV
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151224
Creation Date:	3/4/2016 22:15:32

AMBRY GENETICS CORP (Continued) **S118938990**

Receipt Date:	20151230
Manifest ID:	008892926FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2015
Gen EPA ID:	CAR000222810
Shipment Date:	20151231
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892972FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151231
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892972FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)

AMBRY GENETICS CORP (Continued) **S118938990**

Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	- Not reported
Quantity Tons:	0.0405
Waste Quantity:	81
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151229
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892958FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0395
Waste Quantity:	79
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151229
Creation Date:	10/18/2016 18:31:25
Receipt Date:	20160111
Manifest ID:	008892957FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NMD002208627
Trans Name:	ADVANCED CHEMICAL TREATMENT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORP (Continued) **S118938990**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151229
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892958FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.042
Waste Quantity:	84
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151229
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892958FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0195
Waste Quantity:	39
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

AMBRY GENETICS CORP (Continued) **S118938990**

Shipment Date:	20151229
Creation Date:	10/17/2016 18:31:58
Receipt Date:	20160201
Manifest ID:	008892958FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0275
Waste Quantity:	55
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151224
Creation Date:	9/30/2016 18:31:31
Receipt Date:	20160203
Manifest ID:	008892925FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENV SERV
TSDF EPA ID:	UTD981552177
Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.0565
Waste Quantity:	113
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151224
Creation Date:	9/30/2016 18:31:31
Receipt Date:	20160203
Manifest ID:	008892925FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENV SERV
TSDF EPA ID:	UTD981552177

AMBRY GENETICS CORP (Continued) **S118938990**

Trans Name:	CLEAN HARBORS ARAGONITE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	D001
Meth Code:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151224
Creation Date:	3/4/2016 22:15:32
Receipt Date:	20151230
Manifest ID:	008892926FLE
Trans EPA ID:	CAR000070540
Trans Name:	ADVANCED CHEMICAL TRANSPORT INC (SV)
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

A8 **1X KAMINARI** **HWTS** **S124536201**
Target **15 ARGONAUT STREET** **N/A**
Property **ALISO VIE JO, CA 92656**

Site 8 of 10 in cluster A

Actual: **453 ft.**

HWTS:

Name:	1X KAMINARI
Address:	15 ARGONAUT STREET
Address 2:	Not reported
City,State,Zip:	ALISO VIE JO, CA 92656
EPA ID:	CAC000646640
Inactive Date:	10/25/2000
Create Date:	10/16/1991
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	15 ARGONAUT STREET
Mailing Address 2:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

1X KAMINARI (Continued) **S124536201**

Mailing City,State,Zip:	ALISO VIE JO, CA 925650000
Owner Name:	MR JAN CUTTLER
Owner Address:	Not reported
Owner Address 2:	Not reported
Owner City,State,Zip:	Not reported
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	RICH BRADY/SALE MAN
Contact Address:	Not reported
Contact Address 2:	Not reported
City,State,Zip:	Not reported
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	TEMPORARY
Category:	STATE
Latitude:	33.593548
Longitude:	-117.726326

A9 **GREEN CO SERVICES LLC** **HWTS** **S112975587**
Target **15 ARGONAUT** **HAZNET** **N/A**
Property **ALISO VIEJO, CA 92656**

Site 9 of 10 in cluster A

Actual:
453 ft.

HWTS:

Name:	GREEN CO SERVICES LLC
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAC002638779
Inactive Date:	07/28/2009
Create Date:	01/28/2009
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	15 ARGONAUT
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ALISO VIEJO, CA 926561423
Owner Name:	GREEN CO SERVICES LLC
Owner Address:	15 ARGONAUT
Owner Address 2:	Not reported
Owner City,State,Zip:	ALISO VIEJO, CA 926561423
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	MARK MISCIONE
Contact Address:	15 ARGONAUT
Contact Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 926561423
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	TEMPORARY
Category:	STATE
Latitude:	33.593639
Longitude:	-117.726375

HAZNET:

GREEN CO SERVICES LLC (Continued) **S112975587**

Name:	GREEN CO SERVICES LLC
Address:	15 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 926561423
Contact:	MARK MISCIONE
Telephone:	9493051646
Mailing Name:	Not reported
Mailing Address:	15 ARGONAUT
Year:	2009
Gepaid:	CAC002638779
TSD EPA ID:	CAD028409019
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.18
Year:	2009
Gepaid:	CAC002638779
TSD EPA ID:	CAD028409019
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.3465

Additional Information:

Year:	2009
Gen EPA ID:	CAC002638779
Shipment Date:	20090428
Creation Date:	6/4/2009 18:30:08
Receipt Date:	20090506
Manifest ID:	005428387JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	F005
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.18
Waste Quantity:	50
Quantity Unit:	G
Additional Code 1:	F003
Additional Code 2:	D008
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090312
Creation Date:	4/15/2009 18:30:09
Receipt Date:	20090318
Manifest ID:	005430954JJK
Trans EPA ID:	CAR000172460

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GREEN CO SERVICES LLC (Continued) **S112975587**

Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.165
Waste Quantity:	50
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090213
Creation Date:	4/8/2009 18:30:46
Receipt Date:	20090218
Manifest ID:	005387363JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.1815
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

A10 **AMBRY GENETICS CORP** **FINDS 1015867398**
Target **15 ARGONAUT** **ECHO N/A**
Property **ALISO VIEJO, CA 92656**

Site 10 of 10 in cluster A

Actual:
453 ft.

FINDS:
Registry ID: 110044804218

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
All generators and treatment, storage, and disposal (TSD) facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years. The data collected is

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS CORP (Continued) **1015867398**

used to create the National Biennial Resource Conservation and Recovery Act (RCRA) Hazardous Waste Report. This data is processed within the RCRA Information (RCRAInfo) database
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1015867398
Registry ID: 110044804218

DFR URL:
Name: AMBRY GENETICS CORP
Address: 15 Argonaut
City,State,Zip: ALISO VIEJO, CA 92656

B11 **HUNTER GRAPHICS INC** **RCRA-SQG** **1000401505**
SE **21 ARGONAUT** **FINDS** **CAD982509853**
< 1/8 **ALISO VIEJO, CA 92656** **ECHO**
0.016 mi.
86 ft. **Site 1 of 7 in cluster B**

Relative: Higher
Actual: 459 ft.

RCRA Listings:

Date Form Received by Agency:	19891114
Handler Name:	Hunter Graphics Inc
Handler Address:	Argonaut
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAD982509853
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	21 ARGONAUT
Contact City,State,Zip:	ALISO VIEJO, CA 92656
Contact Telephone:	714-768-1899
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Federal
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Ca
State District:	4
Mailing Address:	ARGONAUT
Mailing City,State,Zip:	ALISO VIEJO, CA 92656
Owner Name: Alex Hunter	
Owner Type:	Private
Operator Name: Not Required	
Operator Type:	Federal
Short-Term Generator Activity:	No
Importer Activity:	No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

HUNTER GRAPHICS INC (Continued) **1000401505**

Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	The land is federally-owned, The site is federally-operated
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: NOT REQUIRED	
Legal Status:	Federal
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: ALEX HUNTER	
Legal Status:	Private
Date Became Current:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

HUNTER GRAPHICS INC (Continued) **1000401505**

Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19891114
Handler Name: HUNTER GRAPHICS INC	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Ca
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

FINDS:

Registry ID: 110002837306

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

Registry ID: 110071391687

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number

HUNTER GRAPHICS INC (Continued) **1000401505**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000401505
Registry ID: 110002837306

DFR URL:
Name: HUNTER GRAPHICS INC
Address: 21 Argonaut
City,State,Zip: ALISO VIEJO, CA 92656

B12 **MOBILE TECH INC** **EDR Hist Auto** **1021596172**
SE **21 ARGONAUT** **N/A**
< 1/8 **ALISO VIEJO, CA 92656**
0.016 mi.
86 ft. **Site 2 of 7 in cluster B**

Relative: EDR Hist Auto
Higher

Actual: **459 ft.**

Year:	Name:	Type:
2008	MOBILE TECH INC	Gasoline Service Stations, NEC

B13 **HALO CLINICAL LAB INC** **RCRA NonGen / NLR** **1027701467**
SE **21 ARGONAUT STE B** **E MANIFEST** **CAL000478070**
< 1/8 **ALISO VIEJO, CA 92656**
0.016 mi.
86 ft. **Site 3 of 7 in cluster B**

Relative: RCRA Listings:
Higher

Actual: **459 ft.**

Date Form Received by Agency:		20230517
Handler Name:		Halo Clinical Lab Inc
Handler Address:		21 Argonaut Ste B
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAL000478070
Contact Name:		LONY LIM
Contact Address:		21 ARGONAUT STE B
Contact City,State,Zip:		ALISO VIEJO, CA 92656
Contact Telephone:		949-648-6754
Contact Fax:		Not reported
Contact Email:		LONY.LIM@HALODX.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		21 ARGONAUT STE B
Mailing City,State,Zip:		ALISO VIEJO, CA 92656
Owner Name:	Halo Clinal Lab Inc	
Owner Type:		Other
Operator Name:	Lony Lim	

HALO CLINICAL LAB INC (Continued) **1027701467**

Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20230612
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: HALO CLINAL LAB INC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	21 ARGONAUT UNIT B
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	760-275-7919
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

HALO CLINICAL LAB INC (Continued) **1027701467**

Owner/Operator Name: LONY LIM
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 21 ARGONAUT STE B
Owner/Operator City,State,Zip: ALISO VIEJO, CA 92656
Owner/Operator Telephone: 949-648-6754
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20230517
Handler Name: HALO CLINICAL LAB INC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 621512
NAICS Description: Diagnostic Imaging Centers

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E MANIFEST:
Manifest Tracking Number: 025661447JJK
Last Updated Date: 20241029
Shipped Date: 20240917
Received Date: 20240919
Manifest Status: Signed
Submission Type: DataImage5Copy
Origin Type: Web
Generator EPA ID: CAL000478070
Generator Name: Halo Clinical Lab Inc
Generator Location Street Number: Not reported
Generator Location Street 1: 21 ARGONAUT STE B
Generator Location Street 2: Not reported
Generator Location City: ALISO VIEJO
Generator Location State: CA
Generator Location Zip: 92656
Generator Mail Street Number: Not reported
Generator Mail Street 1: 21 ARGONAUT STE B
Generator Mail Street 2: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

HALO CLINICAL LAB INC (Continued) **1027701467**

Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008252405
Designated Facility Name:	Pacific Resource Recovery Services Inc
Designated Facility Mail Street Number:	3150
Designated Facility Mail Street 1:	CA90023 CA037US 3150
Designated Facility Mail Street 2:	EAST PICO BLVD
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90023
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	3150
Designated Facility Location Street 1:	EAST PICO BLVD
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90023-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	025661499JJK
Last Updated Date:	20240806
Shipped Date:	20240620
Received Date:	20240627
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Web
Generator EPA ID:	CAL000478070
Generator Name:	Halo Clinical Lab Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	21 ARGONAUT STE B
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	21 ARGONAUT STE B
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008252405
Designated Facility Name:	Pacific Resource Recovery Services Inc
Designated Facility Mail Street Number:	3150
Designated Facility Mail Street 1:	CA90023 CA037US 3150
Designated Facility Mail Street 2:	EAST PICO BLVD
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90023
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	3150
Designated Facility Location Street 1:	EAST PICO BLVD
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90023-0000

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

HALO CLINICAL LAB INC (Continued) **1027701467**

Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	100090220ELC
Last Updated Date:	20231214
Shipped Date:	20231213
Received Date:	20231214
Manifest Status:	Signed
Submission Type:	Hybrid
Origin Type:	Web
Generator EPA ID:	CAL000478070
Generator Name:	Halo Clinical Lab Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	21 ARGONAUT STE B
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	21 ARGONAUT STE B
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008252405
Designated Facility Name:	Pacific Resource Recovery Services Inc
Designated Facility Mail Street Number:	3150
Designated Facility Mail Street 1:	CA90023 CA037US 3150
Designated Facility Mail Street 2:	EAST PICO BLVD
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90023
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	3150
Designated Facility Location Street 1:	EAST PICO BLVD
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90023-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	100090220ELC
Transporter Line Number:	1
Transporter EPA ID:	CAD982431785
Transporter Name:	Efficient X Ray Inc

Waste Line:

Manifest Tracking Number:	100090220ELC
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

HALO CLINICAL LAB INC (Continued) **1027701467**

U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Non Rcra Hazardous Waste Liquid (Neutral Buffered Formamide)
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	30
Quantity Unit of Measure Code:	G
Quantity Unit of Measure Description:	Gallons
Waste Quantity, in Tons:	0.12510425
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.12510425
Waste Quantity, in Kilograms:	113.47331
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	113.47331
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	Not reported
Quantity Haz Tons:	Not reported
Quantity Non Haz Kg:	113.47331
Quantity Non Haz Tons:	0.12510425
State Waste Codes:	CA-551

B14 **HALO CLINICAL LAB, INC** **RCRA NonGen / NLR** **1027522871**
SE **21 ARGONAUT** **CAC003215244**
< 1/8 **ALISO VIEJO, CA 92656**
0.016 mi.
86 ft. **Site 4 of 7 in cluster B**

Relative: RCRA Listings:
Higher

Actual: Date Form Received by Agency:	20230131
459 ft. Handler Name:	Halo Clinical Lab, Inc
Handler Address:	21 Argonaut
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAC003215244
Contact Name:	LONY LIM
Contact Address:	21 ARGONAUT
Contact City,State,Zip:	ALISO VIEJO, CA 92656
Contact Telephone:	949-648-6754
Contact Fax:	Not reported
Contact Email:	LONY.LIM@HALODX.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

HALO CLINICAL LAB, INC (Continued) **1027522871**

Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		21 ARGONAUT
Mailing City,State,Zip:		ALISO VIEJO, CA 92656
Owner Name:	John Feller, M.D.	
Owner Type:		Other
Operator Name:	Lony Lim	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Financial Assurance Required:		Not reported
Handler Date of Last Change:		20230203
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No
Importer of Spent Lead Acid Batteries:		No
Exporter of Spent Lead Acid Batteries:		No
Recycler Activity Without Storage:		No
Manifest Broker:		No
Sub-Part P Indicator:		No

Handler - Owner Operator:
Owner/Operator Indicator: Owner

HALO CLINICAL LAB, INC (Continued) **1027522871**

Owner/Operator Name: JOHN FELLER, M.D.
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 74785 HWY 111 STE 101
Owner/Operator City,State,Zip: INDIAN WELLS, CA 92210
Owner/Operator Telephone: 760-275-7919
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: LONY LIM
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 21 ARGONAUT
Owner/Operator City,State,Zip: ALISO VIEJO, CA 92656
Owner/Operator Telephone: 949-648-6754
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20230131
Handler Name: HALO CLINICAL LAB, INC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 621511
NAICS Description: Medical Laboratories

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
C15	**CHEVRON PRODUCTS COMPANY**	**RCRA-SQG**	**1000686467**
SW	**23022 ALISO CREEK ROAD**	**SWEEPS UST**	**CAD983637851**
< 1/8	**ALISO VIEJO, CA 92656**	**CA FID UST**	
0.020 mi.		**FINDS**	
106 ft.	**Site 1 of 7 in cluster C**	**ECHO**	
Relative:		**E MANIFEST**	
Higher	RCRA Listings:		
Actual:	Date Form Received by Agency:	20240828	
485 ft.	Handler Name:	Chevron 200913	
	Handler Address:	Aliso Creek Rd	
	Handler City,State,Zip:	ALISO VIEJO, CA 92656	
	EPA ID:	CAD983637851	
	Contact Name:	MICHELLE FRENGS	
	Contact Address:	PO BOX 6004	
	Contact City,State,Zip:	SAN RAMON, CA 94583	
	Contact Telephone:	877-386-6044	
	Contact Fax:	Not reported	
	Contact Email:	NAWTDESK@CHEVRON.COM	
	Contact Title:	Not reported	
	EPA Region:	09	
	Land Type:	Private	
	Federal Waste Generator Description:	Small Quantity Generator	
	Non-Notifier:	Not reported	
	Biennial Report Cycle:	Not reported	
	Accessibility:	Not reported	
	Active Site Indicator:	Handler Activities	
	State District Owner:	Not reported	
	State District:	Not reported	
	Mailing Address:	ALISO CREEK RD	
	Mailing City,State,Zip:	ALISO VIEJO, CA 92656	
	Owner Name: Chevron Usa Inc		
	Owner Type:	Private	
	Operator Name: Chevron Usa Inc		
	Operator Type:	Private	
	Short-Term Generator Activity:	No	
	Importer Activity:	No	
	Mixed Waste Generator:	No	
	Transporter Activity:	No	
	Transfer Facility Activity:	No	
	Recycler Activity with Storage:	No	
	Small Quantity On-Site Burner Exemption:	No	
	Smelting Melting and Refining Furnace Exemption:	No	
	Underground Injection Control:	No	
	Off-Site Waste Receipt:	No	
	Universal Waste Indicator:	No	
	Universal Waste Destination Facility:	No	
	Federal Universal Waste:	No	
	Active Site State-Reg Handler:	---	
	Federal Facility Indicator:	Not reported	
	Hazardous Secondary Material Indicator:	N	
	Sub-Part K Indicator:	Not reported	
	2018 GPRA Permit Baseline:	Not on the Baseline	
	2018 GPRA Renewals Baseline:	Not on the Baseline	
	202 GPRA Corrective Action Baseline:	No	
	Subject to Corrective Action Universe:	No	
	Non-TSDFs Where RCRA CA has Been Imposed Universe:	No	
	Corrective Action Priority Ranking:	No NCAPS ranking	
	Environmental Control Indicator:	No	

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20240920
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2013

Click Here for Biennial Reporting System Data:
Year: 2003

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: D001
Waste Description: Ignitable Waste

Waste Code: D018
Waste Description: Benzene

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: CHEVRON USA INC	
Legal Status:	Private
Date Became Current:	19900614
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: CHEVRON PRODUCTS CO.	
Legal Status:	Private
Date Became Current:	19900614
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 6004
Owner/Operator City,State,Zip:	SAN RAMON, CA 94583
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Owner/Operator Indicator:	Operator
Owner/Operator Name: CHEVRON STATIONS INC.	
Legal Status:	Private
Date Became Current:	19900614
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: CHEVRON USA INC	
Legal Status:	Private
Date Became Current:	19900614
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 6004
Owner/Operator City,State,Zip:	SAN RAMON, CA 94583
Owner/Operator Telephone:	925-842-1000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: CHEVRON USA INC	
Legal Status:	Private
Date Became Current:	19900614
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 6004
Owner/Operator City,State,Zip:	SAN RAMON, CA 94583
Owner/Operator Telephone:	877-386-6044
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	NAWTDESK@CHEVRON.COM

Owner/Operator Indicator:	Operator
Owner/Operator Name: CHEVRON USA INC	
Legal Status:	Private
Date Became Current:	19900614
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 6004
Owner/Operator City,State,Zip:	SAN RAMON, CA 94583
Owner/Operator Telephone:	877-386-6044
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	NAWTDESK@CHEVRON.COM

Owner/Operator Indicator:	Owner
Owner/Operator Name: CHEVRON PRODUCTS COMPANY	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	P O BOX 6004
Owner/Operator City,State,Zip:	SAN RAMON, CA 94583
Owner/Operator Telephone:	925-842-5931
Owner/Operator Telephone Ext:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20140301
Handler Name: CHEVRON 200913
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20020617
Handler Name: CHEVRON STATION NO 200913
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20240828
Handler Name: CHEVRON 200913
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20040223
Handler Name: CHEVRON 200913
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

List of NAICS Codes and Descriptions:
NAICS Code: 44711
NAICS Description: Gasoline Stations With Convenience Stores

NAICS Code: 45711
NAICS Description: Gasoline Stations With Convenience Stores

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

SWEEPS UST:
Name: CHEVRON
Address: 23022 ALISO CREEK RD
City: ALISO VIEJO
Status: Active
Comp Number: 12182
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: 30-000-012182-000001
Tank Status: A
Capacity: 12000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 3

Name: CHEVRON
Address: 23022 ALISO CREEK RD
City: ALISO VIEJO
Status: Active
Comp Number: 12182
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: 30-000-012182-000002
Tank Status: A
Capacity: 12000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Name:	CHEVRON
Address:	23022 ALISO CREEK RD
City:	ALISO VIEJO
Status:	Active
Comp Number:	12182
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:	30-000-012182-000003
Tank Status:	A
Capacity:	12000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	30010575
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:	1300 S BCH BLVD / P O BOX 2
Mailing Address 2:	Not reported
Mailing City,St,Zip:	ALISO VIEJO 92656
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

FINDS:

Registry ID: 110002877245

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.
California's Hazardous Waste Tracking System Data Mart (HWTS-DATAMART) provides information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

ECHO:
Envid: 1000686467
Registry ID: 110002877245

DFR URL:
Name: CHEVRON 200913
Address: 23022 Aliso Creek Rd
City,State,Zip: ALISO VIEJO, CA 92656

E MANIFEST:
Manifest Tracking Number: 012312821FLE
Last Updated Date: 20190827
Shipped Date: 20190325
Received Date: 20190408
Manifest Status: Corrected
Submission Type: DataImage5Copy
Origin Type: Service
Generator EPA ID: CAD983637851
Generator Name: Chevron Products Company
Generator Location Street Number: Not reported
Generator Location Street 1: 23022 ALISO CREEK ROAD
Generator Location Street 2: Chevron #200913
Generator Location City: ALISO VIEJO
Generator Location State: CA
Generator Location Zip: 92656
Generator Mail Street Number: Not reported
Generator Mail Street 1: PO Box 6004
Generator Mail Street 2: Not reported
Generator Mail City: San Ramon
Generator Mail Zip: 94583
Generator Mail State: CA
Generator Contact Company Name: Not reported
Designated Facility EPA ID: CAD044429835
Designated Facility Name: Clean Harbors Wilmington Llc
Designated Facility Mail Street Number: Not reported
Designated Facility Mail Street 1: Not reported
Designated Facility Mail Street 2: 1737 East Denni Street
Designated Facility Mail City: Wilmington
Designated Facility Mail Zip: 90744
Designated Facility Mail State: CA
Designated Facility Location Street Number: Not reported
Designated Facility Location Street 1: 1737 East Denni Street
Designated Facility Location Street 2: Not reported
Designated Facility Location City: Wilmington
Designated Facility Location Zip: 90744
Designated Facility Location State: CA
Designated Facility Contact Company Name: Not reported
Manifest Residue Indicator: N
Rejection Indicator: N

Manifest Tracking Number: 017802531FLE
Last Updated Date: 20230123
Shipped Date: 20221217
Received Date: 20230103
Manifest Status: Signed
Submission Type: DataImage5Copy

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Origin Type:	Service
Generator EPA ID:	CAD983637851
Generator Name:	Chevron Products Company
Generator Location Street Number:	Not reported
Generator Location Street 1:	23022 ALISO CREEK ROAD
Generator Location Street 2:	Chevron #200913
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	PO Box 6004
Generator Mail Street 2:	Not reported
Generator Mail City:	San Ramon
Generator Mail Zip:	94583
Generator Mail State:	CA
Generator Contact Company Name:	Chevron Products Company
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1737 East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1737 East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	016320056FLE
Last Updated Date:	20211026
Shipped Date:	20210915
Received Date:	20210929
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983637851
Generator Name:	Chevron Products Company
Generator Location Street Number:	Not reported
Generator Location Street 1:	23022 ALISO CREEK ROAD
Generator Location Street 2:	Chevron #200913
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	PO Box 6004
Generator Mail Street 2:	Not reported
Generator Mail City:	San Ramon
Generator Mail Zip:	94583
Generator Mail State:	CA
Generator Contact Company Name:	Chevron Products Company
Designated Facility EPA ID:	CAD044429835

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1737 East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1737 East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	014194019FLE
Last Updated Date:	20200716
Shipped Date:	20200616
Received Date:	20200626
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983637851
Generator Name:	Chevron Products Company
Generator Location Street Number:	Not reported
Generator Location Street 1:	23022 ALISO CREEK ROAD
Generator Location Street 2:	Chevron #200913
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	PO Box 6004
Generator Mail Street 2:	Not reported
Generator Mail City:	San Ramon
Generator Mail Zip:	94583
Generator Mail State:	CA
Generator Contact Company Name:	Chevron Products Company
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1737 East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1737 East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Manifest Tracking Number:	013213187FLE
Last Updated Date:	20190827
Shipped Date:	20190717
Received Date:	20190729
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983637851
Generator Name:	Chevron Products Company
Generator Location Street Number:	Not reported
Generator Location Street 1:	23022 ALISO CREEK ROAD
Generator Location Street 2:	Chevron #200913
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	PO Box 6004
Generator Mail Street 2:	Not reported
Generator Mail City:	San Ramon
Generator Mail Zip:	94583
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1737 East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1737 East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	015766835FLE
Last Updated Date:	20210526
Shipped Date:	20210422
Received Date:	20210506
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983637851
Generator Name:	Chevron Products Company
Generator Location Street Number:	Not reported
Generator Location Street 1:	23022 ALISO CREEK ROAD
Generator Location Street 2:	Chevron #200913
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	PO Box 6004

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Generator Mail Street 2:	Not reported
Generator Mail City:	San Ramon
Generator Mail Zip:	94583
Generator Mail State:	CA
Generator Contact Company Name:	Chevron Products Company
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1737 East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1737 East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	019176779FLE
Last Updated Date:	20240304
Shipped Date:	20240205
Received Date:	20240207
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983637851
Generator Name:	Chevron Products Company 200913
Generator Location Street Number:	23022
Generator Location Street 1:	23022 ALISO CREEK ROAD
Generator Location Street 2:	Chevron #200913
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	23022
Generator Mail Street 1:	PO Box 6004
Generator Mail Street 2:	Chevron #200913
Generator Mail City:	San Ramon
Generator Mail Zip:	94583
Generator Mail State:	CA
Generator Contact Company Name:	Chevron Products Company 200913
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	1737
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1737
Designated Facility Location Street 1:	East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	018703464FLE
Last Updated Date:	20231030
Shipped Date:	20231006
Received Date:	20231009
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983637851
Generator Name:	Chevron Products Company 200913
Generator Location Street Number:	23022
Generator Location Street 1:	23022 ALISO CREEK ROAD
Generator Location Street 2:	Chevron #200913
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	23022
Generator Mail Street 1:	PO Box 6004
Generator Mail Street 2:	Chevron #200913
Generator Mail City:	San Ramon
Generator Mail Zip:	94583
Generator Mail State:	CA
Generator Contact Company Name:	Chevron Products Company 200913
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	1737
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1737
Designated Facility Location Street 1:	East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	012243471FLE
Last Updated Date:	20181126
Shipped Date:	20181008
Received Date:	20181022
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983637851
Generator Name:	Chevron Products Company
Generator Location Street Number:	Not reported
Generator Location Street 1:	23022 ALISO CREEK ROAD

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Generator Location Street 2:	Chevron #200913
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	PO Box 6004
Generator Mail Street 2:	Not reported
Generator Mail City:	San Ramon
Generator Mail Zip:	94583
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1737 East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1737 East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	013530616FLE
Last Updated Date:	20190916
Shipped Date:	20190806
Received Date:	20190819
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983637851
Generator Name:	Chevron Products Company
Generator Location Street Number:	Not reported
Generator Location Street 1:	23022 ALISO CREEK ROAD
Generator Location Street 2:	Chevron #200913
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	PO Box 6004
Generator Mail Street 2:	Not reported
Generator Mail City:	San Ramon
Generator Mail Zip:	94583
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1737 East Denni Street
Designated Facility Mail City:	Wilmington

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1737 East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	019488618FLE
Last Updated Date:	20240501
Shipped Date:	20240329
Received Date:	20240403
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983637851
Generator Name:	Chevron Products Company 200913
Generator Location Street Number:	23022
Generator Location Street 1:	23022 ALISO CREEK ROAD
Generator Location Street 2:	Chevron #200913
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	23022
Generator Mail Street 1:	PO Box 6004
Generator Mail Street 2:	Chevron #200913
Generator Mail City:	San Ramon
Generator Mail Zip:	94583
Generator Mail State:	CA
Generator Contact Company Name:	Chevron Products Company 200913
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	1737
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1737
Designated Facility Location Street 1:	East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	019097553FLE
Transporter Line Number:	1
Transporter EPA ID:	MAD039322250
Transporter Name:	Clean Harbors Environmental Services, Inc.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON PRODUCTS COMPANY (Continued) **1000686467**

Waste Line:

Manifest Tracking Number:	019097553FLE
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	NA3077
U.S. DOT Description:	Na3077, Hazardous Waste, Solid, N.O.S. (Gasoline, Benzene), 9, Pg Iii, (Spill Pads)
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	80
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.04
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.04
Waste Quantity, in Kilograms:	36.2812
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	36.2812
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D018
Quantity Haz Kg:	36.2812
Quantity Haz Tons:	0.04
Quantity Non Haz Kg:	Not reported
Quantity Non Haz Tons:	Not reported
State Waste Codes:	CA-352

Click this hyperlink while viewing on your computer to access
9 additional US EManifest: record(s) in the EDR Site Report.

C16
SW
< 1/8
0.020 mi.
106 ft.

CHEVRON # 0200913 **UST** **U004344178**
23022 ALISO CREEK RD **N/A**
ALISO VIEJO, CA 92656

Site 2 of 7 in cluster C

Relative:
Higher

Actual:
485 ft.

UST:

Name:	CHEVRON # 0200913
Address:	23022 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Facility ID:	12182

CHEVRON # 0200913 (Continued) **U004344178**

Permitting Agency:	ORANGE COUNTY
CERSID:	Not reported
Latitude:	33.5940106
Longitude:	-117.7269038
Owner type:	Not reported
Facility type:	Not reported
Num of inuse ust:	Not reported
Num of closed ust:	Not reported
Num of oos ust:	Not reported
Epa region:	Not reported
Tribal lands:	Not reported
Tank owner name:	Not reported
Tank owner mailing address:	Not reported
Tank owner mailing city:	Not reported
Tank owner mailing zip:	Not reported
Tank owner mailing state:	Not reported
Tank operator name:	Not reported
Tank operator mailing address:	Not reported
Tank operator mailing city:	Not reported
Tank operator mailing zip:	Not reported
Tank operator mailing state:	Not reported
Tankidnumber:	Not reported
Tank status:	Not reported
Tank configuration:	Not reported
Tank closure date:	Not reported
Tank installation date:	Not reported
Tank num of compartments:	Not reported
Tank contents:	Not reported
Tank capacity gallons:	Not reported
Tank type:	Not reported
Tank pc construction:	Not reported
Tank pwpiping construction:	Not reported
Tank piping type:	Not reported
Tank piping construction:	Not reported
Tank sacrificial anode:	Not reported
Tank cp impressed current:	Not reported
Tank cp shutoff:	Not reported
Tank alarms:	Not reported
Tank ball float:	Not reported
Tank spill bucket:	Not reported

C17 **CHEVRON STATION #200913/1404** **UST FINDER** **1028190943**
SW **23022 ALISO CREEK RD** **N/A**
< 1/8 **ALISO VIEJO, CA 92656**
0.020 mi.
106 ft. **Site 3 of 7 in cluster C**

Relative:
Higher

Actual:
485 ft.

UST FINDER:

Object ID:	735174
Facility ID:	CA10441546
Name:	CHEVRON STATION #200913/1404
Address:	23022 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Address Match Type:	PointAddress
Open USTs:	3
Closed USTs:	Not reported
TOS USTs:	Not reported
Population 1500ft:	353

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON STATION #200913/1404 (Continued) **1028190943**

Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, Medium Intensity
Within SPA:	Not reported
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Not reported
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Open UST(s)
Date of Last Inspection:	Not reported
EPA Region:	9
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-117.728512985
Y Coord:	33.5928980040001
Latitude:	33.5928980044987
Longitude:	-117.728512984574

UST FINDER:

Object ID:	2269855
Facility ID:	CA10441546
Tank ID:	CA10441546-001_A Stand-alone Tank_1
Tank Status:	Open
Installation Date:	2004/06/22 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	20000
Substances:	Regular Unleaded
Tank Wall Type:	Double Wall

Object ID:	2269856
Facility ID:	CA10441546
Tank ID:	CA10441546-002_A Stand-alone Tank_1
Tank Status:	Open
Installation Date:	2004/06/22 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	15000
Substances:	Premium Unleaded
Tank Wall Type:	Double Wall

Object ID:	2269857
Facility ID:	CA10441546
Tank ID:	CA10441546-003_A Stand-alone Tank_1
Tank Status:	Open
Installation Date:	2016/05/13 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Diesel
Tank Wall Type:	Double Wall

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

C18
SW
< 1/8
0.020 mi.
106 ft.

CHEVRON # 0200913
23022 ALISO CREEK
ALISO VIEJO, CA 92656

Site 4 of 7 in cluster C

UST **U003938660**
N/A

Relative:
Higher

Actual:
485 ft.

ORANGE CO. UST:

Name:	CHEVRON # 0200913
Address:	23022 ALISO CREEK
City,State,Zip:	ALISO VIEJO 92656
Facility ID:	FA0024729
SR Number:	Not reported
Permit Number:	Not reported
Latitude:	Not reported
Longitude:	Not reported

Name:	CHEVRON # 0200913
Address:	23022 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656-1540
Facility ID:	FA0024729
SR Number:	Not reported
Permit Number:	PR0024578
Latitude:	33.593340
Longitude:	-117.728840

C19
SW
< 1/8
0.020 mi.
106 ft.

CHEVRON STATION #200913/1404
23022 ALISO CREEK RD
ALISO VIEJO, CA 92656

Site 5 of 7 in cluster C

CERS HAZ WASTE
CERS TANKS
CHMIRS
CERS
S123298347
N/A

Relative:
Higher

Actual:
485 ft.

CERS HAZ WASTE:

Name:	CHEVRON STATION #200913/1404
Address:	23022 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	104900
CERS ID:	10441546
CERS Description:	Hazardous Waste Generator

CERS TANKS:

Name:	CHEVRON STATION #200913/1404
Address:	23022 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	104900
CERS ID:	10441546
CERS Description:	Underground Storage Tank

CHMIRS:

Name:	Not reported
Address:	23022 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
OES Incident Number:	18-5178
OES notification:	07/31/2018
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

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Service Station
Cleanup By:	Responsible Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Type:	PETROLEUM
Measure:	Gal(s)
Other:	Not reported
Date/Time:	1440
Year:	2018
Agency:	Chevron
Incident Date:	07/31/2018
Admin Agency:	Orange County Emergency Management Division
Amount:	Not reported
Contained:	Stopped,Contained
Site Type:	Not reported
E Date:	Not reported
Substance:	Gasoline
Quantity Released:	2
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

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Injuries:	No
Fatals:	No
Comments:	Not reported
Description:	Customer overfilled their vehicle and the automatic shutoff on the pump did not engage. Spilled approximately 2 gallons onto concrete. Spill was cleaned up by service station personnel. Not reported

CERS:

Name:	CHEVRON STATION #200913/1404
Address:	23022 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	104900
CERS ID:	10441546
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	104900
Site Name:	Chevron Station #200913/1404
Violation Date:	05-17-2016
Citation:	23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description:	Failure of the pressurized piping to meet one or more of the following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs.
Violation Notes:	Returned to compliance on 05/17/2016. 87 octane PLLD failed testing during the annual monitoring system certification. Leak detector was replaced and passed testing later that day
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS,

Site ID:	104900
Site Name:	Chevron Station #200913/1404
Violation Date:	05-07-2014
Citation:	HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)
Violation Description:	Failure to maintain secondary containment, as evidenced by failure of secondary containment testing.
Violation Notes:	Returned to compliance on 05/18/2015. The following secondary components failed SB 989 testing performed on 4-28-14: UDCs 1/2, 3/4, 5/6, 7/8, 9/10, 11/12 & 13/14 and the vent termination sump. According to the report, entry fittings are dried out and cracked. Address situation and submit modification plans to Health Care Agency within 30 days.
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS,

Site ID:	104900
Site Name:	Chevron Station #200913/1404
Violation Date:	07-05-2016
Citation:	23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Violation Description: Failure of the double-walled pressurized piping to be continuously monitored with a system that activates an audible and visual alarm or stops flow at the dispenser when a leak is detected.
Violation Notes: Returned to compliance on 07/05/2016. Diesel turbine sump sensor failed testing. Sensor was replaced and successfully tested. Abated violation I504
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 08-05-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted submittal. Tank sump sensors were changed from Veeder-Root 208s to 209s.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-23-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for a modification inspection. Alan Evans of Wayne Perry on site. Current ICC (service technician and retro fitting) certifications provided. Current Bravo certification also provided. Piping penetration fittings have been replaced in all nine UDCs and in the vent termination sump. Secondary testing to be performed on this date Witnessed first 15 minute testing on UDCs 9/10, 11/12, 13/14 & 15/16. All four passed. * Send the complete testing results to Health Care Agency
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 11-17-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received secondary containment testing report for all UDCs and the vent sump. All passed. Violations previously deleted. SR0124107 closed.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 11-18-2013
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received report for spill bucket retesting performed on 7-3-13. Regular (87) spill bucket passed (Tanknology). Deleted violation TM05. No violations noted at this time.
Eval Division: Orange County Environmental Health
Eval Program: UST

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 12-23-2013
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Plan review. Call for modification status
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-11-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of CERS this date accepted UST info. The SB989 post modification 6 month testing dated 11/29/2016 was reviewed. All lines, UDCs and sumps passed at that time.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-24-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Plan review and call to Greg Hohn regarding status. Said Chevron put the install on hold.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-14-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: This Agency received the secondary containment test report for a test conducted 3/25/20. NOTE: 87 and 91 UST annulars hydrostatically monitored and diesel UST AB2481 compliant * Test failures noted below are in violation and must be repaired/replaced and re-tested (see violation) The following components were tested: 87 UST: PASS Vent piping run Fill sump FAIL Product piping run Piping/STP sump 91 UST PASS Vent piping run Fill sump FAIL Product piping run Piping/STP sump UDCs PASS 3/4 5/6 7/8 9/10 15/16 17/18 **TIED TO DIESEL UST** 1/2 11/12 13/14
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-15-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Monitor cert notification
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval General Type: Other/Unknown
Eval Date: 04-20-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Monitor cert notification for 5-2
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-21-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Monitor cert notification
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-25-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Service request status as of this date: Hi Monica, The anniversary date for the plan approval is 5-11-16. If there are no changes to the scope of work, I can extend the plan check (permit) to the new tank set date (5-31-16). If the tank set gets delayed again we will need a new submittal (application/plans/fees). Lance Lance, The construction start date for this site has been delayed, new start date 05/09/2016. We anticipate setting the new tank 05/31/2016, please let me know if we need to extend our permit that will expire 05/11/2016. Thank You Monica Molinar Project Manager West Wind Consulting/Chevron Products Team 145 S. State College Blvd., Suite 500 Brea, CA 92821 714-671-3212 Office 714-671-3232 Fax 714-745-0415 Cell mmolinar@chevron.com From: Malis, Lance [mailto:LMalis@ochca.com] Sent: Monday, February 29, 2016 9:23 AM To: Molinar, Monica [West Wind] [Contractor] Subject: [**EXTERNAL**] RE: 200913 - 23022 Aliso Creek Rd., [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-27-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Amendment to plans submitted. Initial review and calls to Wayne Perry.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-01-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: emailed copy to Lisa Patrick Pfrang, Tanknology ICC- 8202676 VR A29052 3 tanks electronic PLLD sensors - 303 tanks/ sumps, udss 209/463
Eval Division: Orange County Environmental Health
Eval Program: UST

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-02-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Routine inspection conducted this date in regards to hazardous waste, consent to enter, inspect and take photographs was given by Lisawati Djojo, manager Hazardous waste containers on-site this date consisted of: solids and liquids contaminated with fuel The containers are in compliance with all applicable labeling requirements this date. Per records, employees receive Hazardous Waste Management Training on the job. Consolidated waste receipts/ manifests were reviewed this date. Hazardous Waste Emergency Response information and was posted. Inspected municipal trash dumpster and area, no apparent hazardous waste in this area. Perimeter of facility inspected, no water runoff or staining noted at this time. Discussed Hazardous Waste Program, Hazardous Materials Program, and Management of Universal Waste. E-mailed copy of report this date.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-03-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials and business emergency plan inspection. The cashier, provided consent to inspect. Observed the facility and inspected hazardous materials storage. The following materials were observed inamounts that meet or exceed the minimum volumes required for disclosure: CO2, gasoline, alkaline presoak 105, low pH Cleaner 203, biodiesel B20. Hazardous Materials disclosed in CERS 10441546 match what is reported on site. Employee training records were available and reviewed. Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or above disclosure thresholds. If there is a change in the type of amount of chemicals that are maintained on site, please submit revised
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-07-2014
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Received results for SB 989 testing performed on 4-28-14. Six of the eight UDCs, and the vent termination sump failed.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval Date: 05-11-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Certificate of financial responsibility (CFR) and designated operator (DO) notification updated/submitted in CERS. CFR valid through 4-30-17 DO notification dated 4-20-16 Accepted submittal.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-14-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Monitor cert notification
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-14-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: This Agency received the monitoring system certification test report, site map, and spill bucket test report for a test conducted 5/12/2020. The following components PASSED testing: - Tank Annular Sensors (3) - STP Sump Sensors (3) - Fill Sump Sensors (3) - UDC Sensors (8) - Vacuum Sensors (3) - Fail Safe/Sensor Out - Spill Buckets Visual Test - Line Leak Detectors
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-17-2016
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Received report for a UST system monitoring certification performed on 5-5-16. Violation I198 abated . All monitoring equipment operational per manufacturer’s specifications.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-18-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Fix violation status in EC (close > open for previously corrected violations)
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-30-2017
Violations Found: No

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval Type: Other, not routine, done by local agency
Eval Notes: Received and reviewed monitoring certification results for testing done on 5/2/2017. All components passed.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-30-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of CERS. Review of test results for diesel tank install and disponser upgrade under SR0126102, all components passed Financial responcibility/CFO expires 4/20/2018 DO Jesus Lopez, exp 4/17/19
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-02-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Lisa Djojo. Hazardous waste properly stored, labeled and dated. Hazardous waste contingency plan available for review. Manifests for hazardous waste pickup reviewed on site. Employee training records kept on site and available for review. No violations noted at this time.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-04-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed submittal. The following modifications need to be made: Both gasoline disclosures should be listed as pure (gasoline has a CAS #). Mixture components box should then be blank. The mixture components box should be blank for the CO2 disclosure. The three disclosures listing 30 gallons as the maximum daily amount are below the disclosure requirement. Delete these chemicals from the disclosure. Propane has been removed from this facility. It also would not need to be disclosed because of the retail exemption. Delete propane from the disclosure. The site map appears to be acceptable. Re submit with modifications. * Emergency response and training plans accepted in CERS
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-15-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine compliance inspection. Steven Gallardo of Tank Tec currently performing a UST system monitoring certification.

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Current ICC, Veeder-Root and VMI certifications provided. Facility consists of tr\\hree USTs, nine UDCs and a vent termination sump. The tank annulars are brine filled. Tank annular sensors (303s) appear to be located at the proper position. The Six tank top sumps, nine UDcs and vent termination box were free of liquid. Sensors located at the low areas of secondary containment. The vent termination box has a 208 sensor. All other sumps and UDCs have 209 sensors. Reviewed designated operator (DO) inspection reports during the past 12 months. All documented alarms in the DO reports were followed up on. Corrective action documentation attached to the corresponding reports. UST training provided to all employees within the past year by the DO. Records available for review. Financial responsibility certification valid through [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-03-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received SB989 testing for 6 months post dispenser upgrade conducted on12/16/16. All product, vent, vapor and UDC's passed at that time.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-25-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: SB 989 test notification

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-03-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received and reviewed SB989 dated 3/3/17. All portions requiring testing have passed. The diesel system is VPH so does not require testing.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-03-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Matt Lipke, service technician with Tanknology. The site has the following double walled (DW) tanks: - 15k gallon (premium) - 10k gallon (biodiesel) - 20k gallon (regular unleaded) - nine UDCs The system is monitored by a Veeder Root TLS 350R system.

CHEVRON STATION #200913/1404 (Continued) **S123298347**

The monitor is operational for audible and visual alarms and the display reads "all functions normal." Sensors: Tank Annulars - VR303; Sumps - VR209; UDCs - VR208; Pipe Monitoring - VR208; Vent Sump: VR208 Sensors were observed at the lowest point. Sensor out and fail-safe were verified and passed. All sensors tested, were operational and passed. Leak detectors are PLLDs (electronic). Tanks utilizes flappers for overfill protection. Spill buckets were hydrostatically tested with no changes in water level. Testing was conducted by Matt Lipke with Tanknology. Technician certifications (I

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-13-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Plan check review and approval.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-13-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspected perimeter of facility including th dumpster area. Permission to inspect granted by the manager on duty. Hazardous waste properly stored, labeled and dated. Documentation for hazardous waste pickup available for review during the past three years. Emergency response/contingency plan complete, kept on site and available for review. Training provided to all nine employees within the past 12 months. No violations noted at this time.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-13-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Walked facility with the latest submitted hazardous material inventory and site map. Did not observe any additional hazardous material stored at or above disclosure threshold. Hazardous material containers appeared to be in satisfactory condition. No sign of leaking or previous releases. Locations for site map requirements were accurate. Business emergency plan complete and available for review. Training provided to all nine employees within the past 12 months. * Propane may be deleted from the hazardous material inventory. The propane stored on site falls under the retail exemption.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-13-2021
Violations Found: No

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval Type: Routine done by local agency
Eval Notes: On site to witness monitoring system certification activities and to conduct routine UST inspection. Dilon Ratnayake granted consent to conduct inspection. Annulars are wet . Sensors shut down respective turbine at sensor out and high liquid level. Sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. UDC sensors alarmed properly (visual and audible) and shut down all turbines when submerged in water. Dispensers with diesel also shut down diesel turbine. Vacuum sensors for diesel tank system were tested and passed. Fail-safe and sensor out were tested and passed. Line leak detectors were tested and passed. Spill buckets were tested by donut (vacuum) with no changes in pressure. Valid permit, designated operator documentation, monthly inspection reports with responses to alarms, monitoring plan, response plan, employee training records (maintained in Emergency Response Procedures binder), tank [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-15-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: SB 989 test notification for 3-30-17
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-22-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted submittal in CERS.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-26-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: File purge.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-01-2024
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine Hazardous Materials Business Plan (HMBP). Cashier, provided consent to inspect. Observed the following materials on site at reportable quantities: retail propane, diesel, unleaded gasoline, carbon dioxide, liquid pH cleaner, alkaline presoak cleanser. Hazardous Materials disclosed in CERS 10441546 match what is reported on site. Training was reported to be conducted. Inspection report

CHEVRON STATION #200913/1404 (Continued) **S123298347**

emailed permitdesk@chevron.com
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-01-2024
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct a routine small quantity hazardous waste inspection, The facility ashier, provided consent to inspect. The hazardous waste drum is properly labeled, dated and stored closed. Drums are stored in trash enclosure area. A perimeter walk was conducted. Municipal dumpster does not appear to contain any hazardous waste. Manifests were available and reviewed. Facility uses Clean Harbor to transport hazardous waste. Emergency response information is posted and employees are reported to be trained. Inspection report emailed permitdesk@chevron.com
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-01-2024
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testin, and overfill. Met with Francisco Castro, service technician with Tanknology. The site has the following double walled (DW) tanks: - 15k gallon (premium) - 10k gallon (biodiesel) - 20k gallon (regular unleaded) - nine UDCs The system is monitored by a Veeder Root TLS 350R system. The monitor is operational for audible and visual alarms and the display reads "all functions normal." Sensors: Tank Annulars - VR303; Sumps - VR209; UDCs - VR208; Pipe Monitoring - VR208; Vent Sump: VR208 Sensors were observed at the lowest point. Sensor out and fail-safe were verified and passed. All sensors tested, were operational and passed. Leak detectors are PLLDs (electronic). Tanks utilizes flappers for overfill protection. Spill buckets were hydrostatically tested with no changes in water level. Testing was conducted by Francisco Castro with Tanknology. Te
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-03-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Accepted in CERS this date Financial responsibility/ CFO exp 4/30/2018 DO statement Jesus Lopez exp 4/17/2019
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-03-2023

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct a routine small quantity hazardous waste inspection. The cashier provided consent to inspect. The hazardous waste drum is properly labeled, dated and stored closed. Drums are stored in trash enclosure area. A perimeter walk was conducted. Municipal dumpster does not appear to contain any hazardous waste at the time of the inspection. Manifests were available and reviewed. Last picked up was on 2/3/23 by Adams Services. Emergency response information is posted and employees are reported to be trained. Inspection report emailed permitdesk@chevron.com
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-15-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Muhammad Shah . Hazardous waste properly stored, labeled and dated. Hazardous waste/material contingency plan kept on site and available for review. Manifests for hazardous waste pickup and universal waste handling reviewed on site. Employee training records kept on site and available for review. No violations noted at this time.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-05-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: File review regarding status of modification.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-15-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine compliance inspection. Jeffrey Crisostomo of Tanknology currently performing a UST system monitoring certification. Current ICC, Veeder-Root and VMI certifications provided. Facility consists of two USTs, nine UDCs and a vent termination sump. The tank annulars are brine filled. Tank annular sensors (303s) appear to be located at the proper position. The four tank top sumps, nine UDcs and vent termination box were free of liquid. Sensors (208s) located at the low areas of secondary containment. Reviewed designated operator (DO) inspection reports during the past 12 months. All documented alarms in the DO reports were followed up on. Corrective action documentation attached to the corresponding reports. Employee training provided on 4-29-15 by the DO. Records available for review. Latest Recs submittal reviewed and accepted on this date. Financial responsibility certification valid through 4-30-16. SB 989 testing was

CHEVRON STATION #200913/1404 (Continued) **S123298347**

performed [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-17-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received results for overfill prevention testing performed on 1-21-19. Regular, supreme and diesel flapper valves passed.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-20-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct routine hazardous waste inspection. Anna Donaldson granted consent to conduct inspection. I walked the perimeter and inspected hazardous waste storage area in trash enclosure. I did not observe any hazardous waste in municipal trash. Fuel filters/hoses (1), spill pads contaminated with fuel (1) and sump/ test water (1) drums are stored closed and labeled. Manifests were reviewed. Business emergency plan is available on site (in Emergency Response Procedures Binder). Emergency contact information is posted on the wall in cashier area and is also available in Emergency Response Procedures Binder.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-24-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: I received and reviewed copies of Monitoring System Certification Form and Spill Container Testing Report Form for activities conducted on 5/13/21. All components passed test.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-26-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Secondary piping held pressure for > than 60 minutes. All fittings/connections were "soaped". No leaking/bubbling noticed. The annular space for the new piping termination box and UDCs 1/2, 11/12 & 13/14 to be under vacuum (not brine). * Inspection required two separate visits.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval General Type: Other/Unknown
Eval Date: 06-02-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for initial hazardous materials and business emergency plan audit. Observed the facility and inspected hazardous materials storage. The following hazardous materials were observed in amounts that exceed the required disclosure quantities: - Two gasoline USTs - One (> 1000 cubic feet) CO2 compressed gas cylider - Three 55 gallon drums of car wash chemicals
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-08-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted latest submittal in CERS
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-10-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received results for ELD testing performed on 6-9-16. One tank, two tank top sumps, Junction boxes with tank connection, three UDCs, one transition sump, and the product & vent pipelines were tested. All testing passed per Sergio L Nunez (CA tank tester #06-1727)
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-16-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Initial plan review.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-27-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received report for a monitoring certification performed on 5-13-19. All monitoring equipment operational per manufacturer’s specifications.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-05-2016

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Received report for a UST system monitoring certification performed on 6-15-16. All monitoring equipment operational per manufacturer's specifications.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-22-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: file and plan review for status and inspection prep
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-27-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received results for secondary containment re testing performed on 10-23-14. Nine UDCs and the vent termination sump passed two consecutive 15 minute tests. Closed SR0124107
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 11-12-2013
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Plan review and approval. Call to Greg Hohn.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-16-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Monitor cert notification
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-17-2022
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct a routine small quantity hazardous waste inspection. Anu, Cashier, provided consent to inspect. The hazardous waste drum is properly labeled, dated and stored closed. Drums are stored in trash enclosure area. A perimeter walk was conducted. Municipal dumpster does not appear to contain any hazardous waste. Manifests were available and reviewed. Last picked up was on 2/9/2022

CHEVRON STATION #200913/1404 (Continued) **S123298347**

by Clean Harbor. Emergency response information is posted and employees are reported to be trained. Inspection report emailed permitdesk@chevron.com

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-20-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Anna Donaldson granted consent to conduct inspection. I walked through facility and inspected hazardous material storage areas inside and outside building, including "Electrical Room" next to car wash tunnel. There has been no changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period. Facility has been reporting propane tanks for sale (retail) that are not reportable. Please delete retail propane tanks from inventory. Facility stores the following hazardous materials at disclosure threshold: - Diesel - Gasoline - Low PH Presoak 203 (car wash solution) - Alkaline Presoak 105 (car wash solution) - Liquid Carbon Dioxide Site map must be revised as follows and resubmitted: - There are no storm drains in car wash tunnel as shown. There is only a drain inside the car wash tunnel. - Car wash [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-25-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for primary piping inspection. Current ICC certifications provided for Hector Cardenas (service technician, vapor installation & repair and UST installation & retrofitting). Also. current ICC certification for Vincent Santangelo (UST installation & retrofitting) provided. Primary piping held pressure for > than 60 minutes. All fittings/connections were "soaped". No leaking/bubbling noticed.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-26-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: An on-site inspection was conducted this date. The annual monitoring system certification was performed by Luis Navarro (Tanknology) on 5/12/2020 and was NOT witnessed by this agency on that date due to COVID-19 precautions. This facility contains: 3 - USTs (reg, prem, diesel) Monitor system is a Veeder-Root monitor panel. NOTE: At the time of the inspection the panel was in alarm for an "Auto-Dialer Error." The operator showed me that a service call had been placed prior to my arrival. The following were tested on 5/12/20 and PASSED per the test report submitted to this agency by the service

CHEVRON STATION #200913/1404 (Continued) **S123298347**

technician: - Sensors: -- Tank Annulars: VR303 -- Sumps: VR209 -- UDCs: VR208 - Sensors, initiated positive shutdown to the turbines when tested in water - Fail Safe and Positive Shutdown - Spill buckets using a visual hydrostatic test - Leak detectors. PLLDs (electronic) Documents reviewed onsite: - Permit to operate - Previous Monitoring System [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-29-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received results for a UST system monitoring certification performed on 5-15-15. All monitoring equipment operational per manufacturer's specifications.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-29-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of CERS cfo/FR expires 4/25/18 DO- Jesus Lopez 4/17/19 monitoring cert results from testeing done on 5/1/2018 - all components passed at that time.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-02-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine compliance inspection. Jeffrey Crisostomo of Tanknology currently performing a UST system monitoring certification. Current ICC, Veeder-Root and VMI certifications provided. Facility consists of two USTs, nine UDCs and a vent termination sump. The tank annulars are brine filled. Tank annular sensors (303s) appear to be located at the proper position. The four tank top sumps, nine UDcs and vent termination box were free of liquid. Sensors (208s) located at the low areas of secondary containment. Reviewed designated operator (DO) inspection reports during the past 12 months. All documented alarms in the DO reports were followed up on. Corrective action documentation attached to the corresponding reports. Employee training current per 5-19-14 DO report. UPC forms submitted on 4-30-14 (CERS) were reviewed and accepted on this date. Financial responsibility certification valid through 4-30-15. SB 989 testing was performed on 4-28-14. Many [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-08-2016

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site. ELD testing postponed.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-08-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: This Agency received the secondary containment test report for a post-repair test (SR0141635) conducted 5/8/2020. The following components PASSED testing: Secondary piping run (2) Piping sump (2)
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-15-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for final inspection. All aspects of the installation and modifications have been completed. A full facility UST system monitoring procedure including integrity testing for newly installed components being perfommed. New facility permit will be issued upon operational status results received regarding the testing.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-16-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received modification plans to correct failed secondary containment components.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-18-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Plan reviewed and approved
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-03-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: This Agency received the monitoring system certification test report, site map, and spill bucket test report for a test conducted 5/12/20. The following components PASSED testing: - Tank Annular Sensors (3) -

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Line Leak Detectors - STP Sump Sensors (3) - Fill Sump Sensors (3) - UDC Sensors (6) - Vent Sump (1) - Fail Safe/Sensor Out - Spill Buckets Visual Test

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-06-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of CERS accepted DO-Jesus Lopez exp 10/22/2017 finacial responsibility/cfo-4/30/2017

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-22-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted submittal in CERS.

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-02-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct hazardous materials chemical inventory and business emergency plan inspection this date, consent to enter, inspect and take photographs was given by - Lisawati Djojo, manager The HMBEP has been submitted through CERS10441546 Employee Business Emergency Plan Training was reviewed this date. Safety/cleanup equipment is available. Hazardous materials storage area were reviewed at this time. The facility has the following hazardous materials that exceed the required disclosure quantities: -pH low car wash presoak -pH high car waste presoak -CO2 33 gallons -unleaded gas 35000 gal -desiel-10000 gal **Please note, you are required to review the submittal yearly and resubmit prior to March 1st each year. You will get communication (probably email) indicating you should go in and review and resubmit around January of each year as a reminder. Emailed copy of inspection this date.

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-02-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Routine inspection conducted this date in regards to underground storage tank, consent to enter, inspect and take photographs was given by Lisawati Djojo, manager Monitoring system certification was conducted at this time. Jorge Hernandez, of Tanknology performed the monitor cert. Ensure submittal of monitor cert test results within 30

CHEVRON STATION #200913/1404 (Continued) **S123298347**

days. Tester provided the following certifications: ICC tech exp 6/30/2017 Veeder-Root tech #b45883 exp 8/13/2017 VMI/TLDT-5000 exp 2/11/18 Number of UST s -3 with 303 sensors Leak detector type -electronic Veeder Root Sensor types - 209's in tank sumps, 208 in vent termination box 9 UDC type -208's in dispensers The Veeder-Root monitoring panel showed all functions normal. Sensors and sumps in good order this date. The following documents were available for review: CUPA Business Activities form, CUPA Business Owner / Operator Identification form CUPA UST Facility Information form, CUPA UST Tank Information CUPA [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-08-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: A on-site follow-up inspection was conducted this date (5/8/20). The violations noted below are in reference to a review of this facility's secondary containment test conducted 3/25/20. On this date Juan Martinez (Wayne Perry) provided current ICC and a Fastech ELD certifications (hydrostatic testing). Both the 87 and 91 STP sumps and the 87 and 91 product piping runs were tested for post-repair tightness (see SR0141635) to meet the secondary containment test requirements. OUTSTANDING VIOLATIONS - 5/8/20 NONE CORRECTED VIOLATIONS - 5/8/20 I382 - The following UST components were repaired and subsequently re-tested this date to meet secondary containment requirments. 87 STP sump: PASS (NOTE: Initially failed test, but sump was emptied of water, and putty was re-applied and cured. Second test yielded PASS results). 91 STP sump: PASS 87 product line: PASS 91 product line: PASS An inspection report is to be emailed to: permitdesk@chevron.com

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-13-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for the tank set. 10,000 gallon brine filled Xerxes tank on site, still on truck bed. UL # S-993266 Tank was placed on a designated inspection area. No tank damage or leaking was observed. Tank was set in tank pit, secured and pressurized to 5 psi. Two four inch liquid filled guages were used to determine pressure. All fittings (bungs & bolts) for the tank were "soaped". No bubbling observed. Pressure held for > one hour with no indication of pressure loss. Refer to field activity page and chain of custody for further details regarding the soil sampling.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-13-2019
Violations Found: No

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval Type: Routine done by local agency
Eval Notes: On site for a routine compliance inspection. Luis Navarro of Tanknology currently performing a UST system monitoring certification. Current ICC, Veeder-Root and VMI certifications provided. Facility consists of three USTs, nine UDCs and a vent termination sump. The tank annulars are brine filled. Tank annular sensors (303s) appear to be located at the proper position. The Six tank top sumps, nine UDCs and the vent termination box were free of liquid. Sensors located at the proper area of secondary containment. Leak detectors are electronic Veeder Root. Veeder-Root 209's are in the tank sumps. Veeder-Root 208's are in the vent termination box and UDCs. Vacuum sensors (463s) for the diesel components and UDCs 1/2, 15/16 & 17/18. Reviewed designated operator (DO) inspection reports during the past 12 months. All documented alarms in the DO reports were followed up on. Corrective action verbiage/documentation attached to the corresponding reports. UST training [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-15-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine inspection. Walked facility with the latest submitted site map. Did not observe any additional hazardous materials stored at or above disclosure threshold. Site map was accurate as to the various disclosed locations. Reviewed and accepted latest submittal in CERS.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-17-2022
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct an Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Steven Lantz, service technician with Tanknology. The site has the following double walled (DW) tanks: - 15k gallon (premiun) - 10k gallon (biodiesel) - 20k gallon (regular unleaded) - nine UDCs The system is monitored by a Veeder Root TLS 350R system. The monitor is operational for audible and visual alarms and the display reads "all functions normal." Sensors: Tank Annulars - VR303 Sumps - VR209 UDCs - VR208 Pipe Monitoring - VR208 Vent Sump: VR208 Sensors were observed at the lowest point. Sensor out and fail-safe were verified and passed. All sensors tested, were operational and passed. Leak detectors are PLLDs (electronic). Overfill protection is with flapper valves. Spill buckets were hydrostatically tested with no changes in water level. Testing was conducted by Steven Lantz with [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval Date: 06-07-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Final SR inspection notification
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-09-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Violation status review. Closed violations that indicated they were abated during the inspection.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-15-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted submittal in CERS. Removed materials from inventory that did not meet the minimum reporting thresholds.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-23-2013
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received change of designated operator (DO) notification dated 9-16-13. Deborah Rowe is listed as the primary DO. ICC # 8164556 exp 6-30-14.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-27-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Closed plan check. Deleted violation TM02.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-08-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted latest submittal in CERS
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval General Type: Other/Unknown
Eval Date: 07-22-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: File review and calls for update on status
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 08-05-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and declined submittal. The two "solid" disclosures and six of the "liquid" disclosures are listed at levels below disclosure threshold. If the maximum daily amounts listed are accurate, delete these materials from the inventory. If the maximum daily amounts are at least 500 pounds (solid) or 55 gallons (liquid), change the amounts on the disclosure. Resubmit after modifications have been performed.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 08-17-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Plans expired and were replaced with SR0126102
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-02-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: I reviewed Overfill Prevention Equipment Inspection Report Form for activities conducted on 7/20/21. All tested components passed test. Facility has Fill Tube Shut-Off Valve for overfill protection with equipment activating between 93.6% and 93.7%.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-12-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Activities required to close SR
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-23-2013
Violations Found: No
Eval Type: Other, not routine, done by local agency

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Eval Notes: Initial plan review
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 12-12-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: File review regarding compliance
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Coordinates:
Site ID: 104900
Facility Name: Chevron Station #200913/1404
Env Int Type Code: HWG
Program ID: 10441546
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 33.592860
Longitude: -117.728520

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title: Not reported
Affiliation Address: P.O. BOX 6004 (ATTN: PERMIT DESK)
Affiliation City: SAN RAMON
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94583
Affiliation Phone: ,

Affiliation Type Desc: Property Owner
Entity Name: CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title: Not reported
Affiliation Address: P.O. BOX 6004 (ATTN: PERMIT DESK)
Affiliation City: SAN RAMON
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94583
Affiliation Phone: (925) 842-9002,

Affiliation Type Desc: UST Tank Owner
Entity Name: CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title: Not reported
Affiliation Address: P.O. BOX 6004, ATTN: PERMIT DESK
Affiliation City: SAN RAMON
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94583
Affiliation Phone: (925) 842-9002,

Affiliation Type Desc: Parent Corporation

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Entity Name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	CHARLES BITTLE - 6/21/2016
Entity Title:	RETAIL HES
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(925) 842-9002,
Affiliation Type Desc:	CUPA District
Entity Name:	Orange County Env Health
Entity Title:	Not reported
Affiliation Address:	1241 East Dyer RoadSuite 120
Affiliation City:	Santa Ana
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92705-5611
Affiliation Phone:	(714) 433-6406,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	P.O. BOX 6004 (ATTN: PERMIT DESK)
Affiliation City:	SAN RAMON
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94583
Affiliation Phone:	,
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title:	Not reported
Affiliation Address:	P.O. BOX 6004, ATTN: PERMIT DESK
Affiliation City:	SAN RAMON
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94583
Affiliation Phone:	(925) 842-9002,
Affiliation Type Desc:	Document Preparer
Entity Name:	Pedro R Carranza
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

CHEVRON STATION #200913/1404 (Continued) **S123298347**

Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Pedro R Carranza
Entity Title: RETAIL HES SPECIALIST
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title: Not reported
Affiliation Address: P.O. BOX 6004 (ATTN: PERMIT DESK)
Affiliation City: SAN RAMON
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94583
Affiliation Phone: (925) 842-9002,

Affiliation Type Desc: Operator
Entity Name: Chevron Station #200913/1404
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (949) 362-5166,

Affiliation Type Desc: UST Tank Operator
Entity Name: CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title: Not reported
Affiliation Address: P.O. BOX 6004, ATTN: PERMIT DESK
Affiliation City: SAN RAMON
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94583
Affiliation Phone: (925) 842-9002,

C20 **CHEVRON STATION #200913/1404** **UST** **U004354138**
SW **23022 ALISO CREEK RD** **N/A**
< 1/8 **ALISO VIEJO, CA 92656**
0.020 mi.
106 ft. **Site 6 of 7 in cluster C**

Relative:
Higher

Actual:
485 ft.

UST:
Name: CHEVRON STATION #200913/1404
Address: 23022 ALISO CREEK RD
City,State,Zip: ALISO VIEJO, CA 92656
Facility ID: FA0024729
Permitting Agency: Orange County Environmental Health
CERSID: 10441546
Latitude: 33.5928600
Longitude: -117.728520

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON STATION #200913/1404 (Continued) **U004354138**

Owner type:	Non-Government
Facility type:	Motor Vehicle Fueling
Num of inuse ust:	Not reported
Num of closed ust:	0
Num of oos ust:	0
Epa region:	9
Tribal lands:	No
Tank owner name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Tank owner mailing address:	P.O. BOX 6004, ATTN: PERMIT DESK
Tank owner mailing city:	SAN RAMON
Tank owner mailing zip:	94583
Tank owner mailing state:	CA
Tank operator name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Tank operator mailing address:	P.O. BOX 6004, ATTN: PERMIT DESK
Tank operator mailing city:	SAN RAMON
Tank operator mailing zip:	94583
Tank operator mailing state:	CA
Tankidnumber:	1
Tank status:	Confirmed/Updated Information
Tank configuration:	Stand Alone Tank
Tank closure date:	Not reported
Tank installation date:	6/22/2004 12:00:00 AM
Tank num of compartments:	1
Tank contents:	Regular Unleaded
Tank capacity gallons:	20000
Tank type:	Double Wall
Tank pc construction:	Fiberglass
Tank pwpiping construction:	Flexible
Tank piping type:	Pressure
Tank piping construction:	Double Walled
Tank sacrificial anode:	No
Tank cp impressed current:	No
Tank cp shutoff:	Yes
Tank alarms:	No
Tank ball float:	No
Tank spill bucket:	Yes

Name:	CHEVRON STATION #200913/1404
Address:	23022 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Facility ID:	FA0024729
Permitting Agency:	Orange County Environmental Health
CERSID:	10441546
Latitude:	33.5928600
Longitude:	-117.728520
Owner type:	Non-Government
Facility type:	Motor Vehicle Fueling
Num of inuse ust:	Not reported
Num of closed ust:	0
Num of oos ust:	0
Epa region:	9
Tribal lands:	No
Tank owner name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Tank owner mailing address:	P.O. BOX 6004, ATTN: PERMIT DESK
Tank owner mailing city:	SAN RAMON
Tank owner mailing zip:	94583
Tank owner mailing state:	CA

CHEVRON STATION #200913/1404 (Continued) **U004354138**

Tank operator name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Tank operator mailing address:	P.O. BOX 6004, ATTN: PERMIT DESK
Tank operator mailing city:	SAN RAMON
Tank operator mailing zip:	94583
Tank operator mailing state:	CA
Tankidnumber:	3
Tank status:	Confirmed/Updated Information
Tank configuration:	Stand Alone Tank
Tank closure date:	Not reported
Tank installation date:	5/13/2016 12:00:00 AM
Tank num of compartments:	1
Tank contents:	13
Tank capacity gallons:	10000
Tank type:	Double Wall
Tank pc construction:	Fiberglass
Tank pwpiping construction:	Fiberglass
Tank piping type:	Pressure
Tank piping construction:	Double Walled
Tank sacrificial anode:	No
Tank cp impressed current:	No
Tank cp shutoff:	Yes
Tank alarms:	No
Tank ball float:	No
Tank spill bucket:	Yes

Name:	CHEVRON STATION #200913/1404
Address:	23022 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Facility ID:	FA0024729
Permitting Agency:	Orange County Environmental Health
CERSID:	10441546
Latitude:	33.5928600
Longitude:	-117.728520
Owner type:	Non-Government
Facility type:	Motor Vehicle Fueling
Num of inuse ust:	Not reported
Num of closed ust:	0
Num of oos ust:	0
Epa region:	9
Tribal lands:	No
Tank owner name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Tank owner mailing address:	P.O. BOX 6004, ATTN: PERMIT DESK
Tank owner mailing city:	SAN RAMON
Tank owner mailing zip:	94583
Tank owner mailing state:	CA
Tank operator name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Tank operator mailing address:	P.O. BOX 6004, ATTN: PERMIT DESK
Tank operator mailing city:	SAN RAMON
Tank operator mailing zip:	94583
Tank operator mailing state:	CA
Tankidnumber:	2
Tank status:	Confirmed/Updated Information
Tank configuration:	Stand Alone Tank
Tank closure date:	Not reported
Tank installation date:	6/22/2004 12:00:00 AM
Tank num of compartments:	1
Tank contents:	Premium Unleaded

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON STATION #200913/1404 (Continued) **U004354138**

Tank capacity gallons:	15000
Tank type:	Double Wall
Tank pc construction:	Fiberglass
Tank pwpiping construction:	Flexible
Tank piping type:	Pressure
Tank piping construction:	Double Walled
Tank sacrificial anode:	No
Tank cp impressed current:	No
Tank cp shutoff:	Yes
Tank alarms:	No
Tank ball float:	No
Tank spill bucket:	Yes

C21 **CHEVRON USA INC** **EDR Hist Auto** **1021427549**
SW **23022 ALISO CREEK RD** **N/A**
< 1/8 **ALISO VIEJO, CA 92656**
0.020 mi.
106 ft. **Site 7 of 7 in cluster C**

Relative: EDR Hist Auto
Higher

Actual: **485 ft.**

Year:	Name:	Type:
1996	CHEVRON USA INC	Gasoline Service Stations
1997	CHEVRON USA INC	Gasoline Service Stations
1998	CHEVRON USA INC	Gasoline Service Stations
1999	CHEVRON USA INC	Gasoline Service Stations
2000	CHEVRON USA INC	Gasoline Service Stations
2001	CHEVRON USA INC	Gasoline Service Stations
2002	CHEVRON USA INC	Gasoline Service Stations
2003	CHEVRON USA INC	Gasoline Service Stations
2004	CHEVRON USA INC	Gasoline Service Stations
2005	CHEVRON USA INC	Gasoline Service Stations, NEC
2006	CHEVRON USA INC	Gasoline Service Stations, NEC
2007	CHEVRON USA INC	Gasoline Service Stations, NEC
2010	CHEVRON USA INC	Gasoline Service Stations, NEC
2011	CHEVRON USA INC	Gasoline Service Stations, NEC
2012	CHEVRON USA INC	Gasoline Service Stations, NEC
2013	CHEVRON USA INC	Gasoline Service Stations, NEC
2014	CHEVRON USA INC	Gasoline Service Stations, NEC

B22 **AMBRY GENETICS** **CERS TANKS** **S123513709**
East **7 ARGONAUT** **CERS** **N/A**
< 1/8 **ALISO VIEJO, CA 92656**
0.024 mi.
126 ft. **Site 5 of 7 in cluster B**

Relative: CERS TANKS:
Lower

Actual: **435 ft.**

Name:	AMBRY GENETICS
Address:	7 ARGONAUT
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	368624
CERS ID:	10668994
CERS Description:	Aboveground Petroleum Storage

CERS:

Name:	AMBRY GENETICS

AMBRY GENETICS (Continued) **S123513709**

Address: 7 ARGONAUT
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 368624
CERS ID: 10668994
CERS Description: Chemical Storage Facilities

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-14-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Ambry Genetics, 7 Argonaut, Aliso Viejo On site to conduct aboveground petroleum storage tank (APST) inspection, consent to enter, inspect and take photographs was given by - Marissa Tracy, EH&S Coordinator Facility is regulated under the Aboveground Storage Tank Act (APSA). Facility has between 1,320 and 9,999 gallons of regulated petroleum products . Facility has the Following: 1) On site SPCC Prepared and implemented and dated 2/24/2017 a. The federal template for Tier I facilities under 10,000 gallons was used b. Plan is required to be reviewed every 5 years. 2) Periodic checklist of inspection activities is available for tank. 3) Appropriate secondary containment or diversionary structures are available, the tank is double walled and it is also diked. 4) Training on SPCC plan for appropriate staff. Orange County Environmental Health has created a website that contains information regarding the APST program and its requirements. The APST website is [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-10-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for an aboveground petroleum storage tank (APST) inspection. Access to this facility was provided by Ryan Castillo, EHS Supervisor. Facility contains: - 1 Diesel APST (4820 gallons) Facility is regulated under the Aboveground Storage Tank Act (APSA). This facility has between 1,320 and 9,999 gallons of regulated petroleum products (Tier 1 facility). Facility has the following: - On-site Tier 1 Spill Prevention Controls and Countermeasures (SPCC) plan prepared and implemented. SPCC must be evaluated every 5 years) - Training - Periodic checklist is available for tanks (per SPCC inspections are conducted weekly) - Appropriate secondary containment or diversionary structures
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-08-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct a Medical Waste Large Quantity Generator inspection. Met this date with Douglas Echeverria, Sr. Environmental Health and Safety Manager who granted consent to enter and conduct the inspection A walk through of the facility was conducted. The final storage area is locked. Observed red bags that were zip-tied. Wastes

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS (Continued) **S123513709**

generated at this facility include biohazardous, sharps, pathology, and trace chemotherapy waste. Waste containers are closed and labeled. Waste is hauled by ACT once a week. Tracking documents were available and reviewed. Brian with ACT is at this facility and responsible for the transferring, labeling, daily empty for the facility. The Emergency Action Plan was available for review. Inspection report emailed to Douglas Echeverria decheverria@ambrygen.com

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-14-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Ambry Genetics, 7 Argonaut, Aliso Viejo On site to conduct hazardous materials chemical inventory and business emergency plan inspection this date, consent to enter, inspect and take photographs was given by - Marissa Tracy, EH&S Coordinator. The HMBEP has been submitted through CERS 10668994. Changes to the BEP to add the OC CUPA phone number to the plan so that if there is a spill we can be notified easily 714-433-6000 Employee Business Emergency Plan Training was reviewed this date. Safety/cleanup equipment is available. Hazardous materials storage area were reviewed at this time. The facility has the following hazardous materials that exceed the required disclosure quantities: diesel 4820 gallons, air 1550 cubic feet. **Please note, you are required to review the submittal yearly and resubmit prior to March 1st each year. You will get communication (probably email) indicating you should go in and review and resubmit around January of each year as a [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-01-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine Hazardous Materials Business Plan (HMBP) inspection. Met this date with Joel Azpuru Sr. Environmental Health and Safety Manager who granted consent to enter and conduct the inspection. Hazardous Materials disclosed in CERS match what is reported on site. The following were available for review this date: - Emergency Contingency Plan - Employee Training Records Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or above disclosure thresholds. If there is a change in the type of amount of chemicals that are maintained on site, please submit revised documents (electronically though CERS) within 30 days of change. The HMBP must be submitted online [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

AMBRY GENETICS (Continued) **S123513709**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-06-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine Hazardous Materials Business Plan (HMBP) inspection. Met this date with Douglas Echeverria, Sr. Environmental Health and Safety Manager who granted consent to enter and conduct the inspection. Observed the following materials on site at reportable quantities: diesel fuel, R-404A, Liquid Nitrogen. Hazardous Materials disclosed in CERS (10668994) match what is reported on site. The following were available for review this date: - Emergency Contingency Plan - Employee Training Records Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or above disclosure thresholds. If there is a change in the type of amount of chemicals that are maintained on site, please submit revise
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-10-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials inspection. Also present was Dean Freed of OCHCA. Access to the facility, and permission to inspect and take photographs (if needed) was provided by Ryan Castillo, EHS Supervisor, and included the areas noted below. Businesses who handle or store hazardous materials in quantities equal to or exceeding 55 gallons of liquid, 500 pounds of solid, or 200 cubic feet of a gas are required to develop the following items and submit them electronically into the state's portal CERS website (http://cers.calepa.ca.gov). Currently the battery array in the Data Center is not listed as part of your hazardous materials inventory. Determine if the amount of hazardous materials for the battery array exceeds the threshold above and disclose the batteries as part of your inventory, if necessary. 7 Argonaut - North Side of bldg: Nitrogen/Air aboveground tank - Data Center: USB (battery array) - Backup generator: Diesel aboveground tank
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-01-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for an Aboveground Petroleum Storage tank (APST) inspection. Joel Azpru, Sr. Environmental Health and Safety Manager, provided consent to inspect. This facility is a Tier I Facility (equal to or greater than 1,320 gallons but less than 9,999 gallons of regulated petroleum products) - 1 diesel emergency generator (4,820 gallons) The SPCC Plan was on site for review and was dated March 22, 2021. SPCC plan must be reviewed and updated every five (5) years. Periodic

AMBRY GENETICS (Continued) **S123513709**

inspections per SPCC are being conducted. Tank inspection logs were available and reviewed. No spill have occurred or been reported. Appropriate secondary containment are in place. Annual SPCC training records for oil handling personnel are reported to be given and training records were available for review (maintained online) Inspection report emailed to jazpuru@ambrygen.com

Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS,

Coordinates:
Site ID: 368624
Facility Name: Ambry Genetics
Env Int Type Code: HMBP
Program ID: 10668994
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 33.594140
Longitude: -117.726430

Affiliation:
Affiliation Type Desc: Identification Signer
Entity Name: Douglas Echeverria
Entity Title: Sr. EH&S Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Document Preparer
Entity Name: Douglas Echeverria
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: REALM IDx
Entity Title: Not reported
Affiliation Address: 1 Enterprise
Affiliation City: Aliso Viejo
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92656
Affiliation Phone: (949) 900-5500,

Affiliation Type Desc: Operator
Entity Name: Ambry Genetics Corporation
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

AMBRY GENETICS (Continued) **S123513709**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(949) 900-5500,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Douglas Echeverria
Entity Title:	Not reported
Affiliation Address:	1 Enterprise
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	1 Enterprise
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,
Affiliation Type Desc:	Property Owner
Entity Name:	REALM IDx
Entity Title:	Not reported
Affiliation Address:	1 Enterprise
Affiliation City:	Alsio Viejo
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92656
Affiliation Phone:	(949) 900-5500,
Affiliation Type Desc:	CUPA District
Entity Name:	Orange County Env Health
Entity Title:	Not reported
Affiliation Address:	1241 East Dyer RoadSuite 120
Affiliation City:	Santa Ana
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92705-5611
Affiliation Phone:	(714) 433-6406,
Affiliation Type Desc:	Parent Corporation
Entity Name:	Ambry Genetics Corporation
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
B23	**AMBRY GENETICS**	**CERS HAZ WASTE**	**S129010514**
East	**7 ARGONAUT**	**EMI**	**N/A**
< 1/8	**ALISO VIEJO, CA 92656**		
0.024 mi.			
126 ft.	**Site 6 of 7 in cluster B**		

Relative:
Lower

Actual:
435 ft.

CERS HAZ WASTE:

Name:	AMBRY GENETICS
Address:	7 ARGONAUT
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	368624
CERS ID:	10668994
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-14-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Ambry Genetics, 7 Argonaut, Aliso Viejo On site to conduct aboveground petroleum storage tank (APST) inspection, consent to enter, inspect and take photographs was given by - Marissa Tracy, EH&S Coordinator Facility is regulated under the Aboveground Storage Tank Act (APSA). Facility has between 1,320 and 9,999 gallons of regulated petroleum products . Facility has the Following: 1) On site SPCC Prepared and implemented and dated 2/24/2017 a. The federal template for Tier I facilities under 10,000 gallons was used b. Plan is required to be reviewed every 5 years. 2) Periodic checklist of inspection activities is available for tank. 3) Appropriate secondary containment or diversionary structures are available, the tank is double walled and it is also diked. 4) Training on SPCC plan for appropriate staff. Orange County Environmental Health has created a website that contains information regarding the APST program and its requirements. The APST website is [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	APSA
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-10-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site for an aboveground petroleum storage tank (APST) inspection. Access to this facility was provided by Ryan Castillo, EHS Supervisor. Facility contains: - 1 Diesel APST (4820 gallons) Facility is regulated under the Aboveground Storage Tank Act (APSA). This facility has between 1,320 and 9,999 gallons of regulated petroleum products (Tier 1 facility). Facility has the following: - On-site Tier 1 Spill Prevention Controls and Countermeasures (SPCC) plan prepared and implemented. SPCC must be evaluated every 5 years) - Training - Periodic checklist is available for tanks (per SPCC inspections are conducted weekly) - Appropriate secondary containment or diversionary structures
Eval Division:	Orange County Environmental Health
Eval Program:	APSA
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-08-2023
Violations Found:	No

AMBRY GENETICS (Continued) **S129010514**

Eval Type: Routine done by local agency
Eval Notes: On site to conduct a Medical Waste Large Quantity Generator inspection. Met this date with Douglas Echeverria, Sr. Environmental Health and Safety Manager who granted consent to enter and conduct the inspection A walk through of the facility was conducted. The final storage area is locked. Observed red bags that were zip-tied. Wastes generated at this facility include biohazardous, sharps, pathology, and trace chemotherapy waste. Waste containers are closed and labeled. Waste is hauled by ACT once a week. Tracking documents were available and reviewed. Brian with ACT is at this facility and responsible for the transferring, labeling, daily empty for the facility. The Emergency Action Plan was available for review. Inspection report emailed to Douglas Echeverria decheverria@ambrygen.com
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-14-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Ambry Genetics, 7 Argonaut, Aliso Viejo On site to conduct hazardous materials chemical inventory and business emergency plan inspection this date, consent to enter, inspect and take photographs was given by - Marissa Tracy, EH&S Coordinator. The HMBEP has been submitted through CERS 10668994. Changes to the BEP to add the OC CUPA phone number to the plan so that if there is a spill we can be notified easily 714-433-6000 Employee Business Emergency Plan Training was reviewed this date. Safety/cleanup equipment is available. Hazardous materials storage area were reviewed at this time. The facility has the following hazardous materials that exceed the required disclosure quantities: diesel 4820 gallons, air 1550 cubic feet. **Please note, you are required to review the submittal yearly and resubmit prior to March 1st each year. You will get communication (probably email) indicating you should go in and review and resubmit around January of each year as a [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-01-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine Hazardous Materials Business Plan (HMBP) inspection. Met this date with Joel Azpuru Sr. Environmental Health and Safety Manager who granted consent to enter and conduct the inspection. Hazardous Materials disclosed in CERS match what is reported on site. The following were available for review this date: - Emergency Contingency Plan - Employee Training Records Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or above disclosure thresholds. If there is a change in the type of amount of chemicals that are maintained on site, please submit

AMBRY GENETICS (Continued) **S129010514**

revised documents (electronically though CERS) within 30 days of change. The HMBP must be submitted online [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-06-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine Hazardous Materials Business Plan (HMBP) inspection. Met this date with Douglas Echeverria, Sr. Environmental Health and Safety Manager who granted consent to enter and conduct the inspection. Observed the following materials on site at reportable quantities: diesel fuel, R-404A, Liquid Nitrogen. Hazardous Materials disclosed in CERS (10668994) match what is reported on site. The following were available for review this date: - Emergency Contingency Plan - Employee Training Records Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or above disclosure thresholds. If there is a change in the type of amount of chemicals that are maintained on site, please submit revise

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-10-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous materials inspection. Also present was Dean Freed of OCHCA. Access to the facility, and permission to inspect and take photographs (if needed) was provided by Ryan Castillo, EHS Supervisor, and included the areas noted below. Businesses who handle or store hazardous materials in quantities equal to or exceeding 55 gallons of liquid, 500 pounds of solid, or 200 cubic feet of a gas are required to develop the following items and submit them electronically into the state's portal CERS website (http://cers.calepa.ca.gov). Currently the battery array in the Data Center is not listed as part of your hazardous materials inventory. Determine if the amount of hazardous materials for the battery array exceeds the threshold above and disclose the batteries as part of your inventory, if necessary. 7 Argonaut - North Side of bldg: Nitrogen/Air aboveground tank - Data Center: USB (battery array) - Backup generator: Diesel aboveground tank

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-01-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for an Aboveground Petroleum Storage tank (APST) inspection.

AMBRY GENETICS (Continued) **S129010514**

Joel Azpru, Sr. Environmental Health and Safety Manager, provided consent to inspect. This facility is a Tier I Facility (equal to or greater than 1,320 gallons but less than 9,999 gallons of regulated petroleum products) - 1 diesel emergency generator (4,820 gallons) The SPCC Plan was on site for review and was dated March 22, 2021. SPCC plan must be reviewed and updated every five (5) years. Periodic inspections per SPCC are being conducted. Tank inspection logs were available and reviewed. No spill have occurred or been reported. Appropriate secondary containment are in place. Annual SPCC training records for oil handling personnel are reported to be given and training records were available for review (maintained online) Inspection report emailed to jazpuru@ambrygen.com

Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS,

Coordinates:
Site ID: 368624
Facility Name: Ambry Genetics
Env Int Type Code: HMBP
Program ID: 10668994
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 33.594140
Longitude: -117.726430

Affiliation:
Affiliation Type Desc: Identification Signer
Entity Name: Douglas Echeverria
Entity Title: Sr. EH&S Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Document Preparer
Entity Name: Douglas Echeverria
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: REALM IDx
Entity Title: Not reported
Affiliation Address: 1 Enterprise
Affiliation City: Aliso Viejo
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92656
Affiliation Phone: (949) 900-5500,

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMBRY GENETICS (Continued) **S129010514**

Affiliation Type Desc:	Operator
Entity Name:	Ambry Genetics Corporation
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(949) 900-5500,

Affiliation Type Desc:	Environmental Contact
Entity Name:	Douglas Echeverria
Entity Title:	Not reported
Affiliation Address:	1 Enterprise
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	1 Enterprise
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,

Affiliation Type Desc:	Property Owner
Entity Name:	REALM IDx
Entity Title:	Not reported
Affiliation Address:	1 Enterprise
Affiliation City:	Alsio Viejo
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92656
Affiliation Phone:	(949) 900-5500,

Affiliation Type Desc:	CUPA District
Entity Name:	Orange County Env Health
Entity Title:	Not reported
Affiliation Address:	1241 East Dyer RoadSuite 120
Affiliation City:	Santa Ana
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92705-5611
Affiliation Phone:	(714) 433-6406,

Affiliation Type Desc:	Parent Corporation
Entity Name:	Ambry Genetics Corporation
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

AMBRY GENETICS (Continued) **S129010514**

Affiliation Zip: Not reported
Affiliation Phone: ,

EMI:

Name:	AMBRY GENETICS
Address:	7 ARGONAUT
City,State,Zip:	ALISO VIEJO, CA 92656
Year:	2022
County Code:	30
Air Basin:	SC
Facility ID:	179190
Air District Name:	SC
SIC Code:	8071
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:	.02276607854297097324 9857
Reactive Organic Gases Tons/Yr:	0.02
Carbon Monoxide Emissions Tons/Yr:	0.06
NOX - Oxides of Nitrogen Tons/Yr:	0.28
SOX - Oxides of Sulphur Tons/Yr:	0.000126
Particulate Matter Tons/Yr:	0.02
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.01988

Name:	AMBRY GENETICS
Address:	7 ARGONAUT
City,State,Zip:	ALISO VIEJO, CA 92656
Year:	2023
County Code:	30
Air Basin:	SC
Facility ID:	179190
Air District Name:	SC
SIC Code:	8071
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:	0.022766078543
Reactive Organic Gases Tons/Yr:	0.02
Carbon Monoxide Emissions Tons/Yr:	0.06
NOX - Oxides of Nitrogen Tons/Yr:	0.28
SOX - Oxides of Sulphur Tons/Yr:	0.000126
Particulate Matter Tons/Yr:	0.02
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.01988

B24 **BEARING ENGINEERS** **RCRA NonGen / NLR** **1025865882**
SE **27 ARGONAUT** **E MANIFEST** **CAL000111876**
< 1/8 **ALISO VIEJO, CA 92656**
0.049 mi.
258 ft. **Site 7 of 7 in cluster B**

Relative: **Higher**
Actual: **468 ft.**

RCRA Listings:

Date Form Received by Agency:	19940302
Handler Name:	Bearing Engineers
Handler Address:	27 Argonaut
Handler City,State,Zip:	ALISO VIEJO, CA 92656-0000
EPA ID:	CAL000111876

BEARING ENGINEERS (Continued) **1025865882**

Contact Name:		WALLY LOGAN
Contact Address:		27 ARGONAUT
Contact City,State,Zip:		ALISO VIEJO, CA 92656
Contact Telephone:		949-586-7442
Contact Fax:		949-586-7786
Contact Email:		WALLY.LOGAN@MOTIONSOLUTIONS.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		27 ARGONAUT
Mailing City,State,Zip:		ALISO VIEJO, CA 92656-0000
Owner Name:	Bearing Engineers Inc	
Owner Type:		Other
Operator Name:	Wally Logan	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		Yes
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Financial Assurance Required:		Not reported
Handler Date of Last Change:		20190627
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No

BEARING ENGINEERS (Continued) **1025865882**

Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: BEARING ENGINEERS INC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	27 ARGONAUT
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656-0000
Owner/Operator Telephone:	949-586-7442
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: WALLY LOGAN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	27 ARGONAUT
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-586-7442
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19940302
Handler Name: BEARING ENGINEERS	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	Not reported
Recognized Trader Exporter:	Not reported
Spent Lead Acid Battery Importer:	Not reported
Spent Lead Acid Battery Exporter:	Not reported
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	42184
NAICS Description:	Industrial Supplies Wholesalers

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

BEARING ENGINEERS (Continued) **1025865882**

E MANIFEST:

Manifest Tracking Number:	000399963DAT
Last Updated Date:	20210907
Shipped Date:	20210805
Received Date:	20210825
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000111876
Generator Name:	Motion Solutions
Generator Location Street Number:	Not reported
Generator Location Street 1:	27 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	27 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008364432
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	425 Isis Ave.
Designated Facility Mail City:	Inglewood
Designated Facility Mail Zip:	90301
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	425 Isis Ave.
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Inglewood
Designated Facility Location Zip:	90301
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Rho Chem Llc
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	000273475DAT
Last Updated Date:	20200106
Shipped Date:	20190712
Received Date:	20190722
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000111876
Generator Name:	Motion Solutions
Generator Location Street Number:	Not reported
Generator Location Street 1:	27 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported

BEARING ENGINEERS (Continued) **1025865882**

Generator Mail Street 1:	27 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008364432
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	425 Isis Ave.
Designated Facility Mail City:	Inglewood
Designated Facility Mail Zip:	90301
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	425 Isis Ave.
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Inglewood
Designated Facility Location Zip:	90301
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Rho Chem Llc
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	000273475DAT
Transporter Line Number:	1
Transporter EPA ID:	MNS000110924
Transporter Name:	Stericycle Specialty Waste Solutions Inc

Waste Line:

Manifest Tracking Number:	000273475DAT
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Non-Rcra Hazardous Waste, Liquid (Oil, Water)
Number of Containers:	6
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	305
Quantity Unit of Measure Code:	G
Quantity Unit of Measure Description:	Gallons
Waste Quantity, in Tons:	1.2718933
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	1.2718933
Waste Quantity, in Kilograms:	1153.6454
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	1153.6454
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported

BEARING ENGINEERS (Continued) **1025865882**

Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	1153.6454
Quantity Non Haz Tons:	1.2718933
State Waste Codes:	CA-221, CA-221
Manifest Tracking Number:	000273475DAT
Waste Line Number:	2
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Non-Rcra Hazardous Waste, Liquid (Trans-1-Chloro-3,3,3-Trifluoropropene, Water) F001(Chlorinated Fluoro
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	5
Quantity Unit of Measure Code:	G
Quantity Unit of Measure Description:	Gallons
Waste Quantity, in Tons:	0.020850709
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.020850709
Waste Quantity, in Kilograms:	18.912218
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	18.912218
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	F001
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	18.912218
Quantity Non Haz Tons:	0.020850709
State Waste Codes:	CA-211, CA-211

Map ID
Direction
Distance
Elevation | Site

MAP FINDINGS

Database(s) | EDR ID Number | EPA ID Number

D25
East
< 1/8
0.059 mi.
309 ft.

SOFT HEALTH TECHNOLOGIES LLC
8 ARGONAUT STE 170
ALISO VIEJO, CA 92656

Site 1 of 2 in cluster D

RCRA NonGen / NLR | **1024847614** | **CAL000402655**

Relative:
Lower

Actual:
431 ft.

RCRA Listings:

Date Form Received by Agency:		20141202
Handler Name:		Soft Health Technologies Llc
Handler Address:		8 Argonaut Ste 170
Handler City,State,Zip:		ALISO VIEJO, CA 92656-4215
EPA ID:		CAL000402655
Contact Name:		JOHN TAYLOR
Contact Address:		8 ARGONAUT
Contact City,State,Zip:		ALISO VIEJO, CA 92656
Contact Telephone:		949-697-3386
Contact Fax:		Not reported
Contact Email:		ADMIN@SOFTHEALTHTECH.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		8 ARGONAUT STE 170
Mailing City,State,Zip:		ALISO VIEJO, CA 92656-4215
Owner Name:	Soft Health Technologies Llc	
Owner Type:		Other
Operator Name:	John Taylor	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No

SOFT HEALTH TECHNOLOGIES LLC (Continued) **1024847614**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180906
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: JOHN TAYLOR	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	8 ARGONAUT
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-697-3386
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: SOFT HEALTH TECHNOLOGIES LLC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	8 ARGONAUT STE 170
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656-4215
Owner/Operator Telephone:	949-716-6770
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20141202
Handler Name: SOFT HEALTH TECHNOLOGIES LLC	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

SOFT HEALTH TECHNOLOGIES LLC (Continued) **1024847614**

List of NAICS Codes and Descriptions:
NAICS Code: 339932
NAICS Description: Game, Toy, And Children'S Vehicle Manufacturing

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

D26 East < 1/8 0.059 mi. 309 ft. **INCEPTUS MEDICAL** **RCRA NonGen / NLR** **1027468027**
8 ARGONAUT STE 100 **CAL000472373**
ALISO VIEJO, CA 92656

Site 2 of 2 in cluster D

Relative: Lower

Actual: 431 ft.

RCRA Listings:

Date Form Received by Agency:		20220805
Handler Name:		Inceptus Medical
Handler Address:		8 Argonaut Ste 100
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAL000472373
Contact Name:		MICHAEL JACKSON
Contact Address:		8 ARGONAUT STE 100
Contact City,State,Zip:		ALISO VIEJO, CA 92656
Contact Telephone:		949-636-1575
Contact Fax:		Not reported
Contact Email:		MICHAEL.JACKSON@INCEPTUSMEDICAL.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		8 ARGONAUT STE 100
Mailing City,State,Zip:		ALISO VIEJO, CA 92656
Owner Name:	Inceptus Medical Llc	
Owner Type:		Other
Operator Name:	Michael Jackson	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No

INCEPTUS MEDICAL (Continued) **1027468027**

Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20220816
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: MICHAEL JACKSON	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	8 ARGONAUT STE 100
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-636-1575
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: INCEPTUS MEDICAL LLC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	8 ARGONAUT STE 100
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-598-0300
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

INCEPTUS MEDICAL (Continued) **1027468027**

Historic Generators:
Receive Date: 20220805
Handler Name: INCEPTUS MEDICAL
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 339999
NAICS Description: All Other Miscellaneous Manufacturing

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E27 **ALISO VIEJO TOWING & RECOVERY, INC** **CERS HAZ WASTE** **S123522862**
SE **31 ARGONAUT** **CERS** **N/A**
< 1/8 **ALISO VIEJO, CA 92656**
0.078 mi.
411 ft. **Site 1 of 3 in cluster E**

Relative:
Higher

Actual:
471 ft.

CERS HAZ WASTE:
Name: ALISO VIEJO TOWING & RECOVERY, INC
Address: 31 ARGONAUT
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 445757
CERS ID: 10777825
CERS Description: Hazardous Waste Generator

CERS:
Name: ALISO VIEJO TOWING & RECOVERY, INC
Address: 31 ARGONAUT
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 445757
CERS ID: 10777825
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 445757
Site Name: ALISO VIEJO TOWING & RECOVERY, INC
Violation Date: 07-11-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

ALISO VIEJO TOWING & RECOVERY, INC (Continued) **S123522862**

Violation Notes:	Returned to compliance on 12/03/2018. Complete the Emergency Response plan I emailed or the one on the CERS site and upload to CERS and submit for review within 30 days. The violation will be abated when the submittal is accepted.
Violation Division:	Orange County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	445757
Site Name:	ALISO VIEJO TOWING & RECOVERY, INC
Violation Date:	07-12-2018
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 11/13/2018. OBSERVATION: The waste oil drums must be appropriately labeled. All hazardous waste containers shall be marked with the following information: 1) the words Hazardous Waste ; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. In addition, your waste oil filter drum must be labeled "used drained oil filters" with the date of accumulation. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information. I have left labels to be affixed to the waste oil drums, put them on the drums and label the filter drum as listed above. Send me a picture of the labeled waste oil drums to abate the violation.
Violation Division:	Orange County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	445757
Site Name:	ALISO VIEJO TOWING & RECOVERY, INC
Violation Date:	07-11-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 12/03/2018. Complete all three sections in CERS for your site (business activities, materials, map and business emergency plan) and submit for review within 30 days. The violation will be abated when the submittal is accepted.
Violation Division:	Orange County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	445757
Site Name:	ALISO VIEJO TOWING & RECOVERY, INC
Violation Date:	09-09-2021
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial

ALISO VIEJO TOWING & RECOVERY, INC (Continued) **S123522862**

	transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes:	Accumulation period for storing waste absorbent has been exceeded since drum is full, "accumulation start date" is not label and there is no manifest documenting disposal of this waste in the last three years. Waste absorbent must be disposed of by registered hauler within 30 days of this inspection and copy of manifest be provided to this agency.
Violation Division:	Orange County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	445757
Site Name:	ALISO VIEJO TOWING & RECOVERY, INC
Violation Date:	07-12-2018
Citation:	22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173
Violation Description:	Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes:	Returned to compliance on 11/13/2018. OBSERVATION: waste absorbent and waste oil filters are stored in sawed off plastic drums. All hazardous waste containers shall be closed at all times except when adding or removing waste. CORRECTIVE ACTION: Immediately obtain drums that can be maintained lidded, and close these containers and ensure all hazardous waste containers are closed when not adding or removing waste. Send me pictures of the labeled and closed waste absorbent and waste oil filter containers to abate the violation within 30 days.
Violation Division:	Orange County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	445757
Site Name:	ALISO VIEJO TOWING & RECOVERY, INC
Violation Date:	09-09-2021
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Please be advised that Hazardous Materials Business Plan (HMBP) must be certified annually by March 1st of every year. HMBP for this facility have not been reviewed annually and electronically certified that they are complete, accurate, and up-to-date. HMBP documents must be electronically certified within 30 days of this inspection by going to California Environmental Reporting System (CERS) at https://cers.calepa.ca.gov/
Violation Division:	Orange County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	445757
Site Name:	ALISO VIEJO TOWING & RECOVERY, INC

ALISO VIEJO TOWING & RECOVERY, INC (Continued) **S123522862**

Violation Date:	07-12-2018
Citation:	HSC 6.5 25189.5(a),25201(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25189.5(a),25201(a)
Violation Description:	Failure to dispose of hazardous waste at a facility which has a permit from DTSC or disposing of hazardous waste at any point which is not authorized according to HSC 6.5.
Violation Notes:	Returned to compliance on 11/13/2018. Immediately discontinue disposing of waste absorbent from both this site and crash sites in either the trash or in the cars. Start accumulating the waste for disposal as a hazardous waste. To abate the violation, send me a picture of the labeled and lidded waste absorbent drum within 30 days.
Violation Division:	Orange County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	445757
Site Name:	ALISO VIEJO TOWING & RECOVERY, INC
Violation Date:	07-12-2018
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes:	Returned to compliance on 11/13/2018. OBSERVATION: Copies of hazardous waste disposal records] were not found on site. Hazardous waste generators shall retain copies of all manifests signed off by the disposal facility and all receipts used in a consolidated manifesting procedure on site for three years and have them readily available for review. CORRECTIVE ACTION: Immediately locate a copy of all manifests and receipts for the last three years, maintain them on site, and submit copies to the CUPA by August 15 to abate the violation.
Violation Division:	Orange County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	445757
Site Name:	ALISO VIEJO TOWING & RECOVERY, INC
Violation Date:	07-11-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 12/03/2018. Complete the site map I emailed or the one on the CERS site and upload to CERS and submit for review within 30 days. The violation will be abated when the submittal is accepted.
Violation Division:	Orange County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	445757
Site Name:	ALISO VIEJO TOWING & RECOVERY, INC
Violation Date:	09-09-2021
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)

ALISO VIEJO TOWING & RECOVERY, INC (Continued) **S123522862**

Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Training in hazardous materials management has not been provided for employee(s). Training that includes safety procedures in the event of a release or threatened release of hazardous materials, must be conducted within 30 days of this inspection and records be submitted to this agency.
Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 445757
Site Name: ALISO VIEJO TOWING & RECOVERY, INC
Violation Date: 07-12-2018
Citation: 22 CCR 12 66262.11 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.11
Violation Description: Failure to determine if wastes generated are hazardous waste by using generator knowledge or applying testing method.
Violation Notes: Returned to compliance on 11/13/2018. The waste absorbent waste from below wrecked cars is presumed to be hazardous by this agency. Manage this waste as hazardous waste unless you can prove to this agency that the waste is non-hazardous by submitting to a certified lab for analysis. Because the absorbent waste is obtained from numerous locations when you pick up the vehicles, determining that it is not a hazardous waste is problematic. You must bring this waste back to your site and dispose of it as hazardous waste or if it is not saturated, you may continue to use the absorbent at your location until you dispose of it as a hazardous waste through your hazardous waste transporter. Until you have proven this waste absorbent is not hazardous, the waste absorbent generated at the pickup site and in the shop, must be managed as a hazardous waste. Obtain a lidded drum and label it as a hazardous waste- a label was left during the inspection.
Violation Division: Orange County Environmental Health
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-11-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site to conduct a new hazardous materials chemical inventory and business emergency plan inspection this date, consent to enter, inspect and take photographs was given by - Eddie Gueva Hazardous materials storage area were reviewed at this time. The facility has the following hazardous materials that exceed the required disclosure quantities: - 110 gallons of used oil - 40 gallons of propane - 330 gallons of DEF *For your reference, CAS # 64742-57-0, and hazard category combustible IIIB is used for waste/used oil. Use federal hazard category flammable and OHH The facility is required (and is notified) to electronically submit the following documents within 30 days of this inspection: - Business Activities form - Owner/Operator Identification form - Hazardous Material Chemical Inventory forms - Facility Site Map - Business Emergency Plan The above documents can be electronically submitted by going to http://cers.calepa.ca.gov/ and

ALISO VIEJO TOWING & RECOVERY, INC (Continued) **S123522862**

requesting a [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 12-10-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for follow up inspection to review manifest for waste absorbent that was stored on site beyond permissible accumulation period and correct outstanding violation cited during inspection conducted on 9/9/21. Mr. Maldonado stated that waste absorbent is scheduled to be picked up today and copy of manifest will be submitted to this agency. Please be advised that copy of manifest must be submitted to this agency by 12/27/21 to avoid further enforcement action.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 12-10-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site to conduct follow up inspection to discuss and correct the following outstanding violations cited during routine inspection conducted on 9/9/21: - Violation I239 regarding failure to provide hazardous materials training for employees. Violation cannot be corrected since training has not been conducted. - Violation I463 regarding failure to annually review and electronically certify that Hazardous Materials Business Plan (HMBP) is complete, accurate and up-to date. Violation cannot be corrected since documents have not been submitted to CERS. Violations must be complied with by 12/27/21 to avoid further enforcement action. Please be advised that second or subsequent re-inspections may be conducted at an hourly rate. Please refer to HCA Environmental Health Division, Hazardous Materials Management Program Fee Schedule at https://www.ochealthinfo.com/about-hca/public-health-services/environmental-health-services/resources/fees-services for more [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-09-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Jorge Maldonado granted consent to conduct inspection. I walked through facility and inspected hazardous material storage areas throughout the shop. There has been changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period. Facility is now storing absorbent, Solid A Sorb (Diotamceous Earth) at disclosure threshold. Please report/submit inventory form for this material to CERS within 30 days of this inspection. The 55 gallons of new motor oil and 55

ALISO VIEJO TOWING & RECOVERY, INC (Continued) **S123522862**

gallons of diesel engine oil are exempt from reporting since volume of each type of oil does not exceed 55 gallons and total volume of all types of oil does not exceeds 275 gallons. Facility stores the following hazardous materials at disclosure threshold: - 40 gallons of propane - 110 gallons of Waste Oil - approximately 6000 pounds of Solid A Sorb [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-09-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site to conduct routine hazardous waste inspection. Jorge Maldonado granted consent to conduct inspection. I walked through facility, perimeter and inspected hazardous waste storage areas in the shop. I did not observe any hazardous waste in municipal trash or trash cans throughout the shop. Waste oil (2), used oil filter (1) and waste absorbent (1) drums are stored closed and labeled. Please be advised that "accumulation start date" must be written on the label(s) when there is 27 gallons or 220 pound of hazardous waste stored on site, then have all waste hauled off site by a registered transporter for proper disposal within 180 days of that date in CA or 270 days if disposed outside of CA. Manifests were reviewed. Accumulation period for storing waste absorbent has been exceeded since drum is full, "accumulation start date" is not label and there is no manifest documenting disposal of this waste in the last three years. Waste absorbent must be disposed [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-11-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: New hazardous waste generator Aliso Viejo Towing and Recovery Inc, 31 Argonaut, Aliso Viejo, CA Emailed copy of report to owner- Victor and to Eddie Gueva

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 445757
Facility Name: ALISO VIEJO TOWING & RECOVERY, INC
Env Int Type Code: HMBP
Program ID: 10777825
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 33.592020
Longitude: -117.726130

Affiliation:
Affiliation Type Desc: Document Preparer

ALISO VIEJO TOWING & RECOVERY, INC (Continued) **S123522862**

Entity Name:	Elsa Zaragoza Jimenez
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Environmental Contact
Entity Name:	EDDIE CUEVA
Entity Title:	Not reported
Affiliation Address:	31 Argonaut
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	Victor Jimenez
Entity Title:	Not reported
Affiliation Address:	31 Argonaut
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92656
Affiliation Phone:	(949) 360-8068,
Affiliation Type Desc:	Property Owner
Entity Name:	Aliso Viejo Towing & Recovery, Inc.
Entity Title:	Not reported
Affiliation Address:	31 Argonaut
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92656
Affiliation Phone:	(949) 360-8068,
Affiliation Type Desc:	Parent Corporation
Entity Name:	ALISO VIEJO TOWING AND RECOVERY
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	CUPA District
Entity Name:	Orange County Env Health
Entity Title:	Not reported
Affiliation Address:	1241 East Dyer RoadSuite 120
Affiliation City:	Santa Ana
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92705-5611

ALISO VIEJO TOWING & RECOVERY, INC (Continued) **S123522862**

Affiliation Phone:	(714) 433-6406,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	31 Argonaut
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	Victor Jimenez
Entity Title:	owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	Victor Jimenez
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(949) 360-8068,

E28 **ALISO VIEJO TOWING** **RCRA NonGen / NLR** **1024872919**
SE **31 ARGONAUT** **E MANIFEST** **CAL000441567**
< 1/8 **ALISO VIEJO, CA 92656**
0.078 mi.
411 ft. **Site 2 of 3 in cluster E**

Relative: **Higher**

Actual: **471 ft.**

RCRA Listings:

Date Form Received by Agency:	20181206
Handler Name:	Aliso Viejo Towing
Handler Address:	31 Argonaut
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000441567
Contact Name:	VICTOR JIMENEZ
Contact Address:	31 ARGONAUT
Contact City,State,Zip:	ALISO VIEJO, CA 92656
Contact Telephone:	714-360-8068
Contact Fax:	949-273-6578
Contact Email:	VICTOR@ALISOVIEJOTOWING.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ALISO VIEJO TOWING (Continued) **1024872919**

Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		31 ARGONAUT
Mailing City,State,Zip:		ALISO VIEJO, CA 92656
Owner Name:	Victor Jimenez	
Owner Type:		Other
Operator Name:	Victor Jimenez	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Financial Assurance Required:		Not reported
Handler Date of Last Change:		20181220
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No
Importer of Spent Lead Acid Batteries:		No
Exporter of Spent Lead Acid Batteries:		No
Recycler Activity Without Storage:		No
Manifest Broker:		No
Sub-Part P Indicator:		No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: VICTOR JIMENEZ	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

ALISO VIEJO TOWING (Continued) **1024872919**

Owner/Operator Address: 31 ARGONAUT
Owner/Operator City,State,Zip: ALISO VIEJO, CA 92656
Owner/Operator Telephone: 949-360-8068
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: VICTOR JIMENEZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 31 ARGONAUT
Owner/Operator City,State,Zip: ALISO VIEJO, CA 92656
Owner/Operator Telephone: 714-360-8068
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20181206
Handler Name: ALISO VIEJO TOWING
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: All Other Waste Management Services

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E MANIFEST:
Manifest Tracking Number: 006971408GBF
Last Updated Date: 20220311
Shipped Date: 20220114
Received Date: 20220202
Manifest Status: Signed
Submission Type: DataImage5Copy
Origin Type: Web
Generator EPA ID: CAL000441567
Generator Name: Aliso Viejo Towing
Generator Location Street Number: Not reported

ALISO VIEJO TOWING (Continued) **1024872919**

Generator Location Street 1:	31 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	31 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	AZR000520478
Designated Facility Name:	Environmental Waste Solutions, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	PO BOX 626
Designated Facility Mail City:	LOMA LINDA
Designated Facility Mail Zip:	92354
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	31915 INDUSTRIAL LANE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	PARKER
Designated Facility Location Zip:	85344
Designated Facility Location State:	AZ
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	025152091JJK
Last Updated Date:	20240715
Shipped Date:	20240624
Received Date:	20240627
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAS111111030
Generator Name:	Orange County Dept Public Works
Generator Location Street Number:	Not reported
Generator Location Street 1:	31 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92056
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	31 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92056
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD028409019
Designated Facility Name:	Crosby & Overton
Designated Facility Mail Street Number:	1630
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	W. 17TH STREET

ALISO VIEJO TOWING (Continued) **1024872919**

Designated Facility Mail City:	LONG BEACH
Designated Facility Mail Zip:	90813
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1630
Designated Facility Location Street 1:	W. 17TH STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LONG BEACH
Designated Facility Location Zip:	90813
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	025152091JJK
Transporter Line Number:	1
Transporter EPA ID:	CAD983608258
Transporter Name:	Ocean Blue Environmental Services

Waste Line:

Manifest Tracking Number:	025152091JJK
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Non-Rcra Hazardous Waste, Liquid
Number of Containers:	3
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	120
Quantity Unit of Measure Code:	G
Quantity Unit of Measure Description:	Gallons
Waste Quantity, in Tons:	0.50042
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.50042
Waste Quantity, in Kilograms:	453.89324
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	453.8959526
Management Method Code:	H136
Management Method Description:	DISCHARGE TO SEWER/POTW
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ALISO VIEJO TOWING (Continued) **1024872919**

Quantity Haz Tons:	0
Quantity Non Haz Kg:	453.8959526
Quantity Non Haz Tons:	0.50042
State Waste Codes:	CA-135

F29 **ECONO LUBE N TUNE** **UST** **U003779139**
WSW **22932 GLENWOOD DR** **N/A**
< 1/8 **ALISO VIEJO, CA 92656**
0.081 mi.
428 ft. **Site 1 of 2 in cluster F**

Relative: UST:
Higher

Actual:
515 ft.

Name:	ECONO LUBE N TUNE
Address:	22932 GLENWOOD DR
City,State,Zip:	ALISO VIEJO, CA 92656
Facility ID:	14836
Permitting Agency:	ORANGE COUNTY
CERSID:	Not reported
Latitude:	33.5943958
Longitude:	-117.7280934
Owner type:	Not reported
Facility type:	Not reported
Num of inuse ust:	Not reported
Num of closed ust:	Not reported
Num of oos ust:	Not reported
Epa region:	Not reported
Tribal lands:	Not reported
Tank owner name:	Not reported
Tank owner mailing address:	Not reported
Tank owner mailing city:	Not reported
Tank owner mailing zip:	Not reported
Tank owner mailing state:	Not reported
Tank operator name:	Not reported
Tank operator mailing address:	Not reported
Tank operator mailing city:	Not reported
Tank operator mailing zip:	Not reported
Tank operator mailing state:	Not reported
Tankidnumber:	Not reported
Tank status:	Not reported
Tank configuration:	Not reported
Tank closure date:	Not reported
Tank installation date:	Not reported
Tank num of compartments:	Not reported
Tank contents:	Not reported
Tank capacity gallons:	Not reported
Tank type:	Not reported
Tank pc construction:	Not reported
Tank pwpiping construction:	Not reported
Tank piping type:	Not reported
Tank piping construction:	Not reported
Tank sacrificial anode:	Not reported
Tank cp impressed current:	Not reported
Tank cp shutoff:	Not reported
Tank alarms:	Not reported
Tank ball float:	Not reported
Tank spill bucket:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

F30
WSW
< 1/8
0.081 mi.
428 ft.

UTV REPAIR LLC DBA GLENWOOD ALISO CREEK AUTO REPAI
22932 GLENWOOD DR
ALISO VIEJO, CA 92656

Site 2 of 2 in cluster F

RCRA NonGen / NLR
E MANIFEST

1027470009
CAL000474466

Relative:
Higher

Actual:
515 ft.

RCRA Listings:

Date Form Received by Agency:		20221104
Handler Name:		Utv Repair Llc Dba Glenwood Aliso Creek Auto Repair
Handler Address:		22932 Glenwood Dr
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAL000474466
Contact Name:		JESSE PASCAL
Contact Address:		22932 GLENWOOD DR
Contact City,State,Zip:		ALISO VIEJO, CA 92656
Contact Telephone:		949-505-5056
Contact Fax:		Not reported
Contact Email:		ALISOCREEKAUTO@GMAIL.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		807 W CHAPMAN AVE
Mailing City,State,Zip:		ORANGE, CA 92868
Owner Name:	Utv Repair Llc	
Owner Type:		Other
Operator Name:	Jesse Pascal	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No

UTV REPAIR LLC DBA GLENWOOD ALISO CREEK AUTO REPAIR (Continued) **1027470009**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20221105
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: UTV REPAIR LLC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	807 W CHAPMAN AVE
Owner/Operator City,State,Zip:	ORANGE, CA 92868
Owner/Operator Telephone:	949-505-5056
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: JESSE PASCAL	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	22932 GLENWOOD DR
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-505-5056
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20221104
Handler Name:	UTV REPAIR LLC DBA GLENWOOD ALISO CREEK AUTO REPAIR
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

UTV REPAIR LLC DBA GLENWOOD ALISO CREEK AUTO REPAIR (Continued) **1027470009**

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: General Automotive Repair

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E MANIFEST:

Manifest Tracking Number:	007259481GBF
Last Updated Date:	20230823
Shipped Date:	20230713
Received Date:	20230717
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Web
Generator EPA ID:	CAL000474466
Generator Name:	Utv Repair Llc Dba Glenwood Aliso Creek Auto Repair
Generator Location Street Number:	Not reported
Generator Location Street 1:	22932 GLENWOOD DR
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	807 W CHAPMAN AVE
Generator Mail Street 2:	Not reported
Generator Mail City:	ORANGE
Generator Mail Zip:	92868
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	AZR000520478
Designated Facility Name:	Environmental Waste Solutions, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	PO BOX 626
Designated Facility Mail City:	LOMA LINDA
Designated Facility Mail Zip:	92354
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	31915 INDUSTRIAL LANE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	PARKER
Designated Facility Location Zip:	85344
Designated Facility Location State:	AZ
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	007259481GBF
Transporter Line Number:	1

UTV REPAIR LLC DBA GLENWOOD ALISO CREEK AUTO REPAIR (Continued) **1027470009**

Transporter EPA ID: CAL000464694
Transporter Name: Golden State Environmental

Manifest Tracking Number: 007259481GBF
Transporter Line Number: 2
Transporter EPA ID: CAR000183574
Transporter Name: Environmental Mngmt Technologies Inc

Waste Line:
Manifest Tracking Number: 007259481GBF
Waste Line Number: 1
U.S. DOT Hazardous Indicator: N
U.S. DOT ID Number: Not reported
U.S. DOT Description: Not reported
Non-Hazardous Waste Description: Non Rcra Hazardous Waste Solid
Number of Containers: 1
Container Type Code: DM
Container Type Description: Metal drums, barrels, kegs
Waste Quantity: 55
Quantity Unit of Measure Code: P
Quantity Unit of Measure Description: Pounds
Waste Quantity, in Tons: 0.0275
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.0275
Waste Quantity, in Kilograms: 24.943325
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 24.943325
Management Method Code: H141
Management Method Description: STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: N
Federal Waste Codes: Not reported
Quantity Haz Kg: Not reported
Quantity Haz Tons: Not reported
Quantity Non Haz Kg: 24.943325
Quantity Non Haz Tons: 0.0275
State Waste Codes: CA-352

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

E31
SE
< 1/8
0.105 mi.
557 ft.

Relative:
Higher

Actual:
463 ft.

PARA TECH COASTING INC
35 ARGONAUT CIRCLE #A-1
ALISO VIEJO, CA 92656

Site 3 of 3 in cluster E

Database(s): RCRA-SQG, CERS HAZ WASTE, FINDS, ECHO, E MANIFEST, HWTS, HAZNET, CERS

EDR ID Number: 1001815610
EPA ID Number: CAR000057828

RCRA Listings:

Date Form Received by Agency:		19991013
Handler Name:		Para Tech Coating Inc
Handler Address:		35 Argonaut
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAR000057828
Contact Name:		LUIS SORIANO
Contact Address:		35 ARGONAUT
Contact City,State,Zip:		ALISO VIEJO, CA 92656
Contact Telephone:		949-855-8010
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		35 ARGONAUT
Mailing City,State,Zip:		ALISO VIEJO, CA 92656
Owner Name:	Jeffrey Stewart	
Owner Type:		Private
Operator Name:	Not reported	
Operator Type:		Not reported
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20021007
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: JEFFREY STEWART	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	35 ARGONAUT
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-855-8010
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19991013
Handler Name: PARA TECH COATING INC	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

PARA TECH COASTING INC (Continued) **1001815610**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

CERS HAZ WASTE:
Name: PARA TECH COATING INC
Address: 35 ARGONAUT
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 418870
CERS ID: 10548292
CERS Description: Hazardous Waste Generator

FINDS:
Registry ID: 110002930437

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.
California's Hazardous Waste Tracking System Data Mart (HWTS-DATAMART) provides information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1001815610
Registry ID: 110002930437

DFR URL:
Name: PARA TECH COATING INC
Address: 35 Argonaut
City,State,Zip: ALISO VIEJO, CA 92656

E MANIFEST:
Manifest Tracking Number: 019178068JJK
Last Updated Date: 20190215
Shipped Date: 20190121
Received Date: 20190128
Manifest Status: Signed
Submission Type: DataImage5Copy
Origin Type: Service
Generator EPA ID: CAR000057828
Generator Name: Para Tech Coating Inc
Generator Location Street Number: Not reported
Generator Location Street 1: 35 ARGONAUT
Generator Location Street 2: Not reported

PARA TECH COASTING INC (Continued) **1001815610**

Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	Demenno/Kerdoon
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	2000 N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	2000 N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	025014055JJK
Last Updated Date:	20230424
Shipped Date:	20230403
Received Date:	20230413
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAR000057828
Generator Name:	Para Tech Coating
Generator Location Street Number:	Not reported
Generator Location Street 1:	35 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	NVT330010000
Designated Facility Name:	Us Ecology Nevada, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	HWY 95 11 MILES S. OF BEATTY
Designated Facility Mail City:	BEATTY
Designated Facility Mail Zip:	89003

PARA TECH COASTING INC (Continued) **1001815610**

Designated Facility Mail State:	NV
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	HWY 95 11 MILES S. OF BEATTY
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	BEATTY
Designated Facility Location Zip:	89003
Designated Facility Location State:	NV
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	020250392JJK
Last Updated Date:	20190918
Shipped Date:	20190815
Received Date:	20190826
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAR000057828
Generator Name:	Para Tech Coating Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	35 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	World Oil Recycling
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	2000 N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	2000 N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	026364142JJK
Last Updated Date:	20240401
Shipped Date:	20240219
Received Date:	20240308
Manifest Status:	Signed
Submission Type:	DataImage5Copy

PARA TECH COASTING INC (Continued) **1001815610**

Origin Type:	Web
Generator EPA ID:	CAR000057828
Generator Name:	Para Tech Coating Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	35 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	AZR000520304
Designated Facility Name:	Aa Sydcol Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	3155 GOLDEN WILLOW CT
Designated Facility Mail City:	YORBA LINDA
Designated Facility Mail Zip:	92886-1303
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2264 E 13TH ST
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	YUMA
Designated Facility Location Zip:	85365-1858
Designated Facility Location State:	AZ
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	020249632JJK
Last Updated Date:	20190617
Shipped Date:	20190521
Received Date:	20190528
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAR000057828
Generator Name:	Para Tech Coating Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	35 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Designated Facility Name:	World Oil Recycling
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	2000 N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	2000 N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	019175433JJK
Last Updated Date:	20181203
Shipped Date:	20181108
Received Date:	20181112
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAR000057828
Generator Name:	Para Tech Coating Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	35 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	Demenno Kerdoon
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2000 N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	2000 N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

PARA TECH COASTING INC (Continued) **1001815610**

Manifest Tracking Number:	022146618JJK
Last Updated Date:	20210222
Shipped Date:	20210203
Received Date:	20210215
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAR000057828
Generator Name:	Para Tech Coating Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	35 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	NVT330010000
Designated Facility Name:	Us Ecology Nevada, Inc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	PO BOX 578
Designated Facility Mail City:	BEATTY
Designated Facility Mail Zip:	89003
Designated Facility Mail State:	NV
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	HWY 95 11 MI S OF BEATTY
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	BEATTY
Designated Facility Location Zip:	89003
Designated Facility Location State:	NV
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	019173507JJK
Last Updated Date:	20190926
Shipped Date:	20180807
Received Date:	20180813
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAR000057828
Generator Name:	Para Tech Coating Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	35 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT

PARA TECH COASTING INC (Continued) **1001815610**

Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	Demenno Kerdoon
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2000 N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	2000 N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	019173916JJK
Last Updated Date:	20181020
Shipped Date:	20180918
Received Date:	20180924
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAR000057828
Generator Name:	Para Tech Coating Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	35 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	Demenno/Kerdoon
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	2000 N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	2000 N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	018527816FLE
Last Updated Date:	20230605
Shipped Date:	20230516
Received Date:	20230522
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAR000057828
Generator Name:	Para Tech Coasting Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	35 ARGONAUT CIRCLE #A-1
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT CIRCLE #A-1
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	World Oil Recycling
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	017956575FLE
Last Updated Date:	20221123
Shipped Date:	20221025
Received Date:	20221031
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAR000057828
Generator Name:	Para Tech Coating Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	35 ARGONAUT

PARA TECH COASTING INC (Continued) **1001815610**

Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	35 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	World Oil Recycling
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	022117985JJK
Transporter Line Number:	1
Transporter EPA ID:	CAR000172189
Transporter Name:	Amberwick Corporation

Waste Line:

Manifest Tracking Number:	022117985JJK
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Baghouse Dust (Non-Rcra Solid)
Number of Containers:	2
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	1800
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.9
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.9
Waste Quantity, in Kilograms:	816.327
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	816.327
Management Method Code:	H132
Management Method Description:	LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)

PARA TECH COASTING INC (Continued) **1001815610**

Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	816.327
Quantity Non Haz Tons:	0.9
State Waste Codes:	CA-181

Click this hyperlink while viewing on your computer to access
10 additional US EManifest: record(s) in the EDR Site Report.

HWTS:

Name:	PARA TECH COATING
Address:	35 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAR000057828
Inactive Date:	Not reported
Create Date:	04/26/2000
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	35 ARGONAUT A-1
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ALISO VIEJO, CA 926564151
Owner Name:	PAUL STEWART
Owner Address:	35 ARGONAUT
Owner Address 2:	Not reported
Owner City,State,Zip:	ALISO VIEJO, CA 926564151
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	PATRICIA LANGRAPHI
Contact Address:	35 ARGONAUT A-1
Contact Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Active
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	33.59196
Longitude:	-117.72548

NAICS:

EPA ID:	CAR000057828

PARA TECH COASTING INC (Continued) **1001815610**

Create Date:	2002-03-14 16:36:30.000
NAICS Code:	3328
NAICS Description:	Coating, Engraving, Heat Treating, and Allied Activities
Issued EPA ID Date:	2000-04-26 00:00:00
Inactive Date:	Not reported
Facility Name:	PARA TECH COATING INC
Facility Address:	35 ARGONAUT
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	926564151

EPA ID:	CAR000057828
Create Date:	2007-04-03 13:26:14.080
NAICS Code:	339914
NAICS Description:	Costume Jewelry and Novelty Manufacturing
Issued EPA ID Date:	2000-04-26 00:00:00
Inactive Date:	Not reported
Facility Name:	PARA TECH COATING INC
Facility Address:	35 ARGONAUT
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	926564151

HAZNET:

Name:	PARA TECH COATING
Address:	35 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 926564151
Contact:	PATRICIA LANGRAPHI
Telephone:	9499008860
Mailing Name:	Not reported
Mailing Address:	35 ARGONAUT A-1

Year:	2021
Gepaid:	CAR000057828
TSD EPA ID:	NVT330010000
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	2.4

Year:	2020
Gepaid:	CAR000057828
TSD EPA ID:	NVT330010000
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	1.6

Year:	2020
Gepaid:	CAR000057828
TSD EPA ID:	CAT080013352

PARA TECH COASTING INC (Continued) **1001815610**

CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.19
Year:	2019
Gepaid:	CAR000057828
TSD EPA ID:	CAT080013352
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.00000
Year:	2018
Gepaid:	CAR000057828
TSD EPA ID:	MXC130619001
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H020 - Solvents Recovery
Tons:	1.39800
Year:	2018
Gepaid:	CAR000057828
TSD EPA ID:	MXC130619001
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H020 - Solvents Recovery
Tons:	2.12400
Year:	2018
Gepaid:	CAR000057828
TSD EPA ID:	CAT080013352
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.00000
Year:	2017
Gepaid:	CAR000057828
TSD EPA ID:	CAT080013352
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.589
Year:	2017
Gepaid:	CAR000057828
TSD EPA ID:	MXC130619001
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H020 - Solvents Recovery
Tons:	0.396
Year:	2017
Gepaid:	CAR000057828
TSD EPA ID:	MXC130619001
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H020 - Solvents Recovery
Tons:	2.736

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Click this hyperlink while viewing on your computer to access
44 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Information:

Year:	2021
EM Manifest ID:	Not reported
Shipment Date:	7/23/2020
Shipment Date:	7/23/2020
Receipt Date:	7/28/2020
Manifest Number:	020952242JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	35 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO 92656
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	626-961-9326
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000172189
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000045963
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	NVT330010000
TSDF Name:	US ECOLOGY NEVADA, INC
TSDF Address 1:	HWY 95 11 MI S OF BEATTY
TSDF Address 2:	Not reported
TSDF City,State,Zip:	BEATTY 89003
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Year:	2021
EM Manifest ID:	Not reported
Shipment Date:	2/24/2020
Shipment Date:	2/24/2020
Receipt Date:	3/2/2020
Manifest Number:	021174458JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	35 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO 92656
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	949-855-8010
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	Not reported
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT080013352
TSDF Name:	WORLD OIL RECYCLING
TSDF Address 1:	N. ALAMEDA STREET
TSDF Address 2:	Not reported
TSDF City,State,Zip:	COMPTON 90222-0000
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Year:	2021
EM Manifest ID:	Not reported
Shipment Date:	10/5/2020
Shipment Date:	10/5/2020
Receipt Date:	10/13/2020
Manifest Number:	022117985JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	35 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO 92656
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	626-961-9326
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000172189
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	Not reported
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	NVT330010000
TSDF Name:	US ECOLOGY NEVADA, INC
TSDF Address 1:	HWY 95 11 MI S OF BEATTY
TSDF Address 2:	Not reported
TSDF City,State,Zip:	BEATTY 89003
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Additional Information:

Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	7/23/2020

PARA TECH COASTING INC (Continued) **1001815610**

Shipment Date:	7/23/2020
Receipt Date:	7/28/2020
Manifest Number:	020952242JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	35 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO 92656
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	626-961-9326
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000172189
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000045963
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	NVT330010000
TSDF Name:	US ECOLOGY NEVADA, INC
TSDF Address 1:	HWY 95 11 MI S OF BEATTY
TSDF Address 2:	Not reported
TSDF City,State,Zip:	BEATTY 89003
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported
Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	2/24/2020
Shipment Date:	2/24/2020
Receipt Date:	3/2/2020
Manifest Number:	021174458JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	35 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO 92656
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	949-855-8010
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	Not reported
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT080013352
TSDF Name:	WORLD OIL RECYCLING
TSDF Address 1:	N. ALAMEDA STREET
TSDF Address 2:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

TSDF City,State,Zip:	COMPTON 90222-0000
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported
Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	10/5/2020
Shipment Date:	10/5/2020
Receipt Date:	10/13/2020
Manifest Number:	022117985JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	35 ARGONAUT
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO 92656
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	626-961-9326
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000172189
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	Not reported
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	NVT330010000
TSDF Name:	US ECOLOGY NEVADA, INC
TSDF Address 1:	HWY 95 11 MI S OF BEATTY
TSDF Address 2:	Not reported
TSDF City,State,Zip:	BEATTY 89003
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Additional Information:

Year:	2019
EM Manifest ID:	019173508JJK20180807_D_1
Shipment Date:	8/7/2018
Shipment Date:	8/7/2018
Receipt Date:	8/10/2018
Manifest Number:	019173508JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2019
EM Manifest ID:	019173508JJK20180807_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2018-08-07
Manifest Number:	019173508JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.54000
Quantity Waste:	150.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

State:

Year:	2019
EM Manifest ID:	019173508JJK20180807_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2018-08-07
Manifest Number:	019173508JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.54000
Quantity Waste:	150.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
State Code:	214

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Year:	2019
EM Manifest ID:	018408633JJK20180705_D_1
Shipment Date:	7/5/2018
Shipment Date:	7/5/2018
Receipt Date:	7/12/2018
Manifest Number:	018408633JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2019
EM Manifest ID:	018408633JJK20180705_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2018-07-05
Manifest Number:	018408633JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.39600
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

State:

Year:	2019
EM Manifest ID:	018408633JJK20180705_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2018-07-05
Manifest Number:	018408633JJK

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Line Number:	1
Method Code:	H020
Quantity Tons:	0.39600
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
State Code:	214

Additional Information:

Year:	2018
EM Manifest ID:	017524486JJK20170926_D_1
Shipment Date:	9/26/2017
Shipment Date:	9/26/2017
Receipt Date:	10/2/2017
Manifest Number:	017524486JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	017524486JJK20170926_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-09-26
Manifest Number:	017524486JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.03750
Quantity Waste:	75.000000

PARA TECH COASTING INC (Continued) **1001815610**

Quantity Unit: P
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
Federal Code: D001

Year: 2018
EM Manifest ID: 017524486JJK20170926_D_1
Generator EPA ID: CAR000057828
Shipment Date: 2017-09-26
Manifest Number: 017524486JJK
Line Number: 2
Method Code: H020
Quantity Tons: 0.01250
Quantity Waste: 25.000000
Quantity Unit: P
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
Federal Code: D001

Year: 2018
EM Manifest ID: 017524486JJK20170926_D_1
Generator EPA ID: CAR000057828
Shipment Date: 2017-09-26
Manifest Number: 017524486JJK
Line Number: 2
Method Code: H020
Quantity Tons: 0.01250
Quantity Waste: 25.000000
Quantity Unit: P
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
Federal Code: D018

Year: 2018
EM Manifest ID: 017524486JJK20170926_D_1
Generator EPA ID: CAR000057828
Shipment Date: 2017-09-26
Manifest Number: 017524486JJK
Line Number: 2
Method Code: H020
Quantity Tons: 0.01250
Quantity Waste: 25.000000
Quantity Unit: P
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
Federal Code: F003

State:
Year: 2018
EM Manifest ID: 017524486JJK20170926_D_1
Generator EPA ID: CAR000057828
Shipment Date: 2017-09-26
Manifest Number: 017524486JJK

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Line Number:	1
Method Code:	H020
Quantity Tons:	0.03750
Quantity Waste:	75.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	331
Year:	2018
EM Manifest ID:	017524486JJK20170926_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-09-26
Manifest Number:	017524486JJK
Line Number:	2
Method Code:	H020
Quantity Tons:	0.01250
Quantity Waste:	25.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	343
Year:	2018
EM Manifest ID:	017524359JJK20170912_D_1
Shipment Date:	9/12/2017
Shipment Date:	9/12/2017
Receipt Date:	9/22/2017
Manifest Number:	017524359JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000163824
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported

PARA TECH COASTING INC (Continued) **1001815610**

Quantity Tons: Not reported
Waste Quantity: Not reported
Quantity Unit: Not reported

Federal:
Year: 2018
EM Manifest ID: 017524359JJK20170912_D_1
Generator EPA ID: CAR000057828
Shipment Date: 2017-09-12
Manifest Number: 017524359JJK
Line Number: 1
Method Code: H020
Quantity Tons: 0.59400
Quantity Waste: 165.000000
Quantity Unit: G
Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
Federal Code: D001

State:
Year: 2018
EM Manifest ID: 017524359JJK20170912_D_1
Generator EPA ID: CAR000057828
Shipment Date: 2017-09-12
Manifest Number: 017524359JJK
Line Number: 1
Method Code: H020
Quantity Tons: 0.59400
Quantity Waste: 165.000000
Quantity Unit: G
Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
State Code: 214

Year: 2018
EM Manifest ID: 017523835JJK20170714_D_1
Shipment Date: 7/14/2017
Shipment Date: 7/14/2017
Receipt Date: 7/21/2017
Manifest Number: 017523835JJK
Generator EPA ID: CAR000057828
Name: PARA TECH COATING INC
Address: Not reported
Address 2: Not reported
City,State,Zip: Not reported
Telephone: Not reported
Contact: Not reported
Contact Telephone: Not reported
Contact Email: Not reported
Transporter 1 EPA ID: CAR000129759
Transporter Name: Not reported
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: CAR000163824
Transporter Name 2: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	017523835JJK20170714_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-07-14
Manifest Number:	017523835JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.79200
Quantity Waste:	220.000000
Quantity Unit:	G
Number of Containers:	4
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

State:

Year:	2018
EM Manifest ID:	017523835JJK20170714_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-07-14
Manifest Number:	017523835JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.79200
Quantity Waste:	220.000000
Quantity Unit:	G
Number of Containers:	4
Type of Container:	NULL
Quantity Type:	NULL
State Code:	214

Year:	2018
EM Manifest ID:	018407313JJK20180607_D_1
Shipment Date:	6/7/2018
Shipment Date:	6/7/2018
Receipt Date:	6/13/2018
Manifest Number:	018407313JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	018407313JJK20180607_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2018-06-07
Manifest Number:	018407313JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	1.18800
Quantity Waste:	330.000000
Quantity Unit:	G
Number of Containers:	6
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

State:

Year:	2018
EM Manifest ID:	018407313JJK20180607_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2018-06-07
Manifest Number:	018407313JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	1.18800
Quantity Waste:	330.000000
Quantity Unit:	G
Number of Containers:	6
Type of Container:	NULL
Quantity Type:	NULL
State Code:	214

PARA TECH COASTING INC (Continued) **1001815610**

Year:	2018
EM Manifest ID:	016687182JJK20170512_D_1
Shipment Date:	5/12/2017
Shipment Date:	5/12/2017
Receipt Date:	5/17/2017
Manifest Number:	016687182JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COAING INC
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	016687182JJK20170512_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-05-12
Manifest Number:	016687182JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.59400
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

State:

Year:	2018
EM Manifest ID:	016687182JJK20170512_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-05-12
Manifest Number:	016687182JJK

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Line Number:	1
Method Code:	H020
Quantity Tons:	0.59400
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
State Code:	214

Year:	2018
EM Manifest ID:	016686763JJK20170405_D_1
Shipment Date:	4/5/2017
Shipment Date:	4/5/2017
Receipt Date:	4/19/2017
Manifest Number:	016686763JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	016686763JJK20170405_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-04-05
Manifest Number:	016686763JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.39600
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Type of Container: NULL
Quantity Type: NULL
Federal Code: D001

State:
Year: 2018
EM Manifest ID: 016686763JJK20170405_D_1
Generator EPA ID: CAR000057828
Shipment Date: 2017-04-05
Manifest Number: 016686763JJK
Line Number: 1
Method Code: H020
Quantity Tons: 0.39600
Quantity Waste: 110.000000
Quantity Unit: G
Number of Containers: 2
Type of Container: NULL
Quantity Type: NULL
State Code: 214

Year: 2018
EM Manifest ID: 018408264JJK20180410_D_1
Shipment Date: 4/10/2018
Shipment Date: 4/10/2018
Receipt Date: 4/16/2018
Manifest Number: 018408264JJK
Generator EPA ID: CAR000057828
Name: PARA TECH COATING INC
Address: Not reported
Address 2: Not reported
City,State,Zip: Not reported
Telephone: Not reported
Contact: Not reported
Contact Telephone: Not reported
Contact Email: Not reported
Transporter 1 EPA ID: CAR000129759
Transporter Name: Not reported
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: CAR000163824
Transporter Name 2: Not reported
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: MXC130619001
TSDF Name: RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1: Not reported
TSDF Address 2: Not reported
TSDF City,State,Zip: Not reported
TSDF Telephone: Not reported
TSDFA EPA ID: Not reported
Waste Code Description: - Not reported
RCRA Code: Not reported
Meth Code: - Not reported
Quantity Tons: Not reported
Waste Quantity: Not reported
Quantity Unit: Not reported

Federal:

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Year: 2018
EM Manifest ID: 018408264JJK20180410_D_1
Generator EPA ID: CAR000057828
Shipment Date: 2018-04-10
Manifest Number: 018408264JJK
Line Number: 1
Method Code: H020
Quantity Tons: 0.12750
Quantity Waste: 255.000000
Quantity Unit: P
Number of Containers: 5
Type of Container: NULL
Quantity Type: NULL
Federal Code: D001

State:
Year: 2018
EM Manifest ID: 018408264JJK20180410_D_1
Generator EPA ID: CAR000057828
Shipment Date: 2018-04-10
Manifest Number: 018408264JJK
Line Number: 1
Method Code: H020
Quantity Tons: 0.12750
Quantity Waste: 255.000000
Quantity Unit: P
Number of Containers: 5
Type of Container: NULL
Quantity Type: NULL
State Code: 331

Year: 2018
EM Manifest ID: 016700271JJK20170217_D_1
Shipment Date: 2/17/2017
Shipment Date: 2/17/2017
Receipt Date: 2/24/2017
Manifest Number: 016700271JJK
Generator EPA ID: CAR000057828
Name: PARA TECH COATING INC
Address: Not reported
Address 2: Not reported
City,State,Zip: Not reported
Telephone: Not reported
Contact: Not reported
Contact Telephone: Not reported
Contact Email: Not reported
Transporter 1 EPA ID: CAR000129759
Transporter Name: Not reported
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: CAR000194217
Transporter Name 2: Not reported
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: MXC130619001
TSDF Name: RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1: Not reported
TSDF Address 2: Not reported

PARA TECH COASTING INC (Continued) **1001815610**

TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	016700271JJK20170217_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-02-17
Manifest Number:	016700271JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.45870
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

State:

Year:	2018
EM Manifest ID:	016700271JJK20170217_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-02-17
Manifest Number:	016700271JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.45870
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
State Code:	214

Year:	2018
EM Manifest ID:	018407758JJK20180213_D_1
Shipment Date:	2/13/2018
Shipment Date:	2/13/2018
Receipt Date:	2/16/2018
Manifest Number:	018407758JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported

PARA TECH COASTING INC (Continued) **1001815610**

Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	018407758JJK20180213_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2018-02-13
Manifest Number:	018407758JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.90750
Quantity Waste:	275.000000
Quantity Unit:	G
Number of Containers:	5
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

State:

Year:	2018
EM Manifest ID:	018407758JJK20180213_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2018-02-13
Manifest Number:	018407758JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.90750
Quantity Waste:	275.000000
Quantity Unit:	G
Number of Containers:	5
Type of Container:	NULL
Quantity Type:	NULL
State Code:	331

Year:	2018
EM Manifest ID:	017525416JJK20171109_D_1
Shipment Date:	11/9/2017

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Shipment Date:	11/9/2017
Receipt Date:	11/29/2017
Manifest Number:	017525416JJK
Generator EPA ID:	CAR000057828
Name:	PARA TECH COATING INC
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000129759
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000163824
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	017525416JJK20171109_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-11-09
Manifest Number:	017525416JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.72600
Quantity Waste:	220.000000
Quantity Unit:	G
Number of Containers:	4
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

State:

Year:	2018
EM Manifest ID:	017525416JJK20171109_D_1
Generator EPA ID:	CAR000057828
Shipment Date:	2017-11-09
Manifest Number:	017525416JJK
Line Number:	1
Method Code:	H020
Quantity Tons:	0.72600

PARA TECH COASTING INC (Continued) **1001815610**

Quantity Waste: 220.000000
Quantity Unit: G
Number of Containers: 4
Type of Container: NULL
Quantity Type: NULL
State Code: 331

Additional Information:
Year: 2017
Gen EPA ID: CAR000057828

Shipment Date: 20171109
Creation Date: 6/13/2018 18:30:34
Receipt Date: 20171113
Manifest ID: 017525415JJK
Trans EPA ID: CAR000129759
Trans Name: HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAT080013352
Trans Name: DEMENNO/KERDOON
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 221 - Waste oil and mixed oil
RCRA Code: Not reported
Meth Code: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons: 0.209
Waste Quantity: 55
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20171109
Creation Date: 10/30/2018 18:30:15
Receipt Date: 20171129
Manifest ID: 017525416JJK
Trans EPA ID: CAR000129759
Trans Name: HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID: CAR000163824
Trans 2 Name: TRIMSA USA INC
TSDF EPA ID: MXC130619001
Trans Name: RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 331 - Off-specification, aged, or surplus organics
RCRA Code: D001
Meth Code: H020 - Solvents Recovery
Quantity Tons: 0.726
Waste Quantity: 220
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170926
Creation Date:	11/8/2018 18:30:45
Receipt Date:	20171002
Manifest ID:	017524486JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.0375
Waste Quantity:	75
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170926
Creation Date:	11/8/2018 18:30:45
Receipt Date:	20171002
Manifest ID:	017524486JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	F003
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170912
Creation Date:	7/24/2018 18:30:51
Receipt Date:	20170922
Manifest ID:	017524359JJK
Trans EPA ID:	CAR000129759

PARA TECH COASTING INC (Continued) **1001815610**

Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.594
Waste Quantity:	165
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170912
Creation Date:	5/30/2018 18:34:06
Receipt Date:	20170918
Manifest ID:	017524358JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.38
Waste Quantity:	100
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170714
Creation Date:	7/18/2018 18:30:10
Receipt Date:	20170721
Manifest ID:	017523835JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture

PARA TECH COASTING INC (Continued) **1001815610**

RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.792
Waste Quantity:	220
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170512
Creation Date:	7/21/2018 18:30:10
Receipt Date:	20170517
Manifest ID:	016687182JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY-RECYCLING-INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.594
Waste Quantity:	165
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170405
Creation Date:	5/11/2018 18:34:42
Receipt Date:	20170419
Manifest ID:	016686763JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.396
Waste Quantity:	110
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Additional Code 5: Not reported

Shipment Date: 20170217
Creation Date: 5/10/2018 18:30:36
Receipt Date: 20170224
Manifest ID: 016700271JJK
Trans EPA ID: CAR000129759
Trans Name: HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID: CAR000194217
Trans 2 Name: TEMARRY RECYCLING INC
TSDF EPA ID: MXC130619001
Trans Name: RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 214 - Unspecified solvent mixture
RCRA Code: D001
Meth Code: H020 - Solvents Recovery
Quantity Tons: 0.396
Waste Quantity: 110
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Information:
Year: 2016
Gen EPA ID: CAR000057828

Shipment Date: 20150929
Creation Date: 5/4/2016 22:15:08
Receipt Date: 20151007
Manifest ID: 014854329JJK
Trans EPA ID: CAR000129759
Trans Name: HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID: CAR000163824
Trans 2 Name: TRIMSA USA INC
TSDF EPA ID: MXC130619001
Trans Name: RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 214 - Unspecified solvent mixture
RCRA Code: D001
Meth Code: H020 - Solvents Recovery
Quantity Tons: 1.08
Waste Quantity: 300
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20150915
Creation Date: 1/5/2016 22:35:46
Receipt Date: 20150921

PARA TECH COASTING INC (Continued) **1001815610**

Manifest ID:	014854253JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.209
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150915
Creation Date:	2/9/2016 22:15:26
Receipt Date:	20150924
Manifest ID:	014854254JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	F005
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	F003
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150915
Creation Date:	2/9/2016 22:15:26
Receipt Date:	20150924
Manifest ID:	014854254JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	F005
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150915
Creation Date:	2/9/2016 22:15:26
Receipt Date:	20150924
Manifest ID:	014854254JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	F003
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150714
Creation Date:	2/8/2016 22:17:27
Receipt Date:	20150722
Manifest ID:	014853774JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA- USA - INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.386
Waste Quantity:	385
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20150428
Creation Date: 9/22/2015 22:15:43
Receipt Date: 20150507
Manifest ID: 013714494JJK
Trans EPA ID: CAR000129759
Trans Name: HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID: CAR000163824
Trans 2 Name: TRIMSA USA INC
TSDF EPA ID: MXC130619001
Trans Name: RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 214 - Unspecified solvent mixture
RCRA Code: D001
Meth Code: H020 - Solvents Recovery
Quantity Tons: 1.188
Waste Quantity: 330
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20150224
Creation Date: 8/10/2015 22:15:28
Receipt Date: 20150227
Manifest ID: 013713498JJK
Trans EPA ID: CAR000129759
Trans Name: HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID: CAR000194217
Trans 2 Name: TEMARRY RECYCLING INC
TSDF EPA ID: MXC130619001
Trans Name: RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 214 - Unspecified solvent mixture
RCRA Code: D001
Meth Code: H020 - Solvents Recovery
Quantity Tons: 1.188
Waste Quantity: 330
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Information:
Year: 2015
Gen EPA ID: CAR000057828

Shipment Date: 20150929

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Creation Date:	5/4/2016 22:15:08
Receipt Date:	20151007
Manifest ID:	014854329JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.08
Waste Quantity:	300
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150915
Creation Date:	2/9/2016 22:15:26
Receipt Date:	20150924
Manifest ID:	014854254JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	F003
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150915
Creation Date:	2/9/2016 22:15:26
Receipt Date:	20150924
Manifest ID:	014854254JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV

PARA TECH COASTING INC (Continued) **1001815610**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	F005
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	F003
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150915
Creation Date:	2/9/2016 22:15:26
Receipt Date:	20150924
Manifest ID:	014854254JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	F005
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150915
Creation Date:	1/5/2016 22:35:46
Receipt Date:	20150921
Manifest ID:	014854253JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.209
Waste Quantity:	55
Quantity Unit:	G

PARA TECH COASTING INC (Continued) **1001815610**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150714
Creation Date:	2/8/2016 22:17:27
Receipt Date:	20150722
Manifest ID:	014853774JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA- USA - INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.386
Waste Quantity:	385
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150428
Creation Date:	9/22/2015 22:15:43
Receipt Date:	20150507
Manifest ID:	013714494JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.188
Waste Quantity:	330
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150224
Creation Date:	8/10/2015 22:15:28
Receipt Date:	20150227

PARA TECH COASTING INC (Continued) **1001815610**

Manifest ID:	013713498JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.188
Waste Quantity:	330
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2014
Gen EPA ID:	CAR000057828
Shipment Date:	20141212
Creation Date:	6/23/2015 22:15:22
Receipt Date:	20141218
Manifest ID:	013712355JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TAMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.188
Waste Quantity:	330
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141204
Creation Date:	3/9/2015 22:15:06
Receipt Date:	20141208
Manifest ID:	013712269JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported

PARA TECH COASTING INC (Continued) **1001815610**

TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.19
Waste Quantity:	50
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141014
Creation Date:	5/27/2015 22:15:12
Receipt Date:	20141023
Manifest ID:	012892381JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY TRANSPORT
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.792
Waste Quantity:	220
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140815
Creation Date:	2/13/2015 22:15:12
Receipt Date:	20140826
Manifest ID:	012891747JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.99

PARA TECH COASTING INC (Continued) **1001815610**

Waste Quantity:	275
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140610
Creation Date:	11/2/2014 22:15:05
Receipt Date:	20140618
Manifest ID:	012887221JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.44
Waste Quantity:	400
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140415
Creation Date:	10/17/2014 22:15:06
Receipt Date:	20140424
Manifest ID:	012886636JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.386
Waste Quantity:	385
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140327

PARA TECH COASTING INC (Continued) **1001815610**

Creation Date:	6/2/2014 22:15:08
Receipt Date:	20140331
Manifest ID:	012142953JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.209
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140304
Creation Date:	8/9/2014 22:15:07
Receipt Date:	20140310
Manifest ID:	012142742JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY SE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.26
Waste Quantity:	350
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140123
Creation Date:	7/7/2014 22:15:06
Receipt Date:	20140212
Manifest ID:	012141881JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001

PARA TECH COASTING INC (Continued) **1001815610**

Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.782
Waste Quantity:	495
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2013
Gen EPA ID:	CAR000057828
Shipment Date:	20131210
Creation Date:	5/14/2014 22:14:54
Receipt Date:	20131217
Manifest ID:	012136965JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.386
Waste Quantity:	385
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131030
Creation Date:	4/24/2014 22:15:02
Receipt Date:	20131107
Manifest ID:	012136617JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001

PARA TECH COASTING INC (Continued) **1001815610**

Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.188
Waste Quantity:	330
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130820
Creation Date:	1/17/2014 22:15:06
Receipt Date:	20130829
Manifest ID:	011269969JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.476
Waste Quantity:	410
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130716
Creation Date:	11/20/2013 22:15:20
Receipt Date:	20130723
Manifest ID:	011269573JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.584
Waste Quantity:	440
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

PARA TECH COASTING INC (Continued) **1001815610**

Shipment Date:	20130604
Creation Date:	8/12/2013 22:15:16
Receipt Date:	20130610
Manifest ID:	011269176JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.209
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130604
Creation Date:	10/30/2013 22:15:29
Receipt Date:	20130618
Manifest ID:	011269175JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.386
Waste Quantity:	385
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130507
Creation Date:	9/20/2013 22:15:10
Receipt Date:	20130516
Manifest ID:	011268816JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC

PARA TECH COASTING INC (Continued) **1001815610**

TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.26
Waste Quantity:	350
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130409
Creation Date:	8/25/2013 22:15:09
Receipt Date:	20130416
Manifest ID:	011268414JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.98
Waste Quantity:	550
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130219
Creation Date:	7/9/2013 22:15:05
Receipt Date:	20130226
Manifest ID:	010480445JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.782
Waste Quantity:	495

PARA TECH COASTING INC (Continued) **1001815610**

Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130104
Creation Date:	5/14/2013 22:15:27
Receipt Date:	20130114
Manifest ID:	010480015JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.8
Waste Quantity:	500
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2012
Gen EPA ID:	CAR000057828
Shipment Date:	20121106
Creation Date:	3/26/2013 22:15:29
Receipt Date:	20121109
Manifest ID:	010479517JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.26
Waste Quantity:	350
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

PARA TECH COASTING INC (Continued) **1001815610**

Additional Code 5:	Not reported
Shipment Date:	20120926
Creation Date:	8/18/2013 22:15:21
Receipt Date:	20121002
Manifest ID:	010479180JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.386
Waste Quantity:	385
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120814
Creation Date:	1/12/2013 22:15:35
Receipt Date:	20120820
Manifest ID:	010478702JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.368
Waste Quantity:	380
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120625
Creation Date:	5/31/2013 22:15:16
Receipt Date:	20120703
Manifest ID:	009495799JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824

PARA TECH COASTING INC (Continued) **1001815610**

Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.386
Waste Quantity:	385
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20120522
Creation Date:	5/28/2013 22:15:05
Receipt Date:	20120530
Manifest ID:	009498972JJK
Trans EPA ID:	CAR000129759
Trans Name:	HAZARDOUS WASTE TRANSPORTATION SERVICES INC
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	1.188
Waste Quantity:	330
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CERS:

Name:	PARA TECH COATING INC
Address:	35 ARGONAUT
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	418870
CERS ID:	10548292
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	418870
Site Name:	PARA TECH COATING INC
Violation Date:	06-03-2024
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due

PARA TECH COASTING INC (Continued) **1001815610**

	date.
Violation Notes:	Returned to compliance on 07/30/2024. Business failed to certify HMBP on/before March 1, 2024. Submittal did not include the Emergency Plan section.
Violation Division:	Orange County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	418870
Site Name:	PARA TECH COATING INC
Violation Date:	04-13-2017
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 05/13/2017. OBSERVATION: The waste IPA and waste chemicals in the flammable cabinet were not labeled during the inspection and the waste oil, was missing the accumulation date and was labeled with accumulation date during the inspection. All hazardous waste containers shall be marked with the following information: 1) the words Hazardous Waste ; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information as soon. Submit pictures of properly labeled IPA and IPA container located inside the buildings (the one emptied daily).
Violation Division:	Orange County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	418870
Site Name:	PARA TECH COATING INC
Violation Date:	10-03-2014
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 05/03/2017.
Violation Division:	Orange County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	418870
Site Name:	PARA TECH COATING INC
Violation Date:	04-13-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 05/03/2017. OBSERVATION: The annotated site map submitted to the CUPA does not include all of the following; -site orientation, -loading areas, -internal roads, -adjacent streets,

PARA TECH COASTING INC (Continued) **1001815610**

-storm drains (outside), -access and exit points, -emergency shutoffs inside and out for electric, natural gas and water, -evacuation staging areas, -hazardous material storage and handling areas, -emergency response equipment (spill equipment and fire extinguishers), -location of nearest fire hydrant/fire pumps/fire risers, -knox box location if you have one. Please add all of the required information to the map (both inside and outside) and resubmit. . CORRECTIVE ACTION: Revise the annotated Site Map to include all required content and submit electronically in the California Environmental Reporting System (CERS).

Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 418870
Site Name: PARA TECH COATING INC
Violation Date: 04-13-2017
Citation: 22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173
Violation Description: Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes: Returned to compliance on 05/13/2017. The waste oil drum was found with a funnel and no lid at the time of inspection. The drum bung was affixed to the container at the time of inspection. Train staff to ensure that all containers are maintained closed except when adding or removing waste.
Violation Division: Orange County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 418870
Site Name: PARA TECH COATING INC
Violation Date: 10-03-2014
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 05/03/2017.
Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 418870
Site Name: PARA TECH COATING INC
Violation Date: 04-13-2017
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 05/03/2017. OBSERVATION: INITIAL / ANNUAL

PARA TECH COASTING INC (Continued) **1001815610**

training documentation for all applicable employees was not available. CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that employees have received training on safe handling of hazardous materials and the Emergency Response Plan within 30 days. Submit a copy of the training log indicating the above training and I will abate the violation.

Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-13-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Change of ownership submitted this date. New owner as of 2/8/2017is Metal Improvement Company LLC Routine inspection conducted this date in regards to hazardous waste, consent to enter, inspect and take photographs was given by Rick Segarra, materials manager. Hazardous waste containers on-site this date consisted of: waste alcohol and waste oil The containers are not in compliance with all applicable labeling requirements this date, see violation. Per Rick Segarra, employees receive Hazardous Waste Management Training on the job. Consolidated waste receipts/ manifests were reviewed this date. Hazardous Waste Emergency Response information and was posted. Inspected municipal trash dumpster and area, no apparent hazardous waste in this area. Perimeter of facility inspected, no water runoff or staining noted at this time. Discussed Hazardous Waste Program, Hazardous Materials Program, and Management of Universal Waste. E-mailed copy of [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-03-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: review of CERS accepted all for 2017
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-12-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for follow up inspection. Waste alcohol drums were properly identified including the accumulation dates. Waste oil drum was stored closed. Deleted violations W010 and W016. No violations noted at this time.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-02-2014

PARA TECH COASTING INC (Continued) **1001815610**

Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for initial hazardous materials and business emergency plan audit. Observed the facility and inspected hazardous materials storage. The following hazardous materials were observed in amounts that exceed the required disclosure quantities: - At least seven 55 gallon drums of waste IPA - At least two 55 gallon drums of new IPA - Various compressed gas cylinders of nitrogen, helium, oxygen, argon and acetylene. This report serves as notice that the facility must submit the following documents electronically within 30 days of this report: - Business Emergency Plan - Hazardous Materials Chemical Inventory - Site Map The facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above the disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change. The E-Submit portal for [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 08-07-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-27-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: File review. Violation was corrected in EC
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-17-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous waste inspection. Access to the facility, and permission to inspect and take photographs (if needed) was provided by Patricia Langraphi, and included the areas noted below. NOTE: Those chemicals in the storage area cabinets (small containers of miscellaneous oils and other items) if determined to be waste, must be managed as hazardous waste and shipped to an appropriate treatment facility. Determine, which, if any, are no longer in use by this facility and should be classified as waste. - Manufacturing: various waste lab chemicals, waste absorbent - Machine Shop: lubricating oils, metal fines, waste absorbent - Hazardous Waste Storage Area: containers properly labeled and closed The containers were observed properly stored and labeled. Hazardous waste disposal documents were reviewed. A copy of this report will be sent to: PLANGRAPHI@PARLYENE.COM

PARA TECH COASTING INC (Continued) **1001815610**

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-14-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous waste inspection. Patricia Langraphi, Quality Manager, provided consent to inspect. The facility's hazardous waste storage contains used lubrication oils, waste isopropyl alcohol, various waste lab chemicals. Hazardous waste are stored in small containers and moved each day to the drums stored behind the building. A perimeter walk was conducted. Municipal dumpster are shared by other tenants and does not appear to contain any hazardous waste. Manifests from World Oil, and US Ecology were available and reviewed. Emergency response information is posted and employees are reported to be trained. No hazardous waste violations were observed on this date. Inspection report emailed to facility patricia.langraphi@

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-14-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine hazardous waste inspection. Patricia Langraphi, Quality Manager, provided consent to inspect. The facility's hazardous waste storage contains used lubrication oils, waste isopropyl alcohol, various waste lab chemicals. Hazardous waste are stored in small containers and moved each day to the drums stored behind the building. A perimeter walk was conducted. Municipal dumpster are shared by other tenants and does not appear to contain any hazardous waste. Manifests from World Oil, and US Ecology were available and reviewed. Emergency response information is posted and employees are reported to be trained. No hazardous waste violations were observed on this date. Inspection report emailed to facility patricia.langraphi@cwst.com

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-02-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Brent Clawson. Hazardous waste properly stored and identified. Hazardous waste emergency response sticker completed and posted on site. Manifests for hazardous waste pickup reviewed on site. No violations noted at tis time.

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown

PARA TECH COASTING INC (Continued) **1001815610**

Eval Date: 06-03-2024
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: According to the CERS database, your business remains out of compliance with the annual certification requirement and a violation is being cited. Businesses are required to annually review and certify that their information in the California Electronic Reporting System (CERS) is complete, accurate and in compliance by March 1st. Your business was notified via email on March 27, 2024 that your facility was out of compliance with this requirement. Please note the following important details: 1) Complete submittal includes the HazMat Inventory AND the Emergency Plan / Training sections. Both sections must be submitted. Your submittal for 2024 was missing the Emergency Plan/Training section. 2) If your business qualifies (see below) you may submit 2024 via the Certify option available on CERS. You must be logged in to use. HMBP Certify: A business may use the Certify option button located on their forms page if: 1) A previous, complete submittal was made the prior year, and 2) The bu
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-17-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: An onsite hazardous materials inspection of this facility was conducted this date. Access to the facility was provided by Patricia Langraphi. The following materials were observed in amounts that meet or exceed the minimum volumes required for disclosure: - Waste alcohol - Alcohol - Lubricating oil - Oxygen NOTE: Liquid nitrogen is no longer used by this facility, and the maximum amount stored onsite of alcohol was approximately 165 gallons. Amend your CERS submittals to accurately reflect these changes. A copy of this inspection report will be emailed to: PLANGRAPHI@PARLYENE.COM
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-04-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Submittal declined in CERS. The submittal was declined, please research the following and resubmit within 15 days. Our records indicate that the owner of this facility is Para Tech coating Inc. Your CERS business information indicates that the owner is Metal Improvement Company LLC. Is this a change of ownership? Are our records incorrect? please advise. The submittal of the business emergency plan was declined, this is a map, not a BEP. Use the BEP template located at http://www.calepa.ca.gov/CUPA/Documents/eTemplates/Contingency.pdf (complete and sign and upload a copy) (use UPA phone number on the first page for us as 714-433-6000). Remove the old upload and re-upload the new one in PDF format. The submittal was declined, please make the following changes and resubmit within 30 days; 1. during the inspection our records show you were also requested to

PARA TECH COASTING INC (Continued) **1001815610**

disclose helium, oxygen, argon and acetylene. If you have 200 or more cubic feet of oxygen or acetylene you [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 08-10-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Onsite to conduct A01 inspection, but business is currently closed. Will re-visit to veirfy.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-02-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for inspection. Obtained credentials in e submit for Tiffiny Brookhart. Explained what is needed to complete the disclosure. Showed her how to navigate the in portal. Provided her the chemical inventory that will need to be disclosed. New IPA Waste IPA Nitrogen Helium Oxygen Argon Acetylene
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-03-2014
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Orange County Environmental Health as the Certified Unified Program Agency (OC CUPA) is the administrating agency for the Hazardous Materials Disclosure and Business Emergency Plan programs (HMD/BEP) previously administered by the Orange County Fire Authority. During the months of August and December of 2013, the OC CUPA sent out letters to regulated businesses requesting them to electronically submit their HMD/BEP forms. Electronic submission of these forms is a legal requirement. Failure to submit HMD/BEP forms is in violation of the California Health & Safety Code Chapter 6.95. According to our records there is no electronic submission for this facility. Please go to www.esubmit.ocgov.com to request a user name and password and submit your HMD/BEP forms within the next 30 days. Businesses may also submit forms via the California Environmental Reporting System. Please verify that all owner information that is pre populated on the E-Submit Portal is still [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-23-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: esubmit and CERS review

PARA TECH COASTING INC (Continued) **1001815610**

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-13-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Change of ownership submitted this date. New owner as of 2/8/2017is Metal Improvement Company LLC On site to conduct hazardous materials chemical inventory and business emergency plan inspection this date, consent to enter, inspect and take photographs was given by - Rick Segurra, materials manager The HMBEP has been submitted through CERS 10548292 Employee Business Emergency Plan Training was not yet done, see violation. Safety/cleanup equipment is available. Hazardous materials storage area were reviewed at this time. The facility has the following hazardous materials that exceed the required disclosure quantities: -nitrogen 305 gallons -IPA 200 gallons, in drums and tanks -IPA waste 165 gallons -O2 320 cubic feet -waste oil 55 gallons **Please note, you are required to review the submittal yearly and resubmit prior to March 1st each year. You will get communication (probably email) indicating you should go in and review and resubmit around January [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Enforcement Action:
Site ID: 418870
Site Name: PARA TECH COATING INC
Site Address: 35 ARGONAUT
Site City: ALISO VIEJO
Site Zip: 92656
Enf Action Date: 08-07-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Failure to Electronically Submit HMD/BEP.
Enf Action Division: Orange County Environmental Health
Enf Action Program: UNSPEC
Enf Action Source: CERS,

Coordinates:
Site ID: 418870
Facility Name: PARA TECH COATING INC
Env Int Type Code: HMBP
Program ID: 10548292
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 33.591870
Longitude: -117.725470

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title: Not reported
Affiliation Address: 1241 East Dyer RoadSuite 120

PARA TECH COASTING INC (Continued) **1001815610**

Affiliation City:	Santa Ana
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92705-5611
Affiliation Phone:	(714) 433-6406,
Affiliation Type Desc:	Document Preparer
Entity Name:	Patricia Langraphi
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	Patricia Langraphi
Entity Title:	Quality/ Compliance Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Patricia Langraphi
Entity Title:	Not reported
Affiliation Address:	35 ARGONAUT
Affiliation City:	ALISO VIEJO
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	Metal Improvement Company LLC
Entity Title:	Not reported
Affiliation Address:	13925 Ballantyne Corporated Place ste 400
Affiliation City:	Charlotte
Affiliation State:	NC
Affiliation Country:	United States
Affiliation Zip:	28277
Affiliation Phone:	(248) 344-2650,
Affiliation Type Desc:	Parent Corporation
Entity Name:	PARA TECH COATING INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address

MAP FINDINGS

Map ID / Direction / Distance / Elevation | Site | Database(s) | EDR ID Number / EPA ID Number

PARA TECH COASTING INC (Continued) **1001815610**

Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	35 ARGONAUT
Affiliation City:	ALISO VIEJO
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	Patricia Langraphi
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(800) 999-4942,

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32 **CORTE FINA HOMEOWNERS ASSOC** **EDR Hist Auto** **1021341993**
East **95 ARGONAUT STE 160** **N/A**
< 1/8 **ALISO VIEJO, CA 92656**
0.123 mi.
650 ft.

Relative: EDR Hist Auto
Lower

Actual:
404 ft.

Year:	Name:	Type:
2007	CORTE FINA HOMEOWNERS ASSOC	Gasoline Service Stations, NEC
2008	CORTE FINA HOMEOWNERS ASSOC	Gasoline Service Stations, NEC

G33 **INVOY** **RCRA NonGen / NLR** **1026052549**
ESE **72 ARGONAUT SUITE 140** **E MANIFEST** **CAC003059445**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.148 mi.
783 ft. **Site 1 of 5 in cluster G**

Relative: RCRA Listings:
Lower

Actual:
430 ft.

Date Form Received by Agency:	20200310
Handler Name:	Invoy Technologies
Handler Address:	72 Argonaut
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAC003059445
Contact Name:	RACHEL PARHAM
Contact Address:	530 TECHNOLOGY DR
Contact City,State,Zip:	IRVINE, CA 92618
Contact Telephone:	323-835-4943
Contact Fax:	Not reported
Contact Email:	RPARHAM@INVOY.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

INVOY (Continued) **1026052549**

Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		530 TECHNOLOGY DR
Mailing City,State,Zip:		IRVINE, CA 92618
Owner Name:	Rachel Parham	
Owner Type:		Other
Operator Name:	Rachel Parham	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Financial Assurance Required:		Not reported
Handler Date of Last Change:		20200313
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No
Importer of Spent Lead Acid Batteries:		No
Exporter of Spent Lead Acid Batteries:		No
Recycler Activity Without Storage:		No
Manifest Broker:		No
Sub-Part P Indicator:		No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: RACHEL PARHAM	
Legal Status:	Other
Date Became Current:	Not reported

INVOY (Continued) **1026052549**

Date Ended Current:	Not reported
Owner/Operator Address:	530 TECHNOLOGY DR
Owner/Operator City,State,Zip:	IRVINE, CA 92618
Owner/Operator Telephone:	323-835-4943
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: RACHEL PARHAM	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	530 TECHNOLOGY DR
Owner/Operator City,State,Zip:	IRVINE, CA 92618
Owner/Operator Telephone:	323-835-4943
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200310
Handler Name: INVOY TECHNOLOGIES	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	339999
NAICS Description:	All Other Miscellaneous Manufacturing

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

E MANIFEST:

Manifest Tracking Number:	011888115FLE
Last Updated Date:	20181026
Shipped Date:	20180907
Received Date:	20180930
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAC002899342
Generator Name:	Invoy Technologies

INVOY (Continued) **1026052549**

Generator Location Street Number:	Not reported
Generator Location Street 1:	72 ARGONAUT SUITE 140
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	72 Argonaut Suite 140
Generator Mail Street 2:	Not reported
Generator Mail City:	Aliso Viejo
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ARD069748192
Designated Facility Name:	Clean Harbors El Dorado Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	309 American Circle
Designated Facility Mail City:	El Dorado
Designated Facility Mail Zip:	71730
Designated Facility Mail State:	AR
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	309 American Circle
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	El Dorado
Designated Facility Location Zip:	71730
Designated Facility Location State:	AR
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	011888116FLE
Last Updated Date:	20181017
Shipped Date:	20180907
Received Date:	20180920
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAC002899342
Generator Name:	Invoy Technologies
Generator Location Street Number:	Not reported
Generator Location Street 1:	72 ARGONAUT SUITE 140
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	72 Argonaut Suite 140
Generator Mail Street 2:	Not reported
Generator Mail City:	Aliso Viejo
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported

INVOY (Continued) **1026052549**

Designated Facility Mail Street 2:	1737 East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1737 East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	014222408FLE
Last Updated Date:	20200402
Shipped Date:	20200313
Received Date:	20200313
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAC003059445
Generator Name:	Invoy
Generator Location Street Number:	Not reported
Generator Location Street 1:	72 ARGONAUT SUITE 140
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	530 Technology Dr, Ste 350
Generator Mail Street 2:	Not reported
Generator Mail City:	Irvine
Generator Mail Zip:	92618
Generator Mail State:	CA
Generator Contact Company Name:	Invoy
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1737 East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1737 East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	014222408FLE
Transporter Line Number:	1

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

INVOY (Continued) **1026052549**

Transporter EPA ID: MAD039322250
Transporter Name: Clean Harbors Environmental Services, Inc.

Waste Line:
Manifest Tracking Number: 014222408FLE
Waste Line Number: 1
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: UN1992
U.S. DOT Description: Rq, Un1992, Waste Flammable Liquids, Toxic, N.O.S. (Acetonitrile, Methanol), 3, (6.1), Pg Ii (D001)
Non-Hazardous Waste Description: Not reported
Number of Containers: 2
Container Type Code: CF
Container Type Description: Fiber or plastic boxes, cartons, cases
Waste Quantity: 296
Quantity Unit of Measure Code: P
Quantity Unit of Measure Description: Pounds
Waste Quantity, in Tons: 0.148
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.148
Waste Quantity, in Kilograms: 134.24045
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 134.24045
Management Method Code: H141
Management Method Description: STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: Y
Federal Waste Codes: D001, F003
Quantity Haz Kg: 134.24045
Quantity Haz Tons: 0.148
Quantity Non Haz Kg: 0
Quantity Non Haz Tons: 0
State Waste Codes: CA-331, CA-551

Manifest Tracking Number: 014222408FLE
Waste Line Number: 2
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: UN2735
U.S. DOT Description: Un2735, Waste Amines, Liquid, Corrosive, N.O.S (3-Aminopropyltriethoxysilane), 8, Pg Ii
Non-Hazardous Waste Description: Not reported
Number of Containers: 1
Container Type Code: CF
Container Type Description: Fiber or plastic boxes, cartons, cases
Waste Quantity: 9

INVOY (Continued) **1026052549**

Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0045
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0045
Waste Quantity, in Kilograms:	4.081635
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	4.081635
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D002
Quantity Haz Kg:	4.081635
Quantity Haz Tons:	0.0045
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	CA-331
Manifest Tracking Number:	014222408FLE
Waste Line Number:	3
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3264
U.S. DOT Description:	Un3264, Waste Corrosive Liquid, Acidic, Inorganic, N.O.S. (Hydrochloric Acid, Sulfuric Acid), 8, Pg Ii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	12
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.006
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.006
Waste Quantity, in Kilograms:	5.44218
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	5.44218
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported

INVOY (Continued) **1026052549**

Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D002
Quantity Haz Kg:	5.44218
Quantity Haz Tons:	0.006
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	CA-551

Manifest Tracking Number:	014222408FLE
Waste Line Number:	4
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3266
U.S. DOT Description:	Un3266, Waste Corrosive Liquid, Basic, Inorganic, N.O.S. (Potassium Hydroxide, Sodium Hydroxide), 8, Pg Ii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	5
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0025
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0025
Waste Quantity, in Kilograms:	2.267575
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	2.267575
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D002
Quantity Haz Kg:	2.267575
Quantity Haz Tons:	0.0025
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	CA-551

INVOY (Continued) **1026052549**

Manifest Tracking Number:	014222408FLE
Waste Line Number:	5
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN2923
U.S. DOT Description:	Un2923, Corrosive Solids, Toxic, N.O.S. (Hydroxylaminehydrochloride), 8, (6.1), Pg Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	2
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.001
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.001
Waste Quantity, in Kilograms:	0.90703005
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	0.90703005
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	0.90703005
Quantity Non Haz Tons:	0.001
State Waste Codes:	CA-551

Manifest Tracking Number:	014222408FLE
Waste Line Number:	6
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	None, Non-Rcra Hazardous Waste, Solids (Lab Debris), N/A, None
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	47
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0235
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0235

INVOY (Continued) **1026052549**

Waste Quantity, in Kilograms:	21.315205
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	21.315205
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	21.315205
Quantity Non Haz Tons:	0.0235
State Waste Codes:	CA-352

Manifest Tracking Number:	014222408FLE
Waste Line Number:	7
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	None, Non-Rcra Hazardous Waste, Solids (Silica Gel), N/A, None
Number of Containers:	1
Container Type Code:	CF
Container Type Description:	Fiber or plastic boxes, cartons, cases
Waste Quantity:	33
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0165
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0165
Waste Quantity, in Kilograms:	14.965996
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	14.965996
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported

INVOY (Continued) **1026052549**

Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	14.965996
Quantity Non Haz Tons:	0.0165
State Waste Codes:	CA-551

H34 **CERNO LLC** **RCRA NonGen / NLR** **1027452882**
SW **22892 GLENWOOD DRIVE** **E MANIFEST** **CAC003190893**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.152 mi.
803 ft. **Site 1 of 4 in cluster H**

Relative: **Higher**
Actual: **532 ft.**

RCRA Listings:

Date Form Received by Agency:		20220819
Handler Name:		Cerno Llc
Handler Address:		22892 Glenwood Drive
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAC003190893
Contact Name:		DANIEL WACHOLDER
Contact Address:		22892 GLENWOOD DRIVE
Contact City,State,Zip:		ALISO VIEJO, CA 92656
Contact Telephone:		949-715-1534
Contact Fax:		Not reported
Contact Email:		DAN@CERNOGROUP.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		22892 GLENWOOD DRIVE
Mailing City,State,Zip:		ALISO VIEJO, CA 92656
Owner Name:	Cerno Llc	
Owner Type:		Other
Operator Name:	Daniel Wacholder	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---

CERNO LLC (Continued) **1027452882**

Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20220822
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: CERNO LLC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	22892 GLENWOOD DRIVE
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-715-1534
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: DANIEL WACHOLDER	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	22892 GLENWOOD DRIVE
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-715-1534
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20220819
Handler Name: CERNO LLC	

CERNO LLC (Continued) **1027452882**

Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	All Other Waste Management Services

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

E MANIFEST:

Manifest Tracking Number:	023849342JJK
Last Updated Date:	20220921
Shipped Date:	20220829
Received Date:	20220829
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAC003190893
Generator Name:	Cerno Llc
Generator Location Street Number:	Not reported
Generator Location Street 1:	22892 GLENWOOD DRIVE
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	22892 GLENWOOD DRIVE
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	World Oil Recycling
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	N. ALAMEDA STREET

CERNO LLC (Continued) **1027452882**

Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	023849342JJK
Transporter Line Number:	1
Transporter EPA ID:	CAL000433760
Transporter Name:	Consultant Environmental Operations

Waste Line:

Manifest Tracking Number:	023849342JJK
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Non Rcra Hazarodus Waste Liquid (Oily Water)
Number of Containers:	1
Container Type Code:	TT
Container Type Description:	Cargo tanks (tank trucks)
Waste Quantity:	125
Quantity Unit of Measure Code:	G
Quantity Unit of Measure Description:	Gallons
Waste Quantity, in Tons:	0.5212677
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.5212677
Waste Quantity, in Kilograms:	472.80548
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	472.80548
Management Method Code:	H039
Management Method Description:	OTHER RECOVERY OR RECLAMATION FOR REUSE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	472.80548
Quantity Non Haz Tons:	0.5212677
State Waste Codes:	CA-223

Map ID
Direction
Distance
Elevation | Site

MAP FINDINGS

Database(s) | EDR ID Number | EPA ID Number

H35 **HILBORN MANUFACTURING CORP** **RCRA NonGen / NLR** **1024815227**
SW **22892 GLENWOOD DR** **E MANIFEST** **CAL000312469**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.152 mi.
803 ft. **Site 2 of 4 in cluster H**

Relative: **Higher**

Actual: **532 ft.**

RCRA Listings:

Date Form Received by Agency:		20061012
Handler Name:		Hilborn Manufacturing Corp
Handler Address:		22892 Glenwood Dr
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAL000312469
Contact Name:		DUANE HILBORN
Contact Address:		22892 GLENWOOD DR
Contact City,State,Zip:		ALISO VIEJO, CA 92656
Contact Telephone:		949-360-0909
Contact Fax:		949-360-0991
Contact Email:		DUANE@HILBORNINJECTION.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		22892 GLENWOOD DR
Mailing City,State,Zip:		ALISO VIEJO, CA 92656-0000
Owner Name:	Hilborn Manufacturing Corp	
Owner Type:		Other
Operator Name:	Duane Hilborn	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No

HILBORN MANUFACTURING CORP (Continued) **1024815227**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: DUANE HILBORN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	22892 GLENWOOD DR
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-360-0909
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: HILBORN MANUFACTURING CORP	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	22892 GLENWOOD DR
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656-0000
Owner/Operator Telephone:	000-000-0000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20061012
Handler Name: HILBORN MANUFACTURING CORP	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

HILBORN MANUFACTURING CORP (Continued) **1024815227**

List of NAICS Codes and Descriptions:
NAICS Code: 336311
NAICS Description: Carburetor, Piston, Piston Ring, And Valve Manufacturing

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E MANIFEST:

Manifest Tracking Number:	007318709SKS
Last Updated Date:	20191202
Shipped Date:	20191028
Received Date:	20191105
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000312469
Generator Name:	Hilborn Manufacturing
Generator Location Street Number:	Not reported
Generator Location Street 1:	22892 GLENWOOD DR
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	22892 Glenwood Dr
Generator Mail Street 2:	Not reported
Generator Mail City:	Aliso Viejo
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD980675276
Designated Facility Name:	Clean Harbors Buttonwillow Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	PO Box 787
Designated Facility Mail City:	Buttonwillow
Designated Facility Mail Zip:	93206
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	PO Box 787
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Buttonwillow
Designated Facility Location Zip:	93206
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	007318712SKS
Last Updated Date:	20191127
Shipped Date:	20191028

HILBORN MANUFACTURING CORP (Continued) **1024815227**

Received Date:	20191104
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000312469
Generator Name:	Hilborn Manufacturing
Generator Location Street Number:	Not reported
Generator Location Street 1:	22892 GLENWOOD DR
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	22892 Glenwood Dr
Generator Mail Street 2:	Not reported
Generator Mail City:	Aliso Viejo
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD044429835
Designated Facility Name:	Clean Harbors Wilmington Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1737 East Denni Street
Designated Facility Mail City:	Wilmington
Designated Facility Mail Zip:	90744
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1737 East Denni Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Wilmington
Designated Facility Location Zip:	90744
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	007318712SKS
Transporter Line Number:	1
Transporter EPA ID:	TXR000081205
Transporter Name:	Safety-Kleen Systems, Inc.
Manifest Tracking Number:	007318712SKS
Transporter Line Number:	2
Transporter EPA ID:	MAD039322250
Transporter Name:	Clean Harbors Environmental Services, Inc.
Manifest Tracking Number:	007318712SKS
Transporter Line Number:	3
Transporter EPA ID:	MAD039322250
Transporter Name:	Clean Harbors Environmental Services, Inc.
Manifest Tracking Number:	007318712SKS
Transporter Line Number:	4
Transporter EPA ID:	MAD039322250
Transporter Name:	Clean Harbors Environmental Services, Inc.

HILBORN MANUFACTURING CORP (Continued) **1024815227**

Waste Line:

Manifest Tracking Number:	007318712SKS
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1230
U.S. DOT Description:	Un1230, Waste Un1230, Waste Methanol, 3, Pg Ii, 3, Pg Ii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	150
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.075
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.075
Waste Quantity, in Kilograms:	68.02725
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	68.02725
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001, F003
Quantity Haz Kg:	68.02725
Quantity Haz Tons:	0.075
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	CA-331

Manifest Tracking Number:	007318712SKS
Waste Line Number:	2
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	NA3082
U.S. DOT Description:	Na3082, Na3082, Hazardous Waste, Liquid, N.O.S., (Chromium, Lead), 9, Pg Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	3
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	620
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.31
Acute Waste Quantity, in Tons:	0

HILBORN MANUFACTURING CORP (Continued) **1024815227**

Non-Acute Waste Quantity, in Tons:	0.31
Waste Quantity, in Kilograms:	281.17932
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	281.17932
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D005, D006, D007, D008, D009, D010, D011
Quantity Haz Kg:	281.17932
Quantity Haz Tons:	0.31
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	CA-223
Manifest Tracking Number:	007318712SKS
Waste Line Number:	3
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1268
U.S. DOT Description:	Un1268, Petroleum Distillates, N.O.S. (C9-C15 Alkanes, C9-C15 Cycloalkanes), Combustible Liquid, Pg Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DF
Container Type Description:	Fiberboard or plastic drums, barrels, kegs
Waste Quantity:	20
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.01
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.01
Waste Quantity, in Kilograms:	9.0703
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	9.0703
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported

HILBORN MANUFACTURING CORP (Continued) **1024815227**

Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	9.0703
Quantity Non Haz Tons:	0.01
State Waste Codes:	CA-343

Manifest Tracking Number:	007318712SKS
Waste Line Number:	4
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	None, Non-Rcra Hazardous Waste, Liquids, N/A, None
Number of Containers:	2
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	300
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.15
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.15
Waste Quantity, in Kilograms:	136.0545
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	136.0545
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	136.0545
Quantity Non Haz Tons:	0.15
State Waste Codes:	CA-223

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
H36	**CERNO LLC**	**RCRA NonGen / NLR**	**1028890146**
SW	**22892 GLENWOOD DR.**	**E MANIFEST**	**CAC003251170**
1/8-1/4	**ALISO VIEJO, CA 92656**		
0.152 mi.			
803 ft.	**Site 3 of 4 in cluster H**		

Relative: **Higher**

Actual: **532 ft.**

RCRA Listings:

Date Form Received by Agency:		20230911
Handler Name:		Cerno Llc
Handler Address:		22892 Glenwood Dr.
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAC003251170
Contact Name:		DANA CZUBA
Contact Address:		22892 GLENWOOD DR.
Contact City,State,Zip:		ALISO VIEJO, CA 92656
Contact Telephone:		949-715-1534
Contact Fax:		Not reported
Contact Email:		DANA@CERNOGROUP.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		22892 GLENWOOD DR.
Mailing City,State,Zip:		ALISO VIEJO, CA 92656
Owner Name:	Daniel Wacholder	
Owner Type:		Other
Operator Name:	Dana Czuba	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No

CERNO LLC (Continued) **1028890146**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20230911
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: DANIEL WACHOLDER	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	22892 GLENWOOD DR.
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-715-1534
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: DANA CZUBA	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	22892 GLENWOOD DR.
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-715-1534
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20230911
Handler Name: CERNO LLC	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

CERNO LLC (Continued) **1028890146**

List of NAICS Codes and Descriptions:
NAICS Code: 335139
NAICS Description: Electric Lamp Bulb And Other Lighting Equipment Manufacturing

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E MANIFEST:

Manifest Tracking Number:	025345920JJK
Last Updated Date:	20231006
Shipped Date:	20230918
Received Date:	20230918
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAC003251170
Generator Name:	Cerno Llc
Generator Location Street Number:	Not reported
Generator Location Street 1:	22892 GLENWOOD DR.
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	22892 GLENWOOD DR.
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	World Oil Recycling
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	025345920JJK
Transporter Line Number:	1

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERNO LLC (Continued) **1028890146**

Transporter EPA ID: CAL000433760
Transporter Name: Consultant Environmental Operations

Waste Line:
Manifest Tracking Number: 025345920JJK
Waste Line Number: 1
U.S. DOT Hazardous Indicator: N
U.S. DOT ID Number: Not reported
U.S. DOT Description: Not reported
Non-Hazardous Waste Description: Non Rcra Hazardous Waste Liquid (Oily Water)
Number of Containers: 1
Container Type Code: TT
Container Type Description: Cargo tanks (tank trucks)
Waste Quantity: 110
Quantity Unit of Measure Code: G
Quantity Unit of Measure Description: Gallons
Waste Quantity, in Tons: 0.4587156
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.4587156
Waste Quantity, in Kilograms: 416.06882
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 416.06882
Management Method Code: H039
Management Method Description: OTHER RECOVERY OR RECLAMATION FOR REUSE
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: N
Federal Waste Codes: Not reported
Quantity Haz Kg: Not reported
Quantity Haz Tons: Not reported
Quantity Non Haz Kg: 416.06882
Quantity Non Haz Tons: 0.4587156
State Waste Codes: CA-223

G37 **KENNEDY PIPELINE COMPANY** **RCRA NonGen / NLR** **1025865694**
ESE **61 ARGONAUT** **E MANIFEST** **CAL000037032**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.168 mi.
885 ft. **Site 2 of 5 in cluster G**

Relative: **Lower**
Actual: **422 ft.**

RCRA Listings:
Date Form Received by Agency: 19930729
Handler Name: Kennedy Pipeline Company
Handler Address: 61 Argonaut
Handler City,State,Zip: ALISO VIEJO, CA 92656-0000
EPA ID: CAL000037032

KENNEDY PIPELINE COMPANY (Continued) **1025865694**

Contact Name:		MATHEW TRUMBLE
Contact Address:		61 ARGONAUT
Contact City,State,Zip:		ALISO VIEJO, CA 92656-1423
Contact Telephone:		949-380-8363
Contact Fax:		000-000-0000
Contact Email:		MTRUMBLE@KENNEDYPIPELINE.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		61 ARGONAUT
Mailing City,State,Zip:		ALISO VIEJO, CA 92656-1423
Owner Name:	Mathew Trumble	
Owner Type:		Other
Operator Name:	Mathew Trumble	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		Yes
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Financial Assurance Required:		Not reported
Handler Date of Last Change:		20190627
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No

KENNEDY PIPELINE COMPANY (Continued) **1025865694**

Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: MATHEW TRUMBLE	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	61 ARGONAUT
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656-1423
Owner/Operator Telephone:	949-380-8363
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: MATHEW TRUMBLE	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	61 ARGONAUT
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656-1423
Owner/Operator Telephone:	949-380-8363
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19930729
Handler Name:	KENNEDY PIPELINE COMPANY
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	Not reported
Recognized Trader Exporter:	Not reported
Spent Lead Acid Battery Importer:	Not reported
Spent Lead Acid Battery Exporter:	Not reported
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	23492
NAICS Description:	Power And Communication Transmission Line Construction

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

KENNEDY PIPELINE COMPANY (Continued) **1025865694**

E MANIFEST:

Manifest Tracking Number:	003648559GBF
Last Updated Date:	20200423
Shipped Date:	20200409
Received Date:	20200416
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000037032
Generator Name:	Kennedy Pipeline Company
Generator Location Street Number:	Not reported
Generator Location Street 1:	61 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656-0000
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	61 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656-1423
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	5375
Designated Facility Mail Street 1:	CA90058 CA037US 5375
Designated Facility Mail Street 2:	SOUTH BOYLE AVENUE
Designated Facility Mail City:	VERNON
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	5375
Designated Facility Location Street 1:	SOUTH BOYLE AVENUE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90058-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Us Ecology Vernon Inc
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	020492151JJK
Last Updated Date:	20200506
Shipped Date:	20200409
Received Date:	20200416
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000037032
Generator Name:	Kennedy Pipeline Company
Generator Location Street Number:	Not reported
Generator Location Street 1:	61 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656-0000
Generator Mail Street Number:	Not reported

KENNEDY PIPELINE COMPANY (Continued) **1025865694**

Generator Mail Street 1:	PO BOX 3460
Generator Mail Street 2:	Not reported
Generator Mail City:	LAGUNA HILLS
Generator Mail Zip:	92654
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	World Oil Recycling
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	026343336JJK
Last Updated Date:	20240610
Shipped Date:	20240517
Received Date:	20240524
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000037032
Generator Name:	Trumble Prop
Generator Location Street Number:	Not reported
Generator Location Street 1:	61 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	61 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD028409019
Designated Facility Name:	Crosby & Overton
Designated Facility Mail Street Number:	1630
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	W. 17TH STREET
Designated Facility Mail City:	LONG BEACH
Designated Facility Mail Zip:	90813
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1630
Designated Facility Location Street 1:	W. 17TH STREET
Designated Facility Location Street 2:	Not reported

KENNEDY PIPELINE COMPANY (Continued) **1025865694**

Designated Facility Location City:	LONG BEACH
Designated Facility Location Zip:	90813
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	017545382FLE
Last Updated Date:	20240624
Shipped Date:	20240606
Received Date:	20240614
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000037032
Generator Name:	Matthew Trumble
Generator Location Street Number:	Not reported
Generator Location Street 1:	61 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	16331 CONSTRUCTION CIRCLE EAST
Generator Mail Street 2:	Not reported
Generator Mail City:	IRVINE
Generator Mail Zip:	96260
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	World Oil Recycling
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	026771504JJK
Last Updated Date:	20240717
Shipped Date:	20240626
Received Date:	20240628
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000037032
Generator Name:	Trumble Prop
Generator Location Street Number:	Not reported

KENNEDY PIPELINE COMPANY (Continued) **1025865694**

Generator Location Street 1:	61 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	61 ARGONAUT
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD028409019
Designated Facility Name:	Crosby & Overton
Designated Facility Mail Street Number:	1630
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	W. 17TH STREET
Designated Facility Mail City:	LONG BEACH
Designated Facility Mail Zip:	90813
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1630
Designated Facility Location Street 1:	W. 17TH STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LONG BEACH
Designated Facility Location Zip:	90813
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	019961095JJK
Last Updated Date:	20190316
Shipped Date:	20190225
Received Date:	20190225
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000037032
Generator Name:	Kennedy Pipeline Company
Generator Location Street Number:	Not reported
Generator Location Street 1:	61 ARGONAUT
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	61 Argonaut
Generator Mail Street 2:	Not reported
Generator Mail City:	Aliso Viejo
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	World Oil Recycling
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	2000 N. ALAMEDA STREET

KENNEDY PIPELINE COMPANY (Continued) **1025865694**

Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	2000 N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	019961095JJK
Transporter Line Number:	1
Transporter EPA ID:	CAL000433760
Transporter Name:	Consultant Environmental Operations

Waste Line:

Manifest Tracking Number:	019961095JJK
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Non-Rcra Hazardous Waste Liquid, Used Oil
Number of Containers:	1
Container Type Code:	TT
Container Type Description:	Cargo tanks (tank trucks)
Waste Quantity:	85
Quantity Unit of Measure Code:	G
Quantity Unit of Measure Description:	Gallons
Waste Quantity, in Tons:	0.35446206
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.35446206
Waste Quantity, in Kilograms:	321.50772
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	321.50772
Management Method Code:	H039
Management Method Description:	OTHER RECOVERY OR RECLAMATION FOR REUSE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0

KENNEDY PIPELINE COMPANY (Continued) **1025865694**

Quantity Haz Tons:	0
Quantity Non Haz Kg:	321.50772
Quantity Non Haz Tons:	0.35446206
State Waste Codes:	CA-221

G38 **KENNEDY PIPELINE CO** **CA FID UST** **S101631265**
ESE **61 ARGONAUT** **N/A**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.168 mi.
885 ft. **Site 3 of 5 in cluster G**

Relative:
Lower

Actual:
422 ft.

CA FID UST:

Facility ID:	30012495
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7143808363
Mail To:	Not reported
Mailing Address:	61 ARGONAUT
Mailing Address 2:	Not reported
Mailing City,St,Zip:	ALISO VIEJO 92656
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

G39 **KENNEDY PIPELINE CO** **UST** **U003433121**
ESE **61 ARGONAUT** **SWEEPS UST** **N/A**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.168 mi.
885 ft. **Site 4 of 5 in cluster G**

Relative:
Lower

Actual:
422 ft.

ORANGE CO. UST:

Name:	KENNEDY PIPELINE CO
Address:	61 ARGONAUT
City,State,Zip:	ALISO VIEJO 92656
Facility ID:	FA0025143
SR Number:	Not reported
Permit Number:	Not reported
Latitude:	Not reported
Longitude:	Not reported

Name:	KENNEDY PIPELINE CO
Address:	61 ARGONAUT
City,State,Zip:	ALISO VIEJO 92656
Facility ID:	FA0025143
SR Number:	Not reported
Permit Number:	Not reported
Latitude:	Not reported
Longitude:	Not reported

Name: KENNEDY PIPELINE CO

KENNEDY PIPELINE CO (Continued) **U003433121**

Address: 61 ARGONAUT
City,State,Zip: ALISO VIEJO, CA 92656-1423
Facility ID: FA0025143
SR Number: Not reported
Permit Number: PR0024857
Latitude: 33.592510
Longitude: -117.723980

Name: KENNEDY PIPELINE CO
Address: 61 ARGONAUT
City,State,Zip: ALISO VIEJO, CA 92656-1423
Facility ID: FA0025143
SR Number: Not reported
Permit Number: PR0024857
Latitude: 33.592510
Longitude: -117.723980

UST:
Name: KENNEDY PIPELINE CO
Address: 61 ARGONAUT
City,State,Zip: ALISO VIEJO, CA 92656
Facility ID: FA0025143
Permitting Agency: Orange County Environmental Health
CERSID: 10516102
Latitude: 33.5920800
Longitude: -117.723580
Owner type: Non-Government
Facility type: Motor Vehicle Fueling
Num of inuse ust: Not reported
Num of closed ust: 2
Num of oos ust: 0
Epa region: 9
Tribal lands: No
Tank owner name: Trumble Properties
Tank owner mailing address: 16331 Construction E.
Tank owner mailing city: Irvine
Tank owner mailing zip: 92606
Tank owner mailing state: Ca
Tank operator name: Trumble Properties
Tank operator mailing address: 16331 Construction Circle East
Tank operator mailing city: Irvine
Tank operator mailing zip: 92606
Tank operator mailing state: CA
Tankidnumber: 30-000-FA0025143-001
Tank status: UST Removal
Tank configuration: Stand Alone Tank
Tank closure date: 6/6/2024 12:00:00 AM
Tank installation date: 1/1/1988 12:00:00 AM
Tank num of compartments: 1
Tank contents: Regular Unleaded
Tank capacity gallons: 12000
Tank type: Double Wall
Tank pc construction: Fiberglass
Tank pwpiping construction: Fiberglass
Tank piping type: Pressure
Tank piping construction: Double Walled
Tank sacrificial anode: No

KENNEDY PIPELINE CO (Continued) **U003433121**

Tank cp impressed current:	No
Tank cp shutoff:	Yes
Tank alarms:	No
Tank ball float:	No
Tank spill bucket:	Yes

Name:	KENNEDY PIPELINE CO
Address:	61 ARGONAUT
City,State,Zip:	ALISO VIEJO, CA 92656
Facility ID:	FA0025143
Permitting Agency:	Orange County Environmental Health
CERSID:	10516102
Latitude:	33.5920800
Longitude:	-117.723580
Owner type:	Non-Government
Facility type:	Motor Vehicle Fueling
Num of inuse ust:	Not reported
Num of closed ust:	2
Num of oos ust:	0
Epa region:	9
Tribal lands:	No
Tank owner name:	Trumble Properties
Tank owner mailing address:	16331 Construction E.
Tank owner mailing city:	Irvine
Tank owner mailing zip:	92606
Tank owner mailing state:	Ca
Tank operator name:	Trumble Properties
Tank operator mailing address:	16331 Construction Circle East
Tank operator mailing city:	Irvine
Tank operator mailing zip:	92606
Tank operator mailing state:	CA
Tankidnumber:	30-000-FA0025143-002
Tank status:	UST Removal
Tank configuration:	Stand Alone Tank
Tank closure date:	6/6/2024 12:00:00 AM
Tank installation date:	9/1/1988 12:00:00 AM
Tank num of compartments:	1
Tank contents:	Diesel
Tank capacity gallons:	10000
Tank type:	Double Wall
Tank pc construction:	Fiberglass
Tank pwpiping construction:	Fiberglass
Tank piping type:	Pressure
Tank piping construction:	Double Walled
Tank sacrificial anode:	No
Tank cp impressed current:	No
Tank cp shutoff:	Yes
Tank alarms:	No
Tank ball float:	No
Tank spill bucket:	Yes

SWEEPS UST:

Name:	KENNEDY PIPELINE CO
Address:	61 ARGONAUT
City:	ALISO VIEJO
Status:	Active
Comp Number:	9851

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

KENNEDY PIPELINE CO (Continued) **U003433121**

Number:	9
Board Of Equalization:	44-016784
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-009851-000001
Tank Status:	A
Capacity:	10000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	2

Name:	KENNEDY PIPELINE CO
Address:	61 ARGONAUT
City:	ALISO VIEJO
Status:	Active
Comp Number:	9851
Number:	9
Board Of Equalization:	44-016784
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-009851-000002
Tank Status:	A
Capacity:	12000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

G40 **KENNEDY PIPELINE CO** **UST FINDER** **1028192210**
ESE **61 ARGONAUT** **N/A**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.168 mi.
885 ft. **Site 5 of 5 in cluster G**

Relative: **Lower**
Actual: **422 ft.**

UST FINDER:

Object ID:	736441
Facility ID:	CA10516102
Name:	KENNEDY PIPELINE CO
Address:	61 ARGONAUT
City,State,Zip:	ALISO VIEJO, CA 92656
Address Match Type:	PointAddress
Open USTs:	2
Closed USTs:	Not reported
TOS USTs:	Not reported
Population 1500ft:	880
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, Medium Intensity
Within SPA:	Not reported
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported

KENNEDY PIPELINE CO (Continued) **1028192210**

SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Not reported
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Open UST(s)
Date of Last Inspection:	Not reported
EPA Region:	9
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-117.723734964
Y Coord:	33.592076997
Latitude:	33.5920769970827
Longitude:	-117.723734964488

UST FINDER:

Object ID:	2273313
Facility ID:	CA10516102
Tank ID:	CA10516102-002_A Stand-alone Tank_1
Tank Status:	Open
Installation Date:	1988/09/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Diesel
Tank Wall Type:	Double Wall

Object ID:	2273314
Facility ID:	CA10516102
Tank ID:	CA10516102-001_A Stand-alone Tank_1
Tank Status:	Open
Installation Date:	1988/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	12000
Substances:	Regular Unleaded
Tank Wall Type:	Double Wall

H41 **CALWIRE INC** **RCRA NonGen / NLR** **1031065434**
SW **23 BROOKLINE** **CAL000485631**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.189 mi.
997 ft. **Site 4 of 4 in cluster H**

Relative: **Higher**
Actual: **543 ft.**

RCRA Listings:

Date Form Received by Agency:	20240513
Handler Name:	Calwire Inc
Handler Address:	23 Brookline
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000485631
Contact Name:	MICHAEL GRIMM
Contact Address:	23 BROOKLINE
Contact City,State,Zip:	ALISO VIEJO, CA 92656
Contact Telephone:	714-606-6156
Contact Fax:	Not reported
Contact Email:	MIKE@CALWIRE.COM
Contact Title:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

CALWIRE INC (Continued) **1031065434**

EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		23 BROOKLINE
Mailing City,State,Zip:		ALISO VIEJO, CA 92656
Owner Name:	Calwire Inc	
Owner Type:		Other
Operator Name:	Michael Grimm	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Financial Assurance Required:		Not reported
Handler Date of Last Change:		20240518
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No
Importer of Spent Lead Acid Batteries:		No
Exporter of Spent Lead Acid Batteries:		No
Recycler Activity Without Storage:		No
Manifest Broker:		No
Sub-Part P Indicator:		No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CALWIRE INC (Continued) **1031065434**

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: CALWIRE INC
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 23 BROOKLINE
Owner/Operator City,State,Zip: ALISO VIEJO, CA 92656
Owner/Operator Telephone: 714-606-6156
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: MICHAEL GRIMM
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 23 BROOKLINE
Owner/Operator City,State,Zip: ALISO VIEJO, CA 92656
Owner/Operator Telephone: 714-606-6156
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20240513
Handler Name: CALWIRE INC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 333998
NAICS Description: All Other Miscellaneous General Purpose Machinery Manufacturing

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

I42 **PACIFIC ORCA** **RCRA NonGen / NLR** **1026478832**
SW **37 BROOKLINE** **E MANIFEST** **CAC003084738**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.237 mi.
1250 ft. **Site 1 of 3 in cluster I**

Relative: **Higher**
Actual: **569 ft.**

RCRA Listings:

Date Form Received by Agency:		20200921
Handler Name:		Pacific Orca
Handler Address:		37 Brookline
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAC003084738
Contact Name:		ASBESTOS ABATEMENT INC
Contact Address:		2296 E VIA BURTON
Contact City,State,Zip:		ANAHEIM, CA 92806
Contact Telephone:		714-780-1702
Contact Fax:		Not reported
Contact Email:		ELENA@ABGCONSTRUCTIONCO.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		2296 E VIA BURTON
Mailing City,State,Zip:		ANAHEIM, CA 92806
Owner Name:	Pacific Orca	
Owner Type:		Other
Operator Name:	Asbestos Abatement Inc	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No

PACIFIC ORCA (Continued) **1026478832**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200927
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: PACIFIC ORCA	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	37 BROOKLINE
Owner/Operator City,State,Zip:	ANAHEIM, CA 92806
Owner/Operator Telephone:	714-780-1702
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: ASBESTOS ABATEMENT INC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2296 E VIA BURTON
Owner/Operator City,State,Zip:	ANAHEIM, CA 92806
Owner/Operator Telephone:	714-780-1702
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200921
Handler Name: PACIFIC ORCA	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

PACIFIC ORCA (Continued) **1026478832**

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: All Other Waste Management Services

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E MANIFEST:

Manifest Tracking Number:	020929885JJK
Last Updated Date:	20201109
Shipped Date:	20200930
Received Date:	20201007
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAC003084738
Generator Name:	Pacific Orca
Generator Location Street Number:	Not reported
Generator Location Street 1:	37 BROOKLINE
Generator Location Street 2:	Not reported
Generator Location City:	ALISO VIEJO
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	37 BROOKLINE
Generator Mail Street 2:	Not reported
Generator Mail City:	ALISO VIEJO
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD009007626
Designated Facility Name:	Azusa Land Reclamation Co Inc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	1211 W. GLADSTONE STREET
Designated Facility Mail City:	AZUSA
Designated Facility Mail Zip:	91702
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	1211 W. GLADSTONE STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	AZUSA
Designated Facility Location Zip:	91702
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	020929885JJK
Transporter Line Number:	1

PACIFIC ORCA (Continued) **1026478832**

Transporter EPA ID: CAR000152058
Transporter Name: Earthwise Services Llc

Waste Line:
Manifest Tracking Number: 020929885JJK
Waste Line Number: 1
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: NA2212
U.S. DOT Description: Na2212, Asbestos, 9, Pg Iii, Rq
Non-Hazardous Waste Description: Not reported
Number of Containers: 13
Container Type Code: BA
Container Type Description: Burlap, cloth, paper, or plastic bags
Waste Quantity: 1
Quantity Unit of Measure Code: Y
Quantity Unit of Measure Description: Cubic Yards
Waste Quantity, in Tons: 0.84
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.84
Waste Quantity, in Kilograms: 761.9052
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 761.9052
Management Method Code: H132
Management Method Description: LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: N
Federal Waste Codes: Not reported
Quantity Haz Kg: 0
Quantity Haz Tons: 0
Quantity Non Haz Kg: 761.9052
Quantity Non Haz Tons: 0.84
State Waste Codes: CA-151

I43 **UNITED PARCEL SERVICE** **UST FINDER RELEASE** **1029123209**
SW **22 BROOKLINE** **N/A**
1/4-1/2 **ALISO VIEJO, CA 92656**
0.259 mi.
1365 ft. **Site 2 of 3 in cluster I**

Relative:
Higher

Actual:
595 ft.

UST FINDER RELEASE:
Object ID: 69039
Facility ID: Not reported
Lust ID: CAT0605902532
Name: UNITED PARCEL SERVICE
Address: 22 BROOKLINE

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

UNITED PARCEL SERVICE (Continued) **1029123209**

City,State,Zip:	ALISO VIEJO, CA 92656
Address Match Type:	StreetAddress
Reported Date:	Not reported
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	443
Domestic Wells within 1500ft:	0
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	9
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-117.72991
Y Coord:	33.59067
Latitude:	33.59067
Longitude:	-117.72991

I44 **UNITED PARCEL SERVICE, INC.** **RCRA-LQG 1000594559**
SW **22 BROOKLINE DRIVE.** **LUST CAD983584004**
1/4-1/2 **LAGUNA HILLS, CA 92656** **CERS HAZ WASTE**
0.259 mi. **SWEEPS UST**
1365 ft. **Site 3 of 3 in cluster I** **CERS TANKS**
CA FID UST
Relative: Higher **CHMIRS**
FINDS
Actual: 595 ft. **ECHO**
E MANIFEST
Cortese
HIST CORTESE
CERS

RCRA Listings:

Date Form Received by Agency:	20240209
Handler Name:	United Parcel Service
Handler Address:	Brookline Drive
Handler City,State,Zip:	LAGUNA HILLS, CA 92656
EPA ID:	CAD983584004
Contact Name:	JAMES CARRACINO
Contact Address:	SOUTH VERNON ST
Contact City,State,Zip:	ANAHEIM, CA 92805
Contact Telephone:	562-896-2498
Contact Fax:	Not reported
Contact Email:	SOUTHCALENVIRONMENTAL@UPS.COM

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Contact Title:		CORPORATE ENVIRONMENTAL MANAGER
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Large Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		2023
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Ca
State District:		4
Mailing Address:		BROOKLINE DRIVE
Mailing City,State,Zip:		LAGUNA HILLS, CA 92656
Owner Name:	United Parcel Service Inc	
Owner Type:		Private
Operator Name:	United Parcel Service Inc	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Financial Assurance Required:		Not reported
Handler Date of Last Change:		20240913
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No
Importer of Spent Lead Acid Batteries:		No
Exporter of Spent Lead Acid Batteries:		No
Recycler Activity Without Storage:		No
Manifest Broker:		No
Sub-Part P Indicator:		No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Biennial: List of Years
Year: 2023

Click Here for Biennial Reporting System Data:
Year: 2021

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: D001
Waste Description: Ignitable Waste

Waste Code: D002
Waste Description: Corrosive Waste

Waste Code: D003
Waste Description: Reactive Waste

Waste Code: D005
Waste Description: Barium

Waste Code: D006
Waste Description: Cadmium

Waste Code: D007
Waste Description: Chromium

Waste Code: D008
Waste Description: Lead

Waste Code: D039
Waste Description: Tetrachloroethylene

Waste Code: P075
Waste Description: Nicotine, & Salts (Or) Pyridine, 3-(1-Methyl-2-Pyrrolidinyl)-,(S)-, & Salts

Waste Code: U002
Waste Description: 2-Propanone (I) (Or) Acetone (I)

Waste Code: U117
Waste Description: Ethane, 1,1'-Oxybis-(I) (Or) Ethyl Ether (I)

Waste Code: U239
Waste Description: Benzene, Dimethyl- (I,T) (Or) Xylene (I)

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: UNITED PARCEL SERVICE INC
Legal Status: Private
Date Became Current: 19910610
Date Ended Current: Not reported
Owner/Operator Address: 55 GLENLAKE PKWY NE
Owner/Operator City,State,Zip: ATLANTA, GA 30328
Owner/Operator Telephone: 661-313-1830
Owner/Operator Telephone Ext: Not reported

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Owner/Operator Fax:	Not reported
Owner/Operator Email:	SOUTHCALENVIRONMENTAL@UPS.COM
Owner/Operator Indicator:	Operator
Owner/Operator Name: NOT REQUIRED	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: UNITED PARCEL SERVICE INC	
Legal Status:	Private
Date Became Current:	19910610
Date Ended Current:	Not reported
Owner/Operator Address:	55 GLENLAKE PKWY NE
Owner/Operator City,State,Zip:	ATLANTA, GA 30328
Owner/Operator Telephone:	661-313-1830
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	SOUTHCALENVIRONMENTAL@UPS.COM
Owner/Operator Indicator:	Operator
Owner/Operator Name: UNITED PARCEL SERVICE INC	
Legal Status:	Private
Date Became Current:	19910610
Date Ended Current:	Not reported
Owner/Operator Address:	55 GLENLAKE PKWY NE
Owner/Operator City,State,Zip:	ATLANTA, GA 30328
Owner/Operator Telephone:	661-313-1830
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	SOUTHCALENVIRONMENTAL@UPS.COM
Owner/Operator Indicator:	Operator
Owner/Operator Name: UNITED PARCEL SERVICE INC	
Legal Status:	Private
Date Became Current:	19910610
Date Ended Current:	Not reported
Owner/Operator Address:	55 GLENLAKE PKWY NE
Owner/Operator City,State,Zip:	ATLANTA, GA 30328
Owner/Operator Telephone:	661-313-1830
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	SOUTHCALENVIRONMENTAL@UPS.COM
Owner/Operator Indicator:	Operator
Owner/Operator Name: UNITED PARCEL SERVICE INC	
Legal Status:	Private
Date Became Current:	19910610
Date Ended Current:	Not reported
Owner/Operator Address:	55 GLENLAKE PKWY NE

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Owner/Operator City,State,Zip: ATLANTA, GA 30328
Owner/Operator Telephone: 661-313-1830
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: SOUTHCALENVIRONMENTAL@UPS.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: VALACAL
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: NOT REQUIRED
Owner/Operator City,State,Zip: NOT REQUIRED, ME 99999
Owner/Operator Telephone: 415-555-1212
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: UNITED PARCEL SERVICE INC
Legal Status: Private
Date Became Current: 19910610
Date Ended Current: Not reported
Owner/Operator Address: 55 GLENLAKE PKWY NE
Owner/Operator City,State,Zip: ATLANTA, GA 30328
Owner/Operator Telephone: 661-313-1830
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: SOUTHCALENVIRONMENTAL@UPS.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: UNITED PARCEL SERVICE INC
Legal Status: Private
Date Became Current: 19910610
Date Ended Current: Not reported
Owner/Operator Address: 55 GLENLAKE PKWY NE
Owner/Operator City,State,Zip: ATLANTA, GA 30328
Owner/Operator Telephone: 661-313-1830
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: SOUTHCALENVIRONMENTAL@UPS.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: UNITED PARCEL SERVICE INC
Legal Status: Private
Date Became Current: 19910610
Date Ended Current: Not reported
Owner/Operator Address: 55 GLENLAKE PKWY NE
Owner/Operator City,State,Zip: ATLANTA, GA 30328
Owner/Operator Telephone: 661-313-1830
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: SOUTHCALENVIRONMENTAL@UPS.COM

Historic Generators:
Receive Date: 20220217
Handler Name: UNITED PARCEL SERVICE

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Ca
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

Receive Date:	20240209
Handler Name: UNITED PARCEL SERVICE	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Ca
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

Receive Date:	19910610
Handler Name: UNITED PARCEL SERVICE	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Ca
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	20220124
Handler Name: UNITED PARCEL SERVICE	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Ca
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

Receive Date:	20240205
Handler Name: UNITED PARCEL SERVICE - CALAG	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Ca
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

List of NAICS Codes and Descriptions:

NAICS Code:	49211
NAICS Description:	Couriers And Express Delivery Services

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

LUST:

Name:	UNITED PARCEL SERVICE
Address:	22 BROOKLINE
City,State,Zip:	ALISO VIEJO, CA 92656
Lead Agency:	ORANGE COUNTY LOP
Case Type:	LUST Cleanup Site

Geo Track:

Global Id:	T0605902532
Latitude:	33.5920773
Longitude:	-117.7289683
Status:	Completed - Case Closed
Status Date:	01/04/1996
Case Worker:	GH
RB Case Number:	9UT3197
Local Agency:	ORANGE COUNTY LOP
File Location:	Local Agency
Local Case Number:	95UT025
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel, Gasoline
EPA Region:	9
Coordinate Source:	Google Geocode
Quantity Released Gallons:	0
Begin Date:	04/06/1995
Leak Reported Date:	04/06/1995
How Discovered:	Tank Closure
How Discovered Description:	Not reported
Discharge Source:	Not reported
Discharge Cause:	Not reported
Stop Method:	Close and Remove Tank
Stop Description:	Not reported
No Further Action Date:	01/04/1996
CA Water Watershed Name:	San Juan - Laguna - Aliso (901.13)
Dwr Groundwater Subbasin Name:	Not reported
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	1-5% (lowest scores)
CA Enviroscreen 4 Score:	5-10%
Military DOD Site:	No

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Facility Project Subtype: Not reported
RWQCB Region: SAN DIEGO RWQCB (REGION 9)
Claim Number: 12491
Claim Status: Eligible (Not Yet Funded)
Site History: Not reported

LUST:
Global Id: T0605902532
Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: GENIECE HIGGINS
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
City: SANTA ANA
Email: ghiggins@ochca.com
Phone Number: 7144336260

LUST:
Global Id: T0605902532
Action Type: Other
Date: 04/06/1995
Action: Leak Discovery

Global Id: T0605902532
Action Type: ENFORCEMENT
Date: 01/04/1996
Action: Closure/No Further Action Letter

Global Id: T0605902532
Action Type: Other
Date: 04/06/1995
Action: Leak Reported

Global Id: T0605902532
Action Type: ENFORCEMENT
Date: 04/14/2021
Action: Historic Files

LUST:
Global Id: T0605902532
Status: Open - Case Begin Date
Status Date: 04/06/1995

Global Id: T0605902532
Status: Completed - Case Closed
Status Date: 01/04/1996

LUST REG 9:
Region: 9
Status: Case Closed
Case Number: 9UT3197
Local Case: 95UT25
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Local Agency: Orange
How Found: Not reported
How Stopped: Not reported
Source: Not reported
Cause: Not reported
Lead Agency: Local Agency
Case Type: Soil only
Date Found: / /
Date Stopped: / /
Confirm Date: / /
Submit Workplan: 4/26/95
Prelim Assess: / /
Desc Pollution: Not reported
Remed Plan: / /
Remed Action: Not reported
Began Monitor: Not reported
Release Date: 04/26/1995
Enforce Date: Not reported
Closed Date: 1/4/96
Enforce Type: Not reported
Pilot Program: LOP
Basin Number: 901.13
GW Depth: 65'+
Beneficial Use: MUNBU
NPDES Number: Not reported
Priority: 2A
File Dispn: Administratively opened on database, however no file physically exists
Interim Remedial Actions: Not reported
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

ORANGE CO. LUST:
Name: UNITED PARCEL SERVICE
Address: 22 BROOKLINE
City,State,Zip: ALISO VIEJO, CA 92656-1461
Region: ORANGE
Facility Id: 95UT025
Current Status: Closed
Type of Closure: Closure certification issued
Released Substance: Not reported
Date Closed: 01/04/1996
File Location: Local Agency

CERS HAZ WASTE:
Name: UPS - LAGUNA
Address: 22 BROOKLINE DR
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 79269
CERS ID: 10156111
CERS Description: Hazardous Waste Generator

SWEEPS UST:
Name: UNITED PARCEL SERVICE
Address: 22 BROOKLINE DR
City: ALISO VIEJO
Status: Active

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Comp Number: 10049
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: 30-000-010049-000001
Tank Status: A
Capacity: 1000
Active Date: Not reported
Tank Use: PETROLEUM
STG: P
Content: Not reported
Number Of Tanks: 5

Name: UNITED PARCEL SERVICE
Address: 22 BROOKLINE DR
City: ALISO VIEJO
Status: Active
Comp Number: 10049
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: 30-000-010049-000004
Tank Status: A
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: OTHER
Number Of Tanks: Not reported

Name: UNITED PARCEL SERVICE
Address: 22 BROOKLINE DR
City: ALISO VIEJO
Status: Active
Comp Number: 10049
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: 30-000-010049-000005
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: UNITED PARCEL SERVICE

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Address: 22 BROOKLINE DR
City: ALISO VIEJO
Status: Active
Comp Number: 10049
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: 30-000-010049-000006
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

Name: UNITED PARCEL SERVICE
Address: 22 BROOKLINE DR
City: ALISO VIEJO
Status: Active
Comp Number: 10049
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: 30-000-010049-000007
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

CERS TANKS:
Name: UPS - LAGUNA
Address: 22 BROOKLINE DR
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 79269
CERS ID: 10156111
CERS Description: Underground Storage Tank

CA FID UST:
Facility ID: 30010022
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7146436644
Mail To: Not reported
Mailing Address: 25201 PASEO ALICIA

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Mailing Address 2: Not reported
Mailing City,St,Zip: ALISO VIEJO 92656
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CHMIRS:

Name:	Not reported
Address:	22 BROOKLINE DR
City,State,Zip:	ALISO VIEJO, CA 92656
OES Incident Number:	22-6381
OES notification:	10/28/2022
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:	Road
Cleanup By:	Contractor
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Type:	PETROLEUM
Measure:	Gal(s)
Other:	Not reported
Date/Time:	1138
Year:	2022

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Agency:	Hazmat1
Incident Date:	10/28/2022
Admin Agency:	Orange County Emergency Management Division
Amount:	Not reported
Contained:	Stopped,Contained
Site Type:	Not reported
E Date:	Not reported
Substance:	Gasoline
Quantity Released:	20
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	No
#2 Pipeline:	No
#3 Pipeline:	No
#1 Vessel >= 300 Tons:	No
#2 Vessel >= 300 Tons:	No
#3 Vessel >= 300 Tons:	No
Evacs:	No
Injuries:	No
Fatals:	No
Comments:	Not reported
Description:	Caller states there was a motor vehicle accident which caused a release of 20 gallons of gasoline onto asphalt. Release is stopped and contained with no waterways impacted. Contractor is performing cleanup.

FINDS:
Registry ID: 110002845556

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
All generators and treatment, storage, and disposal (TSD) facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years. The data collected is used to create the National Biennial Resource Conservation and Recovery Act (RCRA) Hazardous Waste Report. This data is processed within the RCRA Information (RCRAInfo) database
The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS),EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), andToxic Release Inventory (TRI).
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.
California's Hazardous Waste Tracking System Data Mart (HWTS-DATAMART)

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

provides information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000594559
Registry ID:	110002845556
DFR URL:	
Name:	UNITED PARCEL SERVICE - CALAG
Address:	22 Brookline Drive
City,State,Zip:	LAGUNA HILLS, CA 92656

E MANIFEST:

Manifest Tracking Number:	013704626FLE
Last Updated Date:	20211201
Shipped Date:	20211104
Received Date:	20211105
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service, Inc
Generator Location Street Number:	Not reported
Generator Location Street 1:	22 BROOKLINE DRIVE
Generator Location Street 2:	Not reported
Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	1331 S VERNON ST
Generator Mail Street 2:	Not reported
Generator Mail City:	ANAHEIM
Generator Mail Zip:	92805
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT080013352
Designated Facility Name:	World Oil Recycling
Designated Facility Mail Street Number:	2000
Designated Facility Mail Street 1:	CA90222 CA037US 2000
Designated Facility Mail Street 2:	N. ALAMEDA STREET
Designated Facility Mail City:	COMPTON
Designated Facility Mail Zip:	90222
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	2000
Designated Facility Location Street 1:	N. ALAMEDA STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	COMPTON
Designated Facility Location Zip:	90222-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	001661951VES

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Last Updated Date:	20190806
Shipped Date:	20190724
Received Date:	20190731
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service
Generator Location Street Number:	Not reported
Generator Location Street 1:	LAGUNA HUB
Generator Location Street 2:	22 BROOKLINE
Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	LAGUNA HUB
Generator Mail Street 2:	22 BROOKLINE
Generator Mail City:	LAGUNA HILL
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008302903
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	107
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	107 SOUTH MOTOR AVENUE
Designated Facility Mail City:	AZUSA
Designated Facility Mail Zip:	91702
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1704
Designated Facility Location Street 1:	1704 W FIRST ST
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	AZUSA
Designated Facility Location Zip:	91702
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Veolia Es Technical Solutions Llc
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	001408846VES
Last Updated Date:	20181105
Shipped Date:	20181016
Received Date:	20181025
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service
Generator Location Street Number:	Not reported
Generator Location Street 1:	LAGUNA HUB
Generator Location Street 2:	22 BROOKLINE
Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	LAGUNA HUB
Generator Mail Street 2:	22 BROOKLINE

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Generator Mail City:	LAGUNA HILL
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008302903
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	107
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	107 SOUTH MOTOR AVENUE
Designated Facility Mail City:	AZUSA
Designated Facility Mail Zip:	91702
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	107
Designated Facility Location Street 1:	107 SOUTH MOTOR AVENUE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	IRWINDALE
Designated Facility Location Zip:	91702
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Veolia Es Technical Solutions Llc
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	001408873VES
Last Updated Date:	20181121
Shipped Date:	20181101
Received Date:	20181108
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service
Generator Location Street Number:	Not reported
Generator Location Street 1:	LAGUNA HUB
Generator Location Street 2:	22 BROOKLINE
Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	LAGUNA HUB
Generator Mail Street 2:	22 BROOKLINE
Generator Mail City:	LAGUNA HILL
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008302903
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	107
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	107 SOUTH MOTOR AVENUE
Designated Facility Mail City:	AZUSA
Designated Facility Mail Zip:	91702
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	107
Designated Facility Location Street 1:	107 SOUTH MOTOR AVENUE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	IRWINDALE
Designated Facility Location Zip:	91702

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Veolia Es Technical Solutions Llc
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	001658797VES
Last Updated Date:	20190715
Shipped Date:	20190612
Received Date:	20190619
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service
Generator Location Street Number:	Not reported
Generator Location Street 1:	LAGUNA HUB
Generator Location Street 2:	22 BROOKLINE
Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	LAGUNA HUB
Generator Mail Street 2:	22 BROOKLINE
Generator Mail City:	LAGUNA HILL
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008302903
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	107
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	107 SOUTH MOTOR AVENUE
Designated Facility Mail City:	AZUSA
Designated Facility Mail Zip:	91702
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1704
Designated Facility Location Street 1:	1704 W FIRST ST
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	AZUSA
Designated Facility Location Zip:	91702
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Veolia Es Technical Solutions Llc
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	001279986VES
Last Updated Date:	20180815
Shipped Date:	20180702
Received Date:	20180706
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service
Generator Location Street Number:	Not reported
Generator Location Street 1:	LAGUNA HUB
Generator Location Street 2:	22 BROOKLINE

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	LAGUNA HUB
Generator Mail Street 2:	22 BROOKLINE
Generator Mail City:	LAGUNA HILL
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008302903
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	107
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	107 SOUTH MOTOR AVENUE
Designated Facility Mail City:	AZUSA
Designated Facility Mail Zip:	91702
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	107
Designated Facility Location Street 1:	107 SOUTH MOTOR AVENUE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	IRWINDALE
Designated Facility Location Zip:	91702
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Veolia Es Technical Solutions Llc
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	001986438VES
Last Updated Date:	20211121
Shipped Date:	20211018
Received Date:	20211104
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service
Generator Location Street Number:	Not reported
Generator Location Street 1:	LAGUNA HUB
Generator Location Street 2:	22 BROOKLINE
Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	LAGUNA HUB
Generator Mail Street 2:	22 BROOKLINE
Generator Mail City:	LAGUNA HILL
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ILD098642424
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	7 MOBILE AVENUE
Designated Facility Mail Street 2:	L.L.C.
Designated Facility Mail City:	SAUGET
Designated Facility Mail Zip:	62201-1069

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Designated Facility Mail State:	IL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	L.L.C.
Designated Facility Location Street 2:	7 MOBILE AVENUE
Designated Facility Location City:	SAUGET
Designated Facility Location Zip:	62201-1069
Designated Facility Location State:	IL
Designated Facility Contact Company Name:	Veolia Es Technical Solutions,
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	001986524VES
Last Updated Date:	20220311
Shipped Date:	20220303
Received Date:	20220309
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service
Generator Location Street Number:	Not reported
Generator Location Street 1:	LAGUNA HUB
Generator Location Street 2:	22 BROOKLINE
Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	LAGUNA HUB
Generator Mail Street 2:	22 BROOKLINE
Generator Mail City:	LAGUNA HILL
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008302903
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	107
Designated Facility Mail Street 1:	1704 W. FIRST STREET
Designated Facility Mail Street 2:	L.L.C.
Designated Facility Mail City:	AZUSA
Designated Facility Mail Zip:	91702
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1704
Designated Facility Location Street 1:	L.L.C.
Designated Facility Location Street 2:	1704 W. FIRST STREET
Designated Facility Location City:	AZUSA
Designated Facility Location Zip:	91702
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Veolia Es Technical Solutions,
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	001986559VES
Last Updated Date:	20220415
Shipped Date:	20220317
Received Date:	20220405
Manifest Status:	Signed
Submission Type:	DataImage5Copy

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service
Generator Location Street Number:	Not reported
Generator Location Street 1:	LAGUNA HUB
Generator Location Street 2:	22 BROOKLINE
Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	LAGUNA HUB
Generator Mail Street 2:	22 BROOKLINE
Generator Mail City:	LAGUNA HILL
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	ILD098642424
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	7 MOBILE AVENUE
Designated Facility Mail Street 2:	L.L.C.
Designated Facility Mail City:	SAUGET
Designated Facility Mail Zip:	62201-1069
Designated Facility Mail State:	IL
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	L.L.C.
Designated Facility Location Street 2:	7 MOBILE AVENUE
Designated Facility Location City:	SAUGET
Designated Facility Location Zip:	62201-1069
Designated Facility Location State:	IL
Designated Facility Contact Company Name:	Veolia Es Technical Solutions,
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	001986560VES
Last Updated Date:	20220328
Shipped Date:	20220317
Received Date:	20220325
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service
Generator Location Street Number:	Not reported
Generator Location Street 1:	LAGUNA HUB
Generator Location Street 2:	22 BROOKLINE
Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	LAGUNA HUB
Generator Mail Street 2:	22 BROOKLINE
Generator Mail City:	LAGUNA HILL
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008302903

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	107
Designated Facility Mail Street 1:	1704 W. FIRST STREET
Designated Facility Mail Street 2:	L.L.C.
Designated Facility Mail City:	AZUSA
Designated Facility Mail Zip:	91702
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1704
Designated Facility Location Street 1:	L.L.C.
Designated Facility Location Street 2:	1704 W. FIRST STREET
Designated Facility Location City:	AZUSA
Designated Facility Location Zip:	91702
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Veolia Es Technical Solutions,
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	001986628VES
Last Updated Date:	20220416
Shipped Date:	20220412
Received Date:	20220414
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAD983584004
Generator Name:	United Parcel Service
Generator Location Street Number:	Not reported
Generator Location Street 1:	LAGUNA HUB
Generator Location Street 2:	22 BROOKLINE
Generator Location City:	LAGUNA HILLS
Generator Location State:	CA
Generator Location Zip:	92656
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	LAGUNA HUB
Generator Mail Street 2:	22 BROOKLINE
Generator Mail City:	LAGUNA HILL
Generator Mail Zip:	92656
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD008302903
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	107
Designated Facility Mail Street 1:	1704 W. FIRST STREET
Designated Facility Mail Street 2:	L.L.C.
Designated Facility Mail City:	AZUSA
Designated Facility Mail Zip:	91702
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1704
Designated Facility Location Street 1:	L.L.C.
Designated Facility Location Street 2:	1704 W. FIRST STREET
Designated Facility Location City:	AZUSA
Designated Facility Location Zip:	91702
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Veolia Es Technical Solutions,
Manifest Residue Indicator:	N
Rejection Indicator:	N

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Transporter:
- Manifest Tracking Number: 001986702VES
- Transporter Line Number: 1
- Transporter EPA ID: NJD080631369
- Transporter Name: Veolia Es Technical Solutions

Waste Line:
- Manifest Tracking Number: 001986702VES
- Waste Line Number: 1
- U.S. DOT Hazardous Indicator: Y
- U.S. DOT ID Number: UN1325
- U.S. DOT Description: Un1325, Flammable Solids, Organic, N.O.S., (Ethyl Benzene, 2- Butanone Oxime), 4.1, Iii
- Non-Hazardous Waste Description: Not reported
- Number of Containers: 1
- Container Type Code: DM
- Container Type Description: Metal drums, barrels, kegs
- Waste Quantity: 103
- Quantity Unit of Measure Code: P
- Quantity Unit of Measure Description: Pounds
- Waste Quantity, in Tons: 0.0515
- Acute Waste Quantity, in Tons: 0
- Non-Acute Waste Quantity, in Tons: 0.0515
- Waste Quantity, in Kilograms: 46.712048
- Acute Waste Quantity, in Kilograms: 0
- Non-Acute Waste Quantity, in Kilorgrams: 46.712048
- Management Method Code: H061
- Management Method Description: FUEL BLENDING
- Waste Residue Indicator: N
- Quantity Discrepancy Indicator: N
- Waste Type Discrepancy Indicator: N
- Waste Density: Not reported
- Waste Density Unit of Measure Code: Not reported
- Waste Density Unit of Measure Description: Not reported
- Form Code: Not reported
- Form Code Description: Not reported
- Source Code: Not reported
- Source Code Description: Not reported
- Waste Minimization Code: Not reported
- Waste Minimization Code Description: Not reported
- Consent Number: Not reported
- EPA Waste Indicator: N
- Federal Waste Codes: Not reported
- Quantity Haz Kg: 0
- Quantity Haz Tons: 0
- Quantity Non Haz Kg: 46.712048
- Quantity Non Haz Tons: 0.0515
- State Waste Codes: CA-331

- Manifest Tracking Number: 001986702VES
- Waste Line Number: 2
- U.S. DOT Hazardous Indicator: Y
- U.S. DOT ID Number: UN2925
- U.S. DOT Description: Un2925, Flammable Solids, Corrosive, Organic, N.O.S., (Denatured Alcohol, Glycolic Acid), 4.1 (8), Iii
- Non-Hazardous Waste Description: Not reported

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	68
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.034
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.034
Waste Quantity, in Kilograms:	30.839024
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	30.839024
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	30.839024
Quantity Non Haz Tons:	0.034
State Waste Codes:	CA-331
Manifest Tracking Number:	001986702VES
Waste Line Number:	3
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN2926
U.S. DOT Description:	Un2926, Flammable Solids, Toxic, Organic, N.O.S, (Aromatic Naphhta, Toluene Diisocyanate), 4.1 (6.1), Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	191
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0955
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0955
Waste Quantity, in Kilograms:	86.62137
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	86.62137
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	86.62137
Quantity Non Haz Tons:	0.0955
State Waste Codes:	CA-331
Manifest Tracking Number:	001986702VES
Waste Line Number:	4
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN2926
U.S. DOT Description:	Un2926, Flammable Solids, Toxic, Organic, N.O.S, (Aromatic Naphtha, Toluene Diisocyanate), 4.1 (6.1), Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	163
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0815
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0815
Waste Quantity, in Kilograms:	73.92295
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	73.92295
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Quantity Haz Tons:	0
Quantity Non Haz Kg:	73.92295
Quantity Non Haz Tons:	0.0815
State Waste Codes:	CA-331
Manifest Tracking Number:	001986702VES
Waste Line Number:	5
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3139
U.S. DOT Description:	Un3139, Waste Oxidizing Liquid, N.O.S., (Calcium Nitrate, Calcium Chloride), 5.1, Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	96
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.048
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.048
Waste Quantity, in Kilograms:	43.53744
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	43.53744
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001
Quantity Haz Kg:	43.53744
Quantity Haz Tons:	0.048
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	CA-141
Manifest Tracking Number:	001986702VES
Waste Line Number:	6
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN2811
U.S. DOT Description:	Un2811, Toxic Solids, Organic, N.O.S., (Glyphosate Isopropylamine Salt, Imidacloprid), 6.1, Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Waste Quantity:	131
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0655
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0655
Waste Quantity, in Kilograms:	59.410465
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	59.410465
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	59.410465
Quantity Non Haz Tons:	0.0655
State Waste Codes:	CA-331, CA-352
Manifest Tracking Number:	001986702VES
Waste Line Number:	7
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3260
U.S. DOT Description:	Un3260, Corrosive Solid, Acidic, Inorganic, N.O.S., (Hydrochloric Acid, Sulfuric Acid), 8, Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	96
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.048
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.048
Waste Quantity, in Kilograms:	43.53744
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	43.53744
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	43.53744
Quantity Non Haz Tons:	0.048
State Waste Codes:	CA-141
Manifest Tracking Number:	001986702VES
Waste Line Number:	8
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3261
U.S. DOT Description:	Un3261, Corrosive Solid, Acidic, Organic,N.O.S., (Hydrogen Peroxide, Peracetic Acid), 8, Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	83
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0415
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0415
Waste Quantity, in Kilograms:	37.641747
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	37.641747
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	37.641747
Quantity Non Haz Tons:	0.0415

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

State Waste Codes: CA-331

Manifest Tracking Number: 001986702VES
Waste Line Number: 9
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: UN3261
U.S. DOT Description: Un3261, Corrosive Solid, Acidic, Organic,N.O.S., (Lactic Acid, Acetic Acid), 8, Iii
Non-Hazardous Waste Description: Not reported
Number of Containers: 1
Container Type Code: DM
Container Type Description: Metal drums, barrels, kegs
Waste Quantity: 108
Quantity Unit of Measure Code: P
Quantity Unit of Measure Description: Pounds
Waste Quantity, in Tons: 0.054
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.054
Waste Quantity, in Kilograms: 48.97962
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 48.97962
Management Method Code: H141
Management Method Description: STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: N
Federal Waste Codes: Not reported
Quantity Haz Kg: 0
Quantity Haz Tons: 0
Quantity Non Haz Kg: 48.97962
Quantity Non Haz Tons: 0.054
State Waste Codes: CA-331

Manifest Tracking Number: 001986702VES
Waste Line Number: 10
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: UN3262
U.S. DOT Description: Un3262, Corrosive Solid, Basic, Inorganic, N.O.S., (Sodium Hypochlorite, Limestone), 8, Iii
Non-Hazardous Waste Description: Not reported
Number of Containers: 1
Container Type Code: DM
Container Type Description: Metal drums, barrels, kegs
Waste Quantity: 124
Quantity Unit of Measure Code: P
Quantity Unit of Measure Description: Pounds

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Waste Quantity, in Tons:	0.062
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.062
Waste Quantity, in Kilograms:	56.235863
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	56.235863
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	56.235863
Quantity Non Haz Tons:	0.062
State Waste Codes:	CA-141

Manifest Tracking Number:	001986702VES
Waste Line Number:	11
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3263
U.S. DOT Description:	Un3263, Corrosive Solid, Basic, Organic, N.O.S., (Alkyl Dimethyl Benzyl Ammonium Chloride(S), Ethanolamine), 8, Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	164
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.082
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.082
Waste Quantity, in Kilograms:	74.376465
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	74.376465
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	74.376465
Quantity Non Haz Tons:	0.082
State Waste Codes:	CA-331
Manifest Tracking Number:	001986702VES
Waste Line Number:	12
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3077
U.S. DOT Description:	Un3077, Environmentally Hazardous Substance, Solid, N.O.S., (Ammonium Lauryl Sulfate, Sodium Citrate), 9, Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	144
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.072
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.072
Waste Quantity, in Kilograms:	65.30616
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	65.30616
Management Method Code:	H061
Management Method Description:	FUEL BLENDING
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	65.30616
Quantity Non Haz Tons:	0.072
State Waste Codes:	CA-331
Manifest Tracking Number:	001986702VES

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Waste Line Number:	13
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3077
U.S. DOT Description:	Un3077, Environmentally Hazardous Substance, Solid, N.O.S., (Cocamidopropyl Betaine, Sodium Lauryl Sulfate), 9, Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	172
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.086
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.086
Waste Quantity, in Kilograms:	78.004585
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	78.004585
Management Method Code:	H061
Management Method Description:	FUEL BLENDING
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	78.004585
Quantity Non Haz Tons:	0.086
State Waste Codes:	CA-331
Manifest Tracking Number:	001986702VES
Waste Line Number:	14
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3077
U.S. DOT Description:	Un3077, Environmentally Hazardous Substance, Solid, N.O.S., (Decyl Glucoside, 2- Butoxyethanol), 9, Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	149
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0745
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0745

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Waste Quantity, in Kilograms:	67.57374
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	67.57374
Management Method Code:	H061
Management Method Description:	FUEL BLENDING
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	67.57374
Quantity Non Haz Tons:	0.0745
State Waste Codes:	CA-331

Manifest Tracking Number:	001986702VES
Waste Line Number:	15
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3077
U.S. DOT Description:	Un3077, Environmentally Hazardous Substance, Solid, N.O.S., (Ethylene Glycol, 1,2- Propanediol), 9, Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	143
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.0715
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.0715
Waste Quantity, in Kilograms:	64.85265
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	64.85265
Management Method Code:	H061
Management Method Description:	FUEL BLENDING
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	64.85265
Quantity Non Haz Tons:	0.0715
State Waste Codes:	CA-331
Manifest Tracking Number:	001986702VES
Waste Line Number:	16
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN3077
U.S. DOT Description:	Un3077, Environmentally Hazardous Substance, Solid, N.O.S., (Sodium Xylene Sulfonate, Cetyl Ethylhexanoate), 9, Iii
Non-Hazardous Waste Description:	Not reported
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	140
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.07
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.07
Waste Quantity, in Kilograms:	63.492104
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	63.492104
Management Method Code:	H061
Management Method Description:	FUEL BLENDING
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	63.492104
Quantity Non Haz Tons:	0.07
State Waste Codes:	CA-331
Manifest Tracking Number:	001986702VES
Waste Line Number:	17
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Non-Rcra Hazardous Waste Liquid
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	213
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.1065
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.1065
Waste Quantity, in Kilograms:	96.5987
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	96.5987
Management Method Code:	H061
Management Method Description:	FUEL BLENDING
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	96.5987
Quantity Non Haz Tons:	0.1065
State Waste Codes:	CA-331
Manifest Tracking Number:	001986702VES
Waste Line Number:	18
U.S. DOT Hazardous Indicator:	N
U.S. DOT ID Number:	Not reported
U.S. DOT Description:	Not reported
Non-Hazardous Waste Description:	Non-Rcra Hazardous Waste Solid, (Oil Contaminated Debris)
Number of Containers:	1
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	138
Quantity Unit of Measure Code:	P
Quantity Unit of Measure Description:	Pounds
Waste Quantity, in Tons:	0.069
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	0.069
Waste Quantity, in Kilograms:	62.58507
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	62.58507
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported
Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N
Federal Waste Codes:	Not reported
Quantity Haz Kg:	0
Quantity Haz Tons:	0
Quantity Non Haz Kg:	62.58507
Quantity Non Haz Tons:	0.069
State Waste Codes:	CA-352

Click this hyperlink while viewing on your computer to access
116 additional US EManifest: record(s) in the EDR Site Report.

CORTESE:

Name:	UNITED PARCEL SERVICE
Address:	22 BROOKLINE
City,State,Zip:	ALISO VIEJO, CA 92656
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0605902532
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HIST CORTESE:

edr_fname:	UNITED PARCELS SERVICE
edr_fadd1:	22 BROOKLINE
City,State,Zip:	ALISO VIEJO, CA 92656
Region:	CORTESE
Facility County Code:	30

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Reg By: LTNKA
Reg Id: 9UT3197

CERS:
Name: UPS - LAGUNA
Address: 22 BROOKLINE DR
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 79269
CERS ID: 10156111
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 01-27-2021
Citation: HSC 6.7 25292.2(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.2(a)
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 02/03/2021. Certification of Financial Responsibility (CFR) for this facility expired on 4/26/20. Current CFR must be submitted electronically and a copy be maintained on site within 30 days of this inspection.
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 08-16-2021
Citation: HSC 6.7 25291(a)(2) - California Health and Safety Code, Chapter 6.7, Section(s) 25291(a)(2)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes: Returned to compliance on 06/09/2022. Diesel West, New Oil and Waste Oil Lines, UDCs 2 and 8 South failed tests on 7/22/21. Investigation to determine all secondary containment failures must be conducted and if necessary, plans for repair/replacement must be submitted to this Agency within 30 days of this report.
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 09-29-2021
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.

Violation Notes: Returned to compliance on 12/13/2021. The Shut-Off Valve in New Oil tank (T4) is broken and waste oil tank's overfill prevention equipment was not tested due to broken/disconnected probe wiring. Overfill prevention equipment for both new oil and waste oil tanks must replaced/repaired and retested within 30 day of this inspection report.
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 08-13-2018
Citation: HSC 6.7 25291(a)(2) - California Health and Safety Code, Chapter 6.7, Section(s) 25291(a)(2)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes: Returned to compliance on 03/23/2020. The following components have been notified as Components FAILING; T3 S- diesel piping sump (visual fail- piping encapsulation deterioration), T4 New Oil piping sump (visual fail- piping encapsulation deterioration) T5 waste oil piping sump (visual fail- piping encapsulation deterioration) T1- 87 piping sump (visual fail- piping encapsulation deterioration), T1- 87 secondary piping run (stated to be from leaking boot inside UDC1) T2 Diesel piping run (stated to be from leaking boot inside UDC3) T2- diesel piping sump (visual fail- piping encapsulation deterioration), Diesel UDC 1 and 3 Please submit a plan check for repair of the failed components to this Agency within 30 days. If there is a question regarding the necessity of plan check for certain repairs or modifications, please contact this Agency for clarification. Plan Check Fees and the Facility Modification Application can be found at www.occupainfo.com Please schedule the retest for the [Truncated]
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 01-07-2019
Citation: HSC 6.7 25291(a)(2) - California Health and Safety Code, Chapter 6.7, Section(s) 25291(a)(2)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

containment testing).
Violation Notes: Returned to compliance on 02/05/2019. Facility is still out of compliance on the failed SB989 tested components.
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 01-07-2019
Citation: 23 CCR 16 2665(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665(b)
Violation Description: "Failure to submit a copy of the overfill prevention equipment inspection results on the Overfill Prevention Equipment Inspection Report Form to the UPA within 30 days after the inspection. "
Violation Notes: Returned to compliance on 02/05/2019. OBSERVATION: Owner/operator failed to submit a copy of the overfill prevention equipment inspection results on the Overfill Prevention Equipment Inspection Report Form to the UPA within 30 days after the inspection. CORRECTIVE ACTION: Submit a copy of the overfill prevention equipment inspection results on the Overfill Prevention Equipment Inspection Report Form to the UPA within 30 days. Allan Painter states that the overfill inspection was done in September of 2018, he does not have a copy of the results, and they have not been submitted to this Agency. Find and submit a copy of the overfill testing results within 30 days to abate this violation.
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 10-21-2020
Citation: HSC 6.7 25291(a)(1) - California Health and Safety Code, Chapter 6.7, Section(s) 25291(a)(1)
Violation Description: Failure to construct, operate, and maintain primary containment as product-tight.
Violation Notes: Returned to compliance on 11/04/2021. A test of Tank 1’s (87 unleaded) annular space conducted in September 2020 indicates that the annular space is unable to hold vacuum pressure. Additionally the test report indicates the contents of the UST have been removed and water has subsequently entered the primary tank. Submit plans to this agency within 30 days (11/21/2020) detailing the repair or removal of this tank.
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 01-08-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 02/14/2018. OBSERVATION: The facility has

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

not accurately submitted the Hazardous Materials Inventory Chemical Description pages make the following changes and resubmit to the CUPA. 1. On the chemical disclosures for solids (which most are as you solidify most waste), change the units for solids to pounds, and delete all chemical disclosures that do not exceed 500 pounds for solids. In the case of the wastes from spills, review of your manifests show that the poundages for: waste flammable solids, waste oxidizing solids, waste organic peroxides, waste corrosive solids and waste other regulated solids are all well under the 500 pounds at all times. Review to verify then remove disclosures for these wastes as well as drain oil filters, drained paper filters, possibly the grease if max daily is less than 500 pounds, remove spent brake fluid, and possibly petroleum contaminated solid if less than 500 pounds stored onsite. 2. research the waste generated in April 2017, listed as 3 drums [Truncated]

Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 01-16-2020
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description: Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.
Violation Notes: Returned to compliance on 03/23/2020. This facility currently has an outstanding violation that has prevented the operator from obtaining a current Underground Storage Tank Permit from this agency. The following violation is uncorrected: I481 (dated 10/1/2019) - Facility has failed Secondary component for theT4 New oil piping sump and T5Waste oil piping sump.
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 08-16-2021
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description: Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees.
Violation Notes: Returned to compliance on 11/04/2021. This facility is operating underground tanks without a permit due to failure in gasoline’s tanks primary containment in 9/2020. Failure in gasoline tank must be addressed within 30 days of this inspection report to prevent further enforcement action.
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 79269
Site Name: UPS - Laguna
Violation Date: 02-05-2021
Citation: 23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Violation Description: Failure of the functional line leak detector (LLD) monitoring pressurized piping to meet one or more of the following requirements: Monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour leak at 10 pounds per square inch and restrict or shut off the flow of product through the piping when a leak is detected.
Violation Notes: Returned to compliance on 03/26/2021. Diesel line leak detector in South fuel area did not pass test. Failed line leak detector must be repaired/replaced and retested within 30 days of this inspection.
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS,

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 07-15-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: SB 989 test notification
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 08-13-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Recieved and reviewed SB989 testing reports for testing done on 7/31/18. Components PASSING; T3 S-diesel secondary -piping run/overfill box/UDC diesel master/UDC diesel S T4 new oil piping run T5 Waste oil piping run/ and overfill box T1- 87 overfill box T2 diesel overfill box Diesel UDC 2 and 4 and 5 and 6 Components FAILING; T3 S- diesel piping sump (visual fail- piping encapsulation deterioration), T4 New Oil piping sump (visual fail- piping encapsulation deterioration) T5 waste oil piping sump (visual fail- piping encapsulation deterioration) T1- 87 piping sump (visual fail- piping encapsulation deterioration), T1- 87 secondary piping run (stated to be from leaking boot inside UDC1) T2 Diesel piping run (stated to be from leaking boot inside UDC3) T2- diesel piping sump (visual fail- piping encapsulation deterioration), Diesel UDC 1 and 3 Copy of report emailed to UPS J.H Bailey and to Environmental contace Edwin Otubuah
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-12-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspected perimeter of facility including the dumpster area. Permission to inspect granted by Kalena Fitzpatrick. Manifests for hazardous waste pickup kept on site and available for review during the past three years. Hazardous waste contingency plan posted on site. Hazardous waste properly stored, labeled and dated. Weekly hazardous waste storage area inspection log kept on site and available for review. No violations noted at this time.

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-12-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine underground tank inspection and to observe the annual monitor certification for five underground tanks. Met with Bob Toomey of Packham/Toomey Inc. Current ICC, VMI and Veeder Root certifications provided. The tank top sumps and UDCs were free of liquid. Sensors were located at the low area of secondary containment. Secondary testing was performed on 7/20/15 and is current until 7/20/18. Financial certification is valid through 4-3-16. Reviewed monthly designated operator (DO) reports for the past 12 months. DO reports properly completed and followed up on when needed. Corrective action documentation available for review. DO training provided to five employees on 4-14-15. Reviewed latest UST submittal in CERS. DO certification is current (12-16-16). CFR is current. No violations noted at this time.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-17-2024
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct a routine Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with Mark Riley with Belshire Environmental. Technician certifications (VR, ICC and monitoring equipment manufacturing certifications) were verified Also present was Juan Gomez, UPS Corporate Environmental Coordinator, for the site. The facility has one double walled 10,000 gallon UST containing diesel. The system is monitored by a Veeder Root TLS 350 panel. The monitor is operational for audible and visual alarms and display reads "all functions normal." Overfill protection is by flapper valves. Tank annular is "wet" and monitored by VR303, fill and sump are monitored by VR208 sensors, and the UDCs have stand alone sensors that stop flow of gas when activated. Sensors were observed at the lowest point. Sensor out and fail-safe were verified and passed. All sensors tested and verified to be operational. Diesel line leak detector

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-18-2022
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed Overfill Prevention Equipment Inspection Report Form for tests conducted on 12/13/21 after completion of repairs on New Oil and Used Oil tanks. Fill Tube Shut-Off Valve installed in New Oil tank passed with overfill equipment activating at 94% and new probe in Waste Oil tank was activated at 88%. Please be advised that this

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

facility is still operating remaining tanks without a permit to due outstanding secondary containment violation cited in this agency's inspection report dated 8/16/21 for failure in UDC 8 during testing activities on 7/22/21.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-23-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: The following CLASS II violations remain uncorrected: I382 (dated 8/13/2018) - Facility has failed Secondary component for the T4 New oil piping sump and T5 Waste oil piping sump. I481 (dated 1/16/2020) - Operating UST without a valid permit Failure to correct the violations listed above will result in a Notice of Violation (NOV) and the violations being elevated to Class I, which will require formal enforcement by OC CUPA in the form of an Administrative Enforcement Order (AEO) or referral to the District Attorney s Office, which will include the assessment of administrative penalties outlined in H&SC section 25404.1.1. Continue to correct all outstanding violations. An re-inspection of this facility may occur within 30 days of the last inspection (2/16/2020) to determine the status of the above uncorrected violations.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 08-16-2021
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: I received and reviewed Secondary Containment Testing Report Form (3 year SB989) for activities conducted on 7/22/21. All components passed test, except for the following: - Diesel West - Product Line - New Oil - Product Line - Waste Oil Line - UDCs 2 and 8 South Investigation to determine all secondary containment failures must be conducted and if necessary, plans for repair/replacement must be submitted to this Agency within 30 days of this report. In addition, this facility is currently operating underground tanks without a permit since this agency has not received any correspondence or notifications regarding removing and/or replacing gasoline tank that had a primary containment failure in 9/2020. Failure in gasoline tank must be addressed within 30 days of this inspection report to prevent further enforcement action.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 08-25-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted submittal.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-21-2020
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: A vacuum test conducted on Tank 1 (87 unleaded) UST annular space was conducted in September 2020. A failure was noted in the test report and must be corrected (see violation for more details). A copy of this inspection report will be emailed to: jstankus@ups.com; matthewballard@ups.com
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 11-16-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: The following tanks were removed on 11/4/2021 under plan check SR0145688: - 10K gallon tank, regular - 10K gallon tank, diesel Soil sampling was conducted in accordance with 23CCR 2672. Please submit the following documents to this Agency within 60 days of UST removal: - Complete soil/water sample analysis, including white copy of chain of custody - Copy of certificate of UST destruction - Copy of uniform hazardous waste manifest(s) for transport of residual liquid, solids, or sludge waste removed from the tank - Hazardous Waste Tank Closure Certification Form - Information regarding backfill, including source, volume, purchase receipts, certified clean documentation. Backfill must be in accordance with DTSC Clean Imported Fill Material Guidance. Hard copies of documents must be sent to Dan Weerasekera at 1241 E. Dyer Rd., Suite 120, Santa Ana, CA 92705. CERS UPDATE REQUIRED Please submit an update into CERS to reflect the tanks that were removed. [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 12-27-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Accepted submittal of HM for
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-27-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site to witness monitoring system certification testing activities and to conduct routine UST inspection. A facility contact on site to assist with authorizing tank system for testing activities was not present on site. UDCs have two stand alone sensors, one for diesel pump and one for gasoline. Sensors for diesel dispensers, except for pump #4 that has a broken handle, were tested and passed by shutting

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

down dispenser. Other components in fuel island area could not be tested since gasoline tank which has a leak in primary containment is empty and diesel turbines could not be turned on. Motor oil and used motor oil tanks are not in used and will be tested when testing activities in fuel island are conducted. Valid permit, designated operator documentation, monthly inspection reports, responses to alarms, monitoring plan, response plan, employee training records, tank pages, certification of financial responsibility (expired 4/26/20), copies of monitoring [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-15-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of facility info and emergency plans accepted this date. Noted need for submittal of 2017 submittal inventory.

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-11-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: File purge

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-19-2022
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site to witness secondary containment testing after completion of repairs on UDC 8 that failed during initial SB989 testing on 7/22/21. UDC was filled with water and passed a 15 minute test using Incon. Scope of work approved for this repair was to "Replace OPW bottom entry penetration (PEF-3515X) and retest. However, I was notified that the repair included breaking ground and replacing boot from outside of UDC. This agency did not witness soap test on new boot and verify that line held pressure after installation and before backfilling. Brandon McDaniel of Jones Covey Group Incorporated conducted test and has valid ICC and monitoring equipment manufacturing certifications.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-22-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received report for the tank system monitoring certification performed on 1-9-14. All monitoring equipment operational per manufacturer’s

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

specifications.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-27-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct routine hazardous waste inspection. Jennifer Naughton and Spencer Howmann granted access to conduct inspection in vehicle service and facility's warehouse. I walked the perimeter and through vehicle service area and inspected waste storage areas in vehicle service and warehouse's hazardous waste storage areas. I did not observe any hazardous waste in trash cans throughout facility. All aboveground storage tanks and waste drums storing hazardous waste are stored closed and properly labeled. Manifests were reviewed. Emergency contact information is posted throughout facility.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-17-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted submittal in CERS. Sensors model numbers were corrected for tank numbers 2 & 4. CFR and LRP updated
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-29-2021
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: I reviewed Overfill Prevention Equipment Inspection Report Form for activities conducted on 9/13/21. Facility has Fill Tube Shut-Off Valve for overfill protection. Overfill prevention equipment passed test in all tanks, except for New Oil tank (T4), with equipment activating at 95%. Waste oil tank's overfill prevention equipment was not tested due to broken/disconnected probe wiring. Overfill prevention equipment for waste oil must replaced/repaired and retested within 30 day of this inspection report. The Shut-Off Valve in New Oil tank (T4) is broken and must replaced/repaired and retested within 30 day of this inspection report.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 11-01-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On 5-3-19 the following secondary components passed testing: Product piping, vent piping and turbine sump for tanks 1 (gasoline) & 2 (diesel) Turbine sump for tank 3 (diesel) Did not list results for

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

UDCs 1 & 3. Currently the three sumps, two product lines, two vent lines and two sumps are being tested (6 month retest). Francisco Urena of P F Services Inc on site to perform testing. Current ICC and Incon certifications provided. Tanks 4 (new oil) & 5 (waste oil) were not repaired/modified. Violations I481 (operating without a permit) and I382 (secondary containment maintained tight and has been confirmed by testing) are still open. Tanks need to be immediately repaired or removed. Submit new modification or removal plans to Health Care Agency.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 12-27-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of CERS submittal accepted Do Pablo Fuerte, exp 9/30/18
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-28-2022
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Jason Boos granted consent to conduct inspection. Facility has one diesel, one waste oil and one new motor oil tank. Diesel, waste oil and new motor oil annulars are wet . Sensors shut down respective turbine at sensor out and high liquid level. Diesel tank's piping sump sensor functioned/alarmed properly (visual and audible) and shut down turbine when submerged in water. Waste oil and new motor oil tanks' piping sump sensors functioned/alarmed properly, both visual and audible, when submerged in water. Diesel tank's fill sump is direct bury. Fill sump sensors for waste oil and new motor oil tanks alarmed properly, both visual and audible, when submerged in water. UDCs have stand alone sensors that stop flow of gas when activated and both functioned properly when tested. Diesel line leak detector was tested and passed. Fail-safe and sensor [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-03-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: I received a copy of Monitoring System Certification Form and Spill Container Testing Report Form for activities conducted on 2/5/21. All tested components passed testing except for the line leak detector for south diesel tank. Please be advised that the failed line leak detector must be repaired/replaced and retested by 3/5/21. Gasoline tank/components were not tested and "failed" due to breach in tank's primary wall. Tank removal plans were submitted to this agency on 2/26/21.

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-23-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: An on-site follow-up inspection was conducted this date (3/23/2020). Access to the facility was provided by Johnnie Stankus. The violations noted below are in reference to a visit or review of your facility conducted on 10/11/2019. OUTSTANDING VIOLATIONS - 3/23/2020 NONE CORRECTED VIOLATIONS - 3/23/2020 I481 - Belshire Environmental Services conducted secondary containment tests of both the Waste Oil and New Oil piping sumps (INCON tests). The contractor demonstrated PASS results for both sumps. This facility has abated all outstanding violations and may now be issued an Underground Storage Tank permit. An inspection report is to be emailed to: JHBAILEY@UPS.COM; jstankus@ups.com
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-31-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted submittal in CERS.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-08-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted submittal in CERS.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-29-2022
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: This Agency has received UST removal plans under SR0150117: The following tank(s) are included in the plan check for removal: 1 x 1000 gallon tank, motor oil 1 x 1000 gallon tank, waste oil As the owner and/or operator of the UST(s), the following requirements apply: - All residual liquid, solids, or sludges shall be removed and handled as hazardous waste or recyclable materials - Tank removal and soil sampling procedures must be conducted in accordance with 23CCR 2672 The following documents must be submitted within 60 days of UST removal: - Complete soil/water sample analysis, including the original white copy of the OCHCA chain of custody - Copy of certificate of UST destruction - Copy of uniform hazardous waste manifest(s) for transport of residual liquid, solids, or sludge waste removed from the

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

tank - Hazardous Waste Tank Closure Certification Form Removal plans are valid for one year from the date of approval. Plan Check Fee Notice UST plan [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 08-01-2013
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Monitor certification notification
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 08-25-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received results for secondary containment testing performed on 7-20 15. All 23 components passed testing.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-11-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: This facility has NOT been issued a permit due to Failed Secondary Components. On 7/29/19 - Inspector Lance Malis spoke to District Environmental Coordinator, facility is in the process of getting bids to remove tanks. On 7/9/19 - SR0134753 permit was pulled. Facility will receive a permit once in compliance. PLEASE NOTE: 25299. VIOLATIONS; CIVIL AND CRIMINAL PENALTIES (a) Any operator of an underground tank system shall be liable for a civil penalty of not less than five hundred dollars ($500) or more than five thousand dollars ($5,000) for each underground storage tank for each day of violation for any of the following violations: (1) Operating an underground tank system which has not been issued a permit, in violation of this chapter. .
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 11-14-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received plans for secondary testing failures from 7/31/18 testing under SR0134753
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Eval Date: 01-08-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS review
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-09-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine underground tank inspection and to observe the annual monitor certification for five underground tanks. Met with Bob Toomey of Packham/Toomey Inc. Current ICC, VMI and Veeder Root certifications provided. The five tank top sumps and eight UDCs were free of liquid. Sensors were located at the low area of secondary containment. Secondary testing was conducted on 7/18/12 and is current until 7/18/15. Financial certification is valid through 3-27-14. Reviewed the compliance binder, which includes the current permitting forms and monitoring plan. Reviewed monthly designated operator (DO) reports. DO reports properly completed and followed up on when needed. DO training provided according to the 12-5-13 report. No violations noted at this time.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-09-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine compliance inspection. Walked facility with Jim Carracino. Did not observe any qualifying hazardous materials stored on site that were omitted from the disclosure. Reviewed and did not accept the chemical inventory and site map submittal in CERS. Please address the following: If the chemical is listed as pure, List the CAS number and leave the mixture components box blank. When the chemical is listed as a mixture or waste, make sure the mixture components box has at least one line completely filled out (chemical name, CAS # and % weight). If there is not a CAS number for the component, delete that line from the box. The site map was not legible. Make sure locations for all items on the checklist are included and legible on the site map. Resubmit after modifications have been performed. * Latest response and training plans were accepted in CERS
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-16-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received and reviewed monitoring certification dated 1/8/2018. All components passed.
Eval Division: Orange County Environmental Health
Eval Program: UST

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-18-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of CERS submittal, DO updated, Robert Toomey ICC 5253051-uc financial resp/cfo letter exp 3/6/2018
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-19-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received and reviewed monitoring system certification from testing dated 1/9/17. All components passed.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-20-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received report for a UST system monitoring certification performed on 1-12-16. All monitoring equipment operational per manufacturer’s specifications.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-05-2021
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for follow up inspection to witness monitoring system certification testing activities for components that were not tested during initial inspection conducted on1/27/21. Gasoline tank’s annular and sump sensors were only tested for functionality, visual and audible alarms, due to leak in primary containment and it being empty. Both sensors alarmed properly. All other tanks’ annulars are wet." Diesel tanks’ annular sensors alarmed properly (both visual and audible) and shut down respective turbine at sensor out and low liquid level. Waste oil and new motor oil tanks’ annular sensors alarmed properly, both visual and audible, at sensor out and low liquid level. Turbine sump sensors for diesel tanks alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Fuel tanks have direct bury fill sumps at this facility. Fill sump sensors for waste oil and new motor oil tanks alarmed properly, both visual and audible, [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Eval Date: 01-08-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS review
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-08-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Tester Bob Toomey, ICC exp 8/31/19, Veeder Root exp 9/11/18, VMI exp 8/19/18 Report emailed to Micahel Granche
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-09-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Routine inspection conducted this date in regards to underground storage tank, consent to enter, inspect and take photographs was given by Mike Grance-, Engineering Sup Monitoring system certification was conducted at this time. Bob Toomey, performed the monitor cert. Ensure submittal of monitor cert test results within 30 days. Tester provided the following certifications: ICC Tech 5253051 exp 9/2/17, Veeder-Root tech #a31644 exp 9/11/18 VMI/vaporless 8/19/18 Number of UST s -6 Leak detector type -vaporless Sensor types -205/303/001 UDC type -single wall The Veeder-Root monitoring panel showed all functions normal. Sensors and sumps in good order this date, but due to the extreme rain conditions, rain water entered some of the sumps, but will be removed prior to completion of the monitoring cert. The following documents were available for review: CUPA Business Activities form, CUPA Business Owner / Operator Identification form CUPA UST Facility [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-20-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for routine Hazardous Materials Business Plan (HMBP). Juan Carlos Gomez, UPS Corporate Environmental Coordinator, provided consent to inspect. Observed the following materials on site at reportable quantities: diesel fuels, car was detergent, car wash reverse osmosis antiscalant, engine wash detergent, acetylene, oxygen, waste aerosols, lubricating grease, lubricating oil, antifreeze, used motor oil, hydraulic oil, transmission fluid, used antifreeze, Hazardous Materials disclosed in CERS (10156111) match what is reported on site. Training was reported to be conducted and logs are kept online Per California Health & Safety Code Ch. 6.95, businesses that store and handle hazardous materials at or over reportable quantities (55 gal of a liquid, 500 lbs of a solid, 200 cubic ft of a

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

compressed gas) must prepare and implement an HMBP. The facility is responsible for identifying all hazardous materials, including hazardous wastes, which are at or above disclosure thresholds. If

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-20-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct a routine hazardous waste inspection. Juan Carlos Gomez, UPS Corporate Environmental Coordinator, provided consent to inspect. Walked throughout the vehicle service facility and inspected the waste storage area in the vehicle service and warehouse's hazardous waste storage areas. Hazardous waste were properly labeled, stored, and dated. Hazardous space was not observed in trash cans throughout the facility. Metals are stored for recycling and a logged is maintained. Manifests were available and reviewed. Pick ups are by Veolia ES Technical Solutions. A review of the manifests indicates that this facility is a large quantity hazardous waste generator Emergency response information is posted and employees are reported to be trained and training records are maintained online. No hazardous waste violations were observed on this date. Inspection report emailed to Juan Carlos Gomez at juancarlosgomez@ups.com

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-03-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of CERS info accepted DO -Robert Toomey financial responsibility/CFO exp 3/6/2018 and 3/24/2018

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-19-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: This Agency received the secondary containment test report for a test conducted 3/23/2020. This test was conducted in reference to SR0134753. The following components PASSED testing: Piping/fill sump (Used oil, new oil)

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 12-13-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Overfill Prevention Equipment inspection was conducted on this date after completion of repairs. Fill Tube Shut-Off Valve in New Oil tank

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

passed with overfill equipment activating at 94.1% and probe in Waste Oil tank activating at 90%. Outstanding violation I101 regarding failure to comply with overfill prevention equipment requirements, cited in inspection report dated 9/29/21, has been corrected. In addition, outstanding violation I016 regarding UST's primary containment not being maintained product tight, cited in inspection report dated 10/21/20, has been corrected due to removal of the gasoline tank that did not pass test in 9/2020. Please be advised that the following outstanding violations cited in inspection report dated 8/26/21, will be corrected upon submittal of updated tank information in CERS and completion of repairs in UDC 8 with scope of work included in plan submitted to this agency on 12/6/21: - Violation I382 regarding failure to maintain [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-20-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct a routine Underground Storage Tank (UST) inspection and witness the annual monitoring system certification and spill bucket testing. Met with David Walker with Belshire Environmental. Technician certifications (VR, ICC and monitoring equipment manufacturing certifications) were verified Also present was Juan Gomez, UPS Corporate Environmental Coordinator, for the site. The facility has one double walled 10,000 gallon UST containing diesel. The system is monitored by a Veeder Root TLS 350 panel. The monitor is operational for audible and visual alarms and display reads "all functions normal." Overfill protection is by flapper valves. Tank annular is "wet" and monitored by VR303, fill and sump are monitored by VR208 sensors, and the UDCs have stand alone sensors that stop flow of gas when activated. Sensors were observed at the lowest point. Sensor out and fail-safe were verified and passed. All sensors tested and verified to be operational. Diesel line leak detecto
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-08-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Report emailed to Micahel Granche
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-08-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Declined materials in CERS this date. Report emailed to Micahel Granche
Eval Division: Orange County Environmental Health
Eval Program: HMRRP

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-09-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for initial hazardous materials and business emergency plan audit Observed the facility and inspected hazardous materials storage. The following hazardous materials were observed in amounts that exceed the required disclosure quantities: - One 55 gallon drum of used radiator coolant - Two 55 gallon drums of new radiator coolant - Two diesel USTs - One gasoline UST - One used oil UST - One new oil UST - One 55 drum of waste brake fluid - Various drums and containers of new oils - Various compressed gas cylinders Chemical disclosure, BEP, site map and facility forms submitted via CERS on 2-28-13. Disclosure to be reviewed.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-09-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine underground tank inspection and to observe the annual monitor certification for five underground tanks. Met with Bob Toomey of Packham/Toomey Inc. Current ICC, VMI and Veeder Root certifications provided. The five tank top sumps and eight UDCs were free of liquid. Sensors were located at the low area of secondary containment. Secondary testing was performed on 7/18/12 and is current until 7/18/15. Financial certification is valid through 3-25-15. Reviewed monthly designated operator (DO) reports for the past 12 months. DO reports properly completed and followed up on when needed. Corrective action documentation available for review. DO training provided on 9-14-14. Reviewed and did not accept latest UST submittal in CERS. * The sensor model number for the annular space in tanks 2 and 4 are listed as 302s. Per Bob Toomey they are 303s. Please make both changes and resubmit.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-27-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Jennifer Naughton and Spencer Howmann granted access to conduct inspection in vehicle service and facility's warehouse. I walked through facility and inspected hazardous material storage areas in vehicle service and warehouse. There has been changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period. The following changes were observed on site and inventory must be updated: - Lubricating grease has decreased from 165 gallons to 55 gallons - Lubrication oil has decreased from 1365 gallons to 305 gallons since underground storage tank is not in use - Used motor oil has decreased from 1000

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

gallons to 110 gallons since underground storage tank is not in use - Diesel Exhaust Fluid is below disclosure threshold of 550 gallons since it is considered an irritant and must be deleted from reporting - mixture [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-03-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Updated Certification of Financial Responsibility (CFR) with coverage period from 3/25/20 to 3/25/21 was submitted to CERS this date. Facility contact, Jason Boos, Building and Systems Engineering Supervisor, has access to UST documents in CERS and was confirmed during onsite inspection conducted on 1/27/21. Violation I583 regarding failure to maintain current CFR, cited during onsite routine inspection conducted on 1/27/21, has been corrected.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-05-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received and reviewed monitoring system certification from testing dated 1/7/19 All components passed at that time. Overfill prevention also submitted for testing done on 9/19/18. The testing appears to only include flapper valves, which are in all but the waste oil tank. Cers lists tank 1-3 as ball float and flapper tank 4 as audible/visual and flapper tank 5 (waste oil audible only), The ATG's were tested and passed on 1/7/19 Contacted Edwin Otubuah Environmental Contact. Requested additional info on if the tank 1-3 ball floats were tested or removed, or if he will be updated CERS to remove ball float notation for overfill prevention.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-14-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 2018 HMBEP Annual Certification Approval. The following documents were received and ACCEPTED on CERS: Business Activities, Business Ownership Information, Chemical Inventory, Facility Site Map, Emergency Plan.

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-14-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of CERS, accepted this date DO Robert Toomey

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-15-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: accepted CERS submittal. DO Robert Toomey
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-16-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Accepted submittal for 2017
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-31-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted submittal in CERS.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-21-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: I received and reviewed a copy of Monitoring System Certification Report for activities conducted on 3/26/21 after replacement and retesting of the line leak detector for south diesel tank. Line leak detector passed test. Outstanding violation I198 regarding failure of the functional line leak detector (LLD) monitoring pressurized piping to detect a release, cited during inspection conducted on 2/5/21, has been corrected.
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-23-2022
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: I received and reviewed the following documents attached to an email with pictures documenting installation of new boot outside/beneath UDC: - Secondary Containment Testing Report Form for activities conducted on 3/3/22 not witnessed by this agency. UDC 8, secondary piping for new oil, waste oil and diesel west tanks were tested. All tested components passed except for waste oil tank secondary pipe. - Secondary Containment Testing Report Form for activities conducted on

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

4/19/22, after completion of repairs and witnessed by this agency. UDC 8 was tested and passed. Outstanding violation I382 regarding failure to maintain secondary containment, cited in inspection report dated 8/16/21, will be corrected when waste oil tank is removed/repaired.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-17-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and declined submittal in CERS. Please address the following: Add [ATF 64743-57-0 %weight] to the mixture components box for the transmission fluid disclosure. Put something other than water in the mixture components box for car wash detergent [chemical name CAS# %weight]. Disclosure threshold for helium and argon/CO2(mixture) is 1000 cubic feet or greater. Maximum daily amount listed for both are below this threshold. Delete these from the disclosure if the maximum daily amounts are accurate. If the maximum daily amounts are at or above disclosure threshold, modify the quantities. Mixture components box for spent antifreeze is blank. Use [ethylene glycol 107-21-1 50%] on the line in the box. Mixture components boxes are blank for waste aerosols, waste flammable solids, waste oxidizing solids, waste organic peroxides, waste corrosive solids and other regulated substances. At least one line in these boxes need to be completed. Fill in the percent weights in [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-07-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Onsite UST monitoring cert and inspection. Please note, outstanding violation for secondary containment not being tight is still outstanding, the plan check has been approved under SR0134753, discussion with Allan Painter this date. The contractor had requested to postpone modifications to the system until after the holidays and it was authorized, please note that the UST operating permit will come up for reissue on July 1st, so ensure that all violations are abated quickly to avoid loss of permit to operate. Allan Painter states that they plan on doing the work in the near future. Monitoring certification performed by Bob Toomey, ICC exp 8/31/19, VR- A31644 exp 9/8/2020, VMI exp 8/3/2020 5 tanks onsite, sensors 208/303/305 emailed inspection to Allan Painter this date.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-09-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Kalena

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Fitzpatrick. Manifests for hazardous waste pickup reviewed on site. Documentation for universal waste handling reviewed on site. Hazardous waste inspection log kept on site and available for review. Employee training records reviewed on site. Hazardous waste properly stored, identified and dated. Hazardous waste contingency kept on site and available for review. No violations noted at this time.

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-09-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Jim Carracino. Manifests for hazardous waste pickup reviewed on site. Documentation for universal waste handling reviewed on site. Hazardous waste inspection log kept on site and available for review. Employee training records reviewed on site. Hazardous waste properly stored, identified and dated. Hazardous waste contingency kept on site and available for review. No violations noted at this time.

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-12-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed latest disclosures in CERS. Please address the following: Put something other than water in the mixture components box for car wash detergent [chemical name CAS# %weight]. Mixture components boxes are blank for waste aerosols, waste flammable solids, waste oxidizing solids, waste organic peroxides, waste corrosive solids and other regulated substances. At least one line for each of these boxes need to be completed. Fill in the percent weights in the mixture components box for the engine wash disclosure. Different site maps were submitted for the latest two disclosures (11-23-15 & 12-30-15). The 12-30-15 site map is smaller and it is difficult to locate some of the requirements. * Make sure locations for the evacuation staging area, emergency shut offs (electrical, water and natural gas) and sewers are legible. Resubmit after modifications have been performed.

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 01-14-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received results regarding the UST system monitor certification performed on 1-9-15. All monitoring equipment operational per manufacturer's specifications.

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-16-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: An on-site inspection was conducted this date to witness the annual monitoring system certification. Bob Toomey (Packham & Toomey Inc) conducted the monitoring system certification and provided current Veeder-Root, VMI, and ICC certifications. NOTE: Per operator, T4 Motor Oil and T5 Waste Oil are under consideration to be closed and replaced with APSTs. At this time the tanks are monitored, but are not in use and outstanding violations exist for these USTs (T4 and T5). ALSO NOTE: This monitoring system also includes a remote communication system to alert a corporate office of any alarms at this site. OUTSTANDING VIOLATIONS - 1/16/2020 I382 - Facility has failed Secondary component for the T4 New oil piping sump and T5 Waste oil piping sump. I481 - Facility has failed to correct the above violation and has been been operating without a valid UST permit. This facility contains: 5 - USTs (T1 87, T2 Diesel, T3 South Diesel, T4 Motor Oil, T5 Waste Oil) Monitor [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS,

Enforcement Action:
Site ID: 79269
Site Name: UPS - Laguna
Site Address: 22 BROOKLINE DR
Site City: ALISO VIEJO
Site Zip: 92656
Enf Action Date: 10-05-2021
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Orange County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Affiliation:
Affiliation Type Desc: Identification Signer
Entity Name: James Carracino
Entity Title: Corporate Environmental Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: UST Permit Applicant
Entity Name: Tom Cuce
Entity Title: President
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Affiliation Phone: (909) 974-7909,

Affiliation Type Desc: UST Property Owner Name
Entity Name: United Parcel Services, Inc.
Entity Title: Not reported
Affiliation Address: 55 Glenlake Parkway, N.E.
Affiliation City: ATLANTA
Affiliation State: GA
Affiliation Country: United States
Affiliation Zip: 30328
Affiliation Phone: (909) 974-7909,

Affiliation Type Desc: Parent Corporation
Entity Name: United Parcel Service, Inc.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Property Owner
Entity Name: United Parcel Service Inc.
Entity Title: Not reported
Affiliation Address: 55 Glenlake Parkway, N.E.
Affiliation City: Atlanta
Affiliation State: GA
Affiliation Country: United States
Affiliation Zip: 30328
Affiliation Phone: (714) 999-6353,

Affiliation Type Desc: Document Preparer
Entity Name: Juan Carlos Gomez
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: United Parcel Service
Entity Title: Not reported
Affiliation Address: 55 Glenlake Parkway N.E.
Affiliation City: Atlanta
Affiliation State: GA
Affiliation Country: United States
Affiliation Zip: 30328
Affiliation Phone: (714) 999-6352,

Affiliation Type Desc: UST Tank Owner
Entity Name: UPS - Laguna
Entity Title: Not reported
Affiliation Address: 22 Brookline Drive
Affiliation City: Aliso Viejo

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92656
Affiliation Phone:	(949) 643-6644,
Affiliation Type Desc:	CUPA District
Entity Name:	Orange County Env Health
Entity Title:	Not reported
Affiliation Address:	1241 East Dyer RoadSuite 120
Affiliation City:	Santa Ana
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92705-5611
Affiliation Phone:	(714) 433-6406,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Juan Carlos Gomez
Entity Title:	Not reported
Affiliation Address:	5255 Lovelock Street
Affiliation City:	San Diego
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92110
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	1331 S. Vernon Street, Attn: B&S Engineering / Environmental
Affiliation City:	Anaheim
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92805
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	United Parcel Service
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(949) 643-6644,
Affiliation Type Desc:	UST Tank Operator
Entity Name:	UPS - Laguna
Entity Title:	Not reported
Affiliation Address:	22 Brookline Drive
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92656
Affiliation Phone:	(949) 643-6644,
Name:	UNITED PARCEL SERVICE

UNITED PARCEL SERVICE, INC. (Continued) **1000594559**

Address:	22 BROOKLINE
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	901479
CERS ID:	T0605902532
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	GENIECE HIGGINS - ORANGE COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	1241 EAST DYER ROAD SUITE 120
Affiliation City:	SANTA ANA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	7144336260,

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/27/2025
Date Data Arrived at EDR: 04/01/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
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 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

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: 03/27/2025
Date Data Arrived at EDR: 04/01/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/27/2025
Date Data Arrived at EDR: 04/01/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 12/18/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 2

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/20/2025
Next Scheduled EDR Contact: 10/06/2025
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: 03/27/2025
Date Data Arrived at EDR: 04/01/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 03/27/2025
Date Data Arrived at EDR: 04/01/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/03/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 13

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
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: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 03/11/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 83

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 04/30/2025
Next Scheduled EDR Contact: 08/18/2025
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: 01/29/2025
Date Data Arrived at EDR: 02/18/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/29/2025
Date Data Arrived at EDR: 02/18/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/10/2025
Date Data Arrived at EDR: 06/12/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 4

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/21/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/22/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/21/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/22/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/03/2025
Date Data Arrived at EDR: 02/04/2025
Date Made Active in Reports: 04/18/2025
Number of Days to Update: 73

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/06/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

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 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST 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: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
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

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/07/2025
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
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: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 01/07/2025
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18
Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47
Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 04/08/2025
Date Data Arrived at EDR: 04/23/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 1

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 06/24/2025
Next Scheduled EDR Contact: 10/13/2025
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: 03/03/2025
Date Data Arrived at EDR: 03/04/2025
Date Made Active in Reports: 05/22/2025
Number of Days to Update: 79

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 05/13/2025
Date Data Arrived at EDR: 05/22/2025
Date Made Active in Reports: 05/27/2025
Number of Days to Update: 5

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 05/22/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
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: 01/07/2025
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/15/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

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: 06/10/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/21/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/22/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Quarterly

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 03/17/2025
Date Data Arrived at EDR: 03/18/2025
Date Made Active in Reports: 05/30/2025
Number of Days to Update: 73

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/26/2025
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/10/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 03/04/2025
Date Made Active in Reports: 05/22/2025
Number of Days to Update: 79

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 05/30/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 02/11/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 75

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 04/30/2025
Next Scheduled EDR Contact: 08/18/2025
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: 04/21/2025
Next Scheduled EDR Contact: 08/04/2025
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: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
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

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/30/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 02/20/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 68

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/21/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/22/2025
Next Scheduled EDR Contact: 08/04/2025
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: 12/31/2022
Date Data Arrived at EDR: 03/21/2024
Date Made Active in Reports: 06/12/2024
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: California Environmental Reporting System Hazardous Waste
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73
Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 02/20/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 68
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing
Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18
Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 01/28/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 04/15/2025
Number of Days to Update: 76
Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

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

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/20/2025
Date Data Arrived at EDR: 02/21/2025
Date Made Active in Reports: 05/07/2025
Number of Days to Update: 75

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/08/2025
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: 03/27/2025
Date Data Arrived at EDR: 04/01/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 23

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/25/2025
Date Made Active in Reports: 05/07/2025
Number of Days to Update: 71

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 05/23/2025
Next Scheduled EDR Contact: 09/08/2025
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: 06/11/2025
Date Data Arrived at EDR: 06/12/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 4

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/18/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)
Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)
Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
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: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/30/2025
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 72

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/13/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/08/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 06/25/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/08/2025
Next Scheduled EDR Contact: 08/18/2025
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: 06/02/2025
Date Data Arrived at EDR: 06/03/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/29/2025
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: 04/28/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/01/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/22/2025
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: 12/31/2023
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 7

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/15/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/13/2025
Date Data Arrived at EDR: 01/15/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 82

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/25/2025
Date Data Arrived at EDR: 05/01/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 20

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 09/08/2025
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: 01/01/2025
Date Data Arrived at EDR: 01/17/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/10/2025
Next Scheduled EDR Contact: 07/28/2025
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: 02/26/2025
Date Data Arrived at EDR: 03/03/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 08/11/2025
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: 07/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 100

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/02/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 05/07/2025
Date Data Arrived at EDR: 05/07/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 27

Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 04/10/2025
Next Scheduled EDR Contact: 07/28/2025
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: 12/31/2023
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 05/22/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 05/22/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/01/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 06/17/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/10/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/21/2025
Number of Days to Update: 89
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/22/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 01/27/2025
Date Made Active in Reports: 04/21/2025
Number of Days to Update: 84

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/24/2025
Next Scheduled EDR Contact: 10/13/2025
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: 12/31/2023
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/07/2025
Number of Days to Update: 16

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 06/25/2025
Next Scheduled EDR Contact: 10/13/2025
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: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/01/2025
Next Scheduled EDR Contact: 08/11/2025
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: 02/12/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 15

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/15/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 03/27/2025
Date Data Arrived at EDR: 04/01/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 23

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 04/01/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 83

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/03/2025
Date Data Arrived at EDR: 02/18/2025
Date Made Active in Reports: 03/20/2025
Number of Days to Update: 30

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/02/2024
Date Data Arrived at EDR: 08/20/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 50

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/01/2025
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: 05/22/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/22/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 05/28/2025
Date Data Arrived at EDR: 05/28/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 6

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 05/28/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/22/2025
Date Data Arrived at EDR: 05/05/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 16

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 05/05/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 03/23/2025
Date Data Arrived at EDR: 03/27/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/25/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 02/14/2025
Date Data Arrived at EDR: 03/11/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 84

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/02/2025
Next Scheduled EDR Contact: 10/20/2025
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: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/13/2025
Date Data Arrived at EDR: 02/13/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 75

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/13/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 03/31/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 03/31/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 03/07/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 03/31/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 03/23/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 04/17/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/15/2024
Date Data Arrived at EDR: 03/06/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 89

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 06/05/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 03/24/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 03/24/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 03/24/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 03/24/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 03/24/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 04/29/2025
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 06/26/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/20/2025
Number of Days to Update: 65

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA’s UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA’s Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 05/08/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: Semi-Annually

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 05/08/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: Varies

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/14/2025
Number of Days to Update: 23

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 06/04/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS sites included in the Envirostor and GeoTracker databases. Locations of potential sources of per - and polyfluoroalkyl substances (PFAS). This does not mean that PFAS has been produced, used, or discharged at these sites.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 03/04/2025
Date Made Active in Reports: 05/22/2025
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 03/04/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
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

CHROME PLATING: Chrome Plating Facilities Listing

This listing represents chrome plating facilities the California State Water Resources Control Board staff identified as possibly being a source of Per- and polyfluoroalkyl substance (PFAS) contamination. Sites and locations were identified by staff with the Division of Water Quality in the California State Water Board. Data was collected from the CA Air Resources Board 2013 and 2018 - Cr VI emission survey, CA Emission Inventory, CA HAZ Waste discharge database and by reviewing storm water permits. Former chrome plating sites are also included that are open site investigation or remediation cases with the Regional Water Quality Control Boards and the Department of Toxic Substances Control.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 03/04/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

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: 03/17/2025
Date Data Arrived at EDR: 03/18/2025
Date Made Active in Reports: 05/30/2025
Number of Days to Update: 73

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

CUPA LIV-PLE: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 09/19/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 87

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 05/08/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: Varies

DRYCLEAN N SONOMA: Norther Sonoma County County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sonoma County Air Pollution Control District.,

Date of Government Version: 08/23/2024
Date Data Arrived at EDR: 08/26/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 71

Source: Santa Barbara County Air Pollution Control District
Telephone: 707-433-5911
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GRANT: Grant Recipients List
Assembly Bill 998 (AB 998) established the Non-Toxic Dry Cleaning Incentive Program to provide financial assistance to the dry cleaning industry to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/26/2024
Date Made Active in Reports: 04/16/2024
Number of Days to Update: 81

Source: California Air Resources Board
Telephone: 916-323-0006
Last EDR Contact: 04/24/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO: Yolo-Solano Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Yolo-Solano Air Quality Management District.

Date of Government Version: 08/21/2024
Date Data Arrived at EDR: 08/26/2024
Date Made Active in Reports: 11/06/2024
Number of Days to Update: 72

Source: Yolo-Solano Air Quality Management District
Telephone: 530-757-3650
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN LAKE: Lake County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Lake County Air Quality Management District,

Date of Government Version: 02/15/2024
Date Data Arrived at EDR: 02/16/2024
Date Made Active in Reports: 05/02/2024
Number of Days to Update: 76

Source: Lake County Air Quality Management District
Telephone: 707-263-7000
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEAN SAN DIEGO: San Diego County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Diego County Air Pollution Control District.

Date of Government Version: 08/21/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 77
Source: San Diego County Air Pollution Control District
Telephone: 858-586-2616
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MENDOCINO: Mendocino County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mendocino County Air Quality Management District.

Date of Government Version: 08/26/2024
Date Data Arrived at EDR: 09/03/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 71
Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SACRAMENTO: Sacramento Metropolitan Air Quality Management DistrictDrycleaner Facility Listing
A listing of drycleaner facility locations, for the Sacramento Metropolitan Air Quality Management District.

Date of Government Version: 09/03/2024
Date Data Arrived at EDR: 09/05/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 69
Source: Sacramento Metropolitan Air Quality Management District
Telephone: 916-874-3958
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL: Imperial County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Imperial County Air Pollution Control District

Date of Government Version: 10/02/2024
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 78
Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB: San Luis Obispo County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Luis Obispo County Air Pollution Control District.

Date of Government Version: 01/03/2024
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/20/2024
Number of Days to Update: 76
Source: San Luis Obispo County Air Pollution Control District
Telephone: 805-781-5756
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN PLACER: Placer County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Placer County Air Quality Management District.

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 05/17/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 89
Source: Placer County Air Quality Management District
Telephone: 530-745-2335
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 01/27/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 05/02/2025
Number of Days to Update: 72
Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

DRYCLEAN BAY AREA: Bay Area Air Quality Management District Drycleaner Facility Listing
Bay Area Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 02/20/2019
Date Data Arrived at EDR: 05/30/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1432
Source: Bay Area Air Quality Management District
Telephone: 415-516-1916
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN CALAVERAS: Calaveras County Environmental Management Agency Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Calaveras County Environmental Management Agency.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1412
Source: Calaveras County Environmental Management Agency
Telephone: 209-754-6399
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN N COAST: North Coast Unified Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the North Coast Unified Air Quality Management District.

Date of Government Version: 11/30/2016
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473
Source: North Coast Unified Air Quality Management District
Telephone: 707-443-3093
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SANTA BARB: Santa Barbara County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Santa Barbara County Air Pollution Control District.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475
Source: Santa Barbara County Air Pollution Control District
Telephone: 805-961-8867
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN TEHAMA: Tehama County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Tehama County Air Pollution Control District.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1468
Source: Tehama County Air Pollution Control District
Telephone: 530-527-3717
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 05/22/2025
Date Made Active in Reports: 05/30/2025
Number of Days to Update: 8
Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Varies

DRYCLEAN SHASTA: Shasta County Air Quality Management District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Shasta County Air Quality Management District.

Date of Government Version: 08/29/2024
Date Data Arrived at EDR: 09/05/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 69
Source: Shasta County Air Quality Management District
Telephone: 530-225-5674
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MOJAVE: Mojave Desert Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mojave Desert Air Quality Management District.

Date of Government Version: 08/21/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75

Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN N SIERRA: Northern Sierra Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sierra Air Quality Management District,

Date of Government Version: 08/22/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75

Source: Northern Sierra Air Quality Management District
Telephone: 530-274-9350
Last EDR Contact: 05/05/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MONTERY BAY: Monterey Bay Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Monterey Bay Air Quality Management District.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 11/26/2024
Number of Days to Update: 76

Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN AMADOR: Amador Air District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Amador Air Quality Management District

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador Air Quality Management District
Telephone: 209-257-0112
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN VENTURA: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 08/26/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 11/14/2024
Number of Days to Update: 78

Source: Ventura County Air Pollution Control District
Telephone: 805-645-1421
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 02/20/2025
Date Data Arrived at EDR: 02/26/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 30

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Annually

DRYCLEAN EAST KERN: Eastern Kern Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Eastern Kern Air Pollution Control District.

Date of Government Version: 08/21/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75

Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN JOAQUIN: San Joaquin Valley Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Joaquin Valley Air Pollution Control District.

Date of Government Version: 08/22/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75

Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GLENN: Glenn County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Glenn County Air Pollution Control District.

Date of Government Version: 08/26/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 77

Source: Glenn County Air Pollution Control District
Telephone: 530-934-6500
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BUTTE: Butte County Air Quality Management DistrictDrycleaner Facility Listing
Butte County Air Quality Management DistrictDrycleaner Facility Listing.

Date of Government Version: 09/10/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 11/25/2024
Number of Days to Update: 75

Source: Butte County Air Quality Management District
Telephone: 530-332-9400
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN FEATHER RVR: Feather River Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Feather River Air Quality Management District.

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 06/05/2023
Number of Days to Update: 88

Source: Feather River Air Quality Management District
Telephone: 530-634-7659
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 03/11/2025
Date Made Active in Reports: 05/23/2025
Number of Days to Update: 73

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/14/2025
Date Data Arrived at EDR: 04/15/2025
Date Made Active in Reports: 06/27/2025
Number of Days to Update: 73

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FIN ASSURANCE 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 04/09/2025
Date Data Arrived at EDR: 04/10/2025
Date Made Active in Reports: 07/02/2025
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

FIN 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: 01/31/2025
Date Data Arrived at EDR: 02/13/2025
Date Made Active in Reports: 05/05/2025
Number of Days to Update: 81

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 04/30/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: Varies

ICE: Inspection, Compliance and Enforcement
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/10/2025
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 04/28/2025
Number of Days to Update: 76

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 05/13/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/10/2025
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 04/28/2025
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/13/2025
Next Scheduled EDR Contact: 08/25/2025
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: 03/31/2025
Date Data Arrived at EDR: 04/01/2025
Date Made Active in Reports: 06/20/2025
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 06/25/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Quarterly

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 07/19/2024
Date Data Arrived at EDR: 07/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 29

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 06/24/2025
Next Scheduled EDR Contact: 10/13/2025
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: 12/31/2024
Date Data Arrived at EDR: 01/03/2025
Date Made Active in Reports: 03/19/2025
Number of Days to Update: 75

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 06/30/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Annually

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 03/04/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 78

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 05/29/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 01/02/2025
Date Data Arrived at EDR: 02/25/2025
Date Made Active in Reports: 05/07/2025
Number of Days to Update: 71

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 05/23/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/03/2025
Date Data Arrived at EDR: 02/04/2025
Date Made Active in Reports: 04/18/2025
Number of Days to Update: 73

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/06/2025
Next Scheduled EDR Contact: 08/18/2025
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: 02/24/2025
Date Data Arrived at EDR: 02/25/2025
Date Made Active in Reports: 05/07/2025
Number of Days to Update: 71

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 05/23/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 03/04/2025
Date Made Active in Reports: 05/22/2025
Number of Days to Update: 79

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 05/30/2025
Next Scheduled EDR Contact: 09/15/2025
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: 03/05/2025
Date Data Arrived at EDR: 03/06/2025
Date Made Active in Reports: 05/22/2025
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Annually

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 02/27/2025
Date Data Arrived at EDR: 03/04/2025
Date Made Active in Reports: 05/22/2025
Number of Days to Update: 79

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 05/29/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 07/02/2025
Next Scheduled EDR Contact: 10/13/2025
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: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 06/10/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 03/04/2025
Date Made Active in Reports: 05/23/2025
Number of Days to Update: 80

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 05/30/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 05/06/2025
Date Data Arrived at EDR: 05/06/2025
Date Made Active in Reports: 05/07/2025
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 05/06/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/02/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 12/26/2023
Date Made Active in Reports: 03/19/2024
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 03/17/2025
Date Data Arrived at EDR: 03/19/2025
Date Made Active in Reports: 05/30/2025
Number of Days to Update: 72

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/11/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

COLUSA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 01/16/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 02/05/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 05/02/2025
Number of Days to Update: 79

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/17/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/09/2025
Date Data Arrived at EDR: 04/10/2025
Date Made Active in Reports: 07/02/2025
Number of Days to Update: 83

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 01/27/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 2

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 01/27/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 2

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List

Cupa facility list

Date of Government Version: 01/28/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 04/15/2025
Number of Days to Update: 76

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List

Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/09/2025
Date Data Arrived at EDR: 04/10/2025
Date Made Active in Reports: 07/02/2025
Number of Days to Update: 83

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 06/24/2025
Next Scheduled EDR Contact: 10/13/2025
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/07/2025
Date Data Arrived at EDR: 04/08/2025
Date Made Active in Reports: 07/02/2025
Number of Days to Update: 85

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/08/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/17/2024
Number of Days to Update: 75

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/11/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 07/09/2024
Date Made Active in Reports: 09/27/2024
Number of Days to Update: 80

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/10/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 03/18/2025
Date Made Active in Reports: 05/30/2025
Number of Days to Update: 73

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 03/03/2025
Date Data Arrived at EDR: 03/18/2025
Date Made Active in Reports: 05/30/2025
Number of Days to Update: 73
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/12/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation LA County List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 09/26/2024
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/10/2025
Date Data Arrived at EDR: 04/11/2025
Date Made Active in Reports: 06/26/2025
Number of Days to Update: 76
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72
Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 06/17/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/12/2025
Date Data Arrived at EDR: 05/14/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 33

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 03/27/2025
Date Data Arrived at EDR: 03/27/2025
Date Made Active in Reports: 06/20/2025
Number of Days to Update: 85

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 01/27/2025
Date Data Arrived at EDR: 01/27/2025
Date Made Active in Reports: 02/03/2025
Number of Days to Update: 7

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups Orange County
Petroleum and non-petroleum spills.

Date of Government Version: 02/05/2025
Date Data Arrived at EDR: 02/06/2025
Date Made Active in Reports: 04/28/2025
Number of Days to Update: 81

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 02/05/2025
Date Data Arrived at EDR: 02/06/2025
Date Made Active in Reports: 04/28/2025
Number of Days to Update: 81

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 02/05/2025
Date Data Arrived at EDR: 02/06/2025
Date Made Active in Reports: 03/14/2025
Number of Days to Update: 36

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Quarterly

PLACER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 02/20/2025
Date Data Arrived at EDR: 02/21/2025
Date Made Active in Reports: 05/07/2025
Number of Days to Update: 75

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/11/2024
Date Data Arrived at EDR: 06/12/2024
Date Made Active in Reports: 06/27/2024
Number of Days to Update: 15

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 03/06/2025
Date Data Arrived at EDR: 03/07/2025
Date Made Active in Reports: 05/22/2025
Number of Days to Update: 76

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 06/17/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/09/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 82

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 06/17/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 01/30/2025
Date Data Arrived at EDR: 01/31/2025
Date Made Active in Reports: 04/18/2025
Number of Days to Update: 77

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/29/2025
Date Data Arrived at EDR: 05/29/2025
Date Made Active in Reports: 06/18/2025
Number of Days to Update: 20

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 04/28/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/25/2025
Date Made Active in Reports: 05/07/2025
Number of Days to Update: 71

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 05/23/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 01/15/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 72

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 09/08/2025
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 01/28/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 04/16/2025
Number of Days to Update: 77

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 01/28/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 04/16/2025
Number of Days to Update: 77

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
A listing of properties that fall within a Maher Ordinance, for all of San Francisco. The Maher Ordinance requires San Francisco Department of Public Health (DPH) oversight for the characterization and mitigation of hazardous substances found in soil, soil vapor, and groundwater in areas designated within the Maher map. The Maher map includes areas with current or historical industrial use or zoning; areas within 100 feet of current or historical underground tanks; filled former Bay, marsh, or creek areas; or areas within 150 feet of a current or former elevated highway. City of San Francisco Planning.

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 04/02/2025
Number of Days to Update: 78

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/03/2025
Next Scheduled EDR Contact: 09/22/2025
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 02/06/2025
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 04/28/2025
Number of Days to Update: 76

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 05/28/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 05/28/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 02/14/2025
Date Data Arrived at EDR: 02/18/2025
Date Made Active in Reports: 05/02/2025
Number of Days to Update: 73

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: No Update Planned

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

SITE MIT SANTA CRUZ: Site Mitigation Santa Cruz County List
Sites may become contaminated with toxic chemicals through illegal dumping or disposal, from leaking underground storage tanks, or through industrial or commercial activities.The goal of the site mitigation program is to protect the public health and the environment while facilitating completion of contaminated site clean-up projects in a timely manner.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 06/23/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 20

Source: Santa Cruz Environmental Health Services
Telephone: 831-454-2761
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Varies

SOLANO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/10/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/10/2025
Next Scheduled EDR Contact: 09/29/2025
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 11/05/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/13/2025
Number of Days to Update: 85

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 05/14/2025
Next Scheduled EDR Contact: 09/01/2025
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 02/11/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 05/02/2025
Number of Days to Update: 79

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 05/20/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 04/09/2025
Date Data Arrived at EDR: 04/10/2025
Date Made Active in Reports: 06/27/2025
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 04/23/2025
Next Scheduled EDR Contact: 08/11/2025
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 11/21/2024
Date Data Arrived at EDR: 01/21/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 72

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/11/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/17/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/30/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 04/01/2025
Date Data Arrived at EDR: 04/09/2025
Date Made Active in Reports: 04/23/2025
Number of Days to Update: 14

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/03/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 01/27/2025
Date Data Arrived at EDR: 03/04/2025
Date Made Active in Reports: 05/23/2025
Number of Days to Update: 80

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/30/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 03/19/2025
Date Data Arrived at EDR: 03/25/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 3

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 06/17/2025
Next Scheduled EDR Contact: 10/06/2025
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 01/17/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/02/2025
Date Data Arrived at EDR: 02/04/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 79

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/06/2025
Next Scheduled EDR Contact: 08/18/2025
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/23/2025
Next Scheduled EDR Contact: 10/13/2025
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: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/24/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 10/20/2025
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/07/2025
Next Scheduled EDR Contact: 08/25/2025
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 05/28/2025
Next Scheduled EDR Contact: 09/15/2025
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

15 ARGONAUT
15 ARGONAUT
ALISO VIEJO, CA 92656

TARGET PROPERTY COORDINATES

Latitude (North):	33.593882 - 33° 35' 37.98''
Longitude (West):	117.727325 - 117° 43' 38.37''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	432512.9
UTM Y (Meters):	3717171.8
Elevation:	453 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50006201 SAN JUAN CAPISTRANO, CA
Version Date:	2022

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06059C0426J	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06059C0427J	FEMA FIRM Flood data
06059C0428J	FEMA FIRM Flood data
06059C0429J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
SAN JUAN CAPISTRANO	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

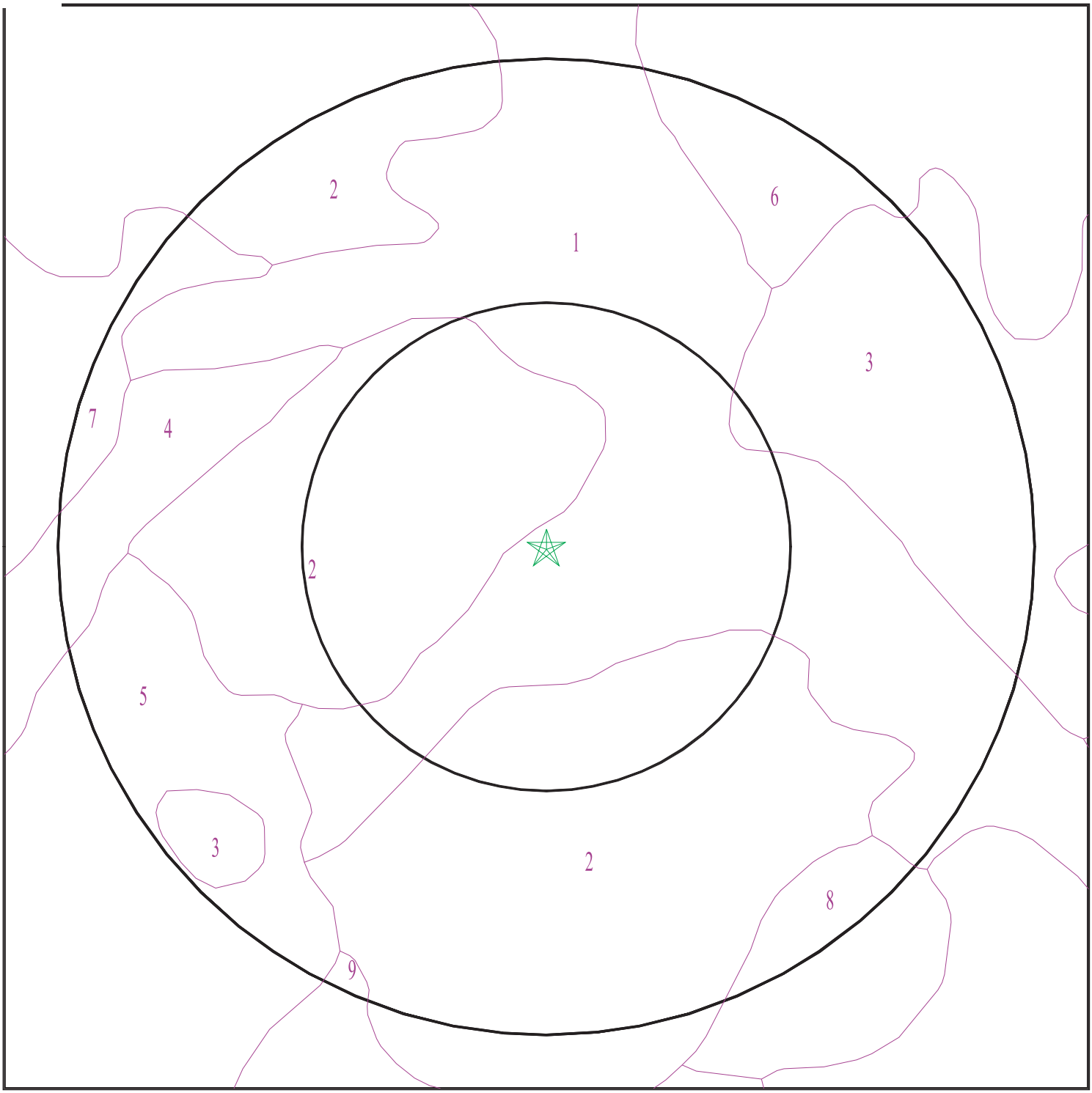
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 8037570.2s



SITE NAME:	15 Argonaut	CLIENT:	Stantec
ADDRESS:	15 Argonaut Aliso Viejo CA 92656	CONTACT:	Alicia Ruth Jansen
LAT/LONG:	33.593882 / 117.727325	INQUIRY #:	8037570.2s
		DATE:	July 03, 2025 9:11 am

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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: CAPISTRANO

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

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	27 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
2	27 inches	64 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: CIENEBA

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

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	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:
2	7 inches	11 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 3

Soil Component Name: CALLEGUAS

Soil Surface Texture: clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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	14 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:
2	14 inches	18 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Map ID: 4

Soil Component Name: BALCOM

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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	29 inches	clay loam	Not reported	Not reported	Max: Min:	Max: Min:
2	29 inches	33 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 5

Soil Component Name: BALCOM

Soil Surface Texture: clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

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	33 inches	clay loam	Not reported	Not reported	Max: Min:	Max: Min:
2	33 inches	38 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 6

Soil Component Name: BALCOM

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

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	33 inches	clay loam	Not reported	Not reported	Max: Min:	Max: Min:
2	33 inches	38 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 7

Soil Component Name: BALCOM

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

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	27 inches	clay loam	Not reported	Not reported	Max: Min:	Max: Min:
2	27 inches	31 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 8

Soil Component Name: BOSANKO

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: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:
2	20 inches	31 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:
3	31 inches	35 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:

Soil Map ID: 9

Soil Component Name: BOSANKO

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: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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	25 inches	clay	Not reported	Not reported	Max: Min:	Max: Min:
2	25 inches	37 inches	clay	Not reported	Not reported	Max: Min:	Max: Min:
3	37 inches	40 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

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.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CADWR0000032092	1/4 - 1/2 Mile SW
2	CADWR0000020107	1/4 - 1/2 Mile ENE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG17000011428	1/4 - 1/2 Mile West
2	CAOG17000001397	1/4 - 1/2 Mile East
3	CAOG17000001396	1/2 - 1 Mile SSW

PHYSICAL SETTING SOURCE MAP - 8037570.2s



- 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
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

N

SITE NAME:	15 Argonaut	CLIENT:	Stantec
ADDRESS:	15 Argonaut Aliso Viejo CA 92656	CONTACT:	Alicia Ruth Jansen
LAT/LONG:	33.593882 / 117.727325	INQUIRY #:	8037570.2s
		DATE:	July 03, 2025 9:11 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
SW
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR0000032092**

Well ID:	07S08W05R001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S08W05R001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S08W05R001S&store_num=		
GeoTracker Data:	Not Reported		

2
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR0000020107**

Well ID:	07S08W04G001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S08W04G001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S08W04G001S&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
West **OIL_GAS** **CAOG17000011428**
1/4 - 1/2 Mile

OIL_GAS:

API #:	0405901154	Well #:	2
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Moulton	Well Design:	Moulton 2
Operator ID:	07952	Operator Name:	South Fullerton Oil Co.
Field Name:	Any Field	Area Name:	Any Area
Place:	Aliso Viejo	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	Not Reported		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=05901154		

2
East **OIL_GAS** **CAOG17000001397**
1/4 - 1/2 Mile

OIL_GAS:

API #:	0405901153	Well #:	1
Well Type:	Oil & Gas	Well Status:	Idle
Lease Name:	Lease by South Fullerton Oil Co.		
Well Design:	1	Operator ID:	07952
Operator Name:	South Fullerton Oil Co.	Field Name:	Any Field
Area Name:	Any Area	Place:	Aliso Viejo
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	Spud Date:	Not Reported
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=05901153		

3
SSW **OIL_GAS** **CAOG17000001396**
1/2 - 1 Mile

OIL_GAS:

API #:	0405900995	Well #:	1
Well Type:	Oil & Gas	Well Status:	Idle
Lease Name:	Lease by Roy Hartman	Well Design:	1
Operator ID:	07443	Operator Name:	Roy Hartman
Field Name:	Any Field	Area Name:	Any Area
Place:	Aliso Viejo	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	Not Reported		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=05900995		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92656	74	2

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 was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

Geothermal Wells Listing
Department of Conservation
Telephone: 916-445-9686
Geothermal well means a well constructed to extract or return water to the ground after it has been used for heating or cooling purposes. Geothermal wells in California (except for wells on federal leases which are administered by the Bureau of Land Management) are permitted, drilled, operated, and permanently sealed and closed (plugged and abandoned) under requirements and procedures administered by the Geothermal Section of the Department of Conservations Geologic Energy Management Division (CalGEM, formerly DOGGR).

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX E

Historical Records

15 Argonaut

15 Argonaut

Aliso Viejo, CA 92656

Inquiry Number: 8037570.3

July 03, 2025

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

07/03/25

Site Name:

15 Argonaut
15 Argonaut
Aliso Viejo, CA 92656
EDR Inquiry # 8037570.3

Client Name:

Stantec
735 E. Carnegie Drive, Suite 280
SAN BERNARDINO, CA 92408
Contact: Alicia Ruth Jansen

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # C15B-4E20-AF9F

PO # NA

Project Olson

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: C15B-4E20-AF9F

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

The Sanborn Library LLC Since 1866™

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15 Argonaut

15 Argonaut

Aliso Viejo, CA 92656

Inquiry Number: 8037570.4

July 03, 2025

EDR Historical Topo Map Report

with QuadMatch™

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

EDR Historical Topo Map Report

07/03/25

Site Name:	Client Name:
15 Argonaut	Stantec
15 Argonaut	735 E. Carnegie Drive, Suite 280
Aliso Viejo, CA 92656	SAN BERNARDINO, CA 92408
EDR Inquiry # 8037570.4	Contact: Alicia Ruth Jansen

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA

Project: Olson

Coordinates:

Latitude:	33.593882 33° 35' 38" North
Longitude:	-117.727325 -117° 43' 38" West
UTM Zone:	Zone 11 North
UTM X Meters:	432514.45
UTM Y Meters:	3717364.91
Elevation:	448.48' above sea level

Maps Provided:

2022	1948
2018	1942
2015	1902
2012	
1981	
1974	
1965, 1968	
1949	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2022 Source Sheets

San Juan Capistrano
2022
7.5-minute, 24000

Laguna Beach
2022
7.5-minute, 24000

2018 Source Sheets

San Juan Capistrano
2018
7.5-minute, 24000

Laguna Beach
2018
7.5-minute, 24000

2015 Source Sheets

San Juan Capistrano
2015
7.5-minute, 24000

Laguna Beach
2015
7.5-minute, 24000

2012 Source Sheets

San Juan Capistrano
2012
7.5-minute, 24000

Laguna Beach
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1981 Source Sheets

San Juan Capistrano
1981
7.5-minute, 24000
Aerial Photo Revised 1977

Laguna Beach
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1974 Source Sheets

Laguna Beach
1974
7.5-minute, 24000
Aerial Photo Revised 1974

San Juan Capistrano
1974
7.5-minute, 24000
Aerial Photo Revised 1974

1965, 1968 Source Sheets

Laguna Beach
1965
7.5-minute, 24000
Aerial Photo Revised 1963

San Juan Capistrano
1968
7.5-minute, 24000
Aerial Photo Revised 1967

1949 Source Sheets

San Juan Capistrano
1949
7.5-minute, 24000
Aerial Photo Revised 1946

Laguna Beach
1949
7.5-minute, 24000
Aerial Photo Revised 1946

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1948 Source Sheets

San Juan Capistrano
1948
7.5-minute, 24000
Aerial Photo Revised 1946

Laguna Beach
1948
7.5-minute, 24000
Aerial Photo Revised 1946

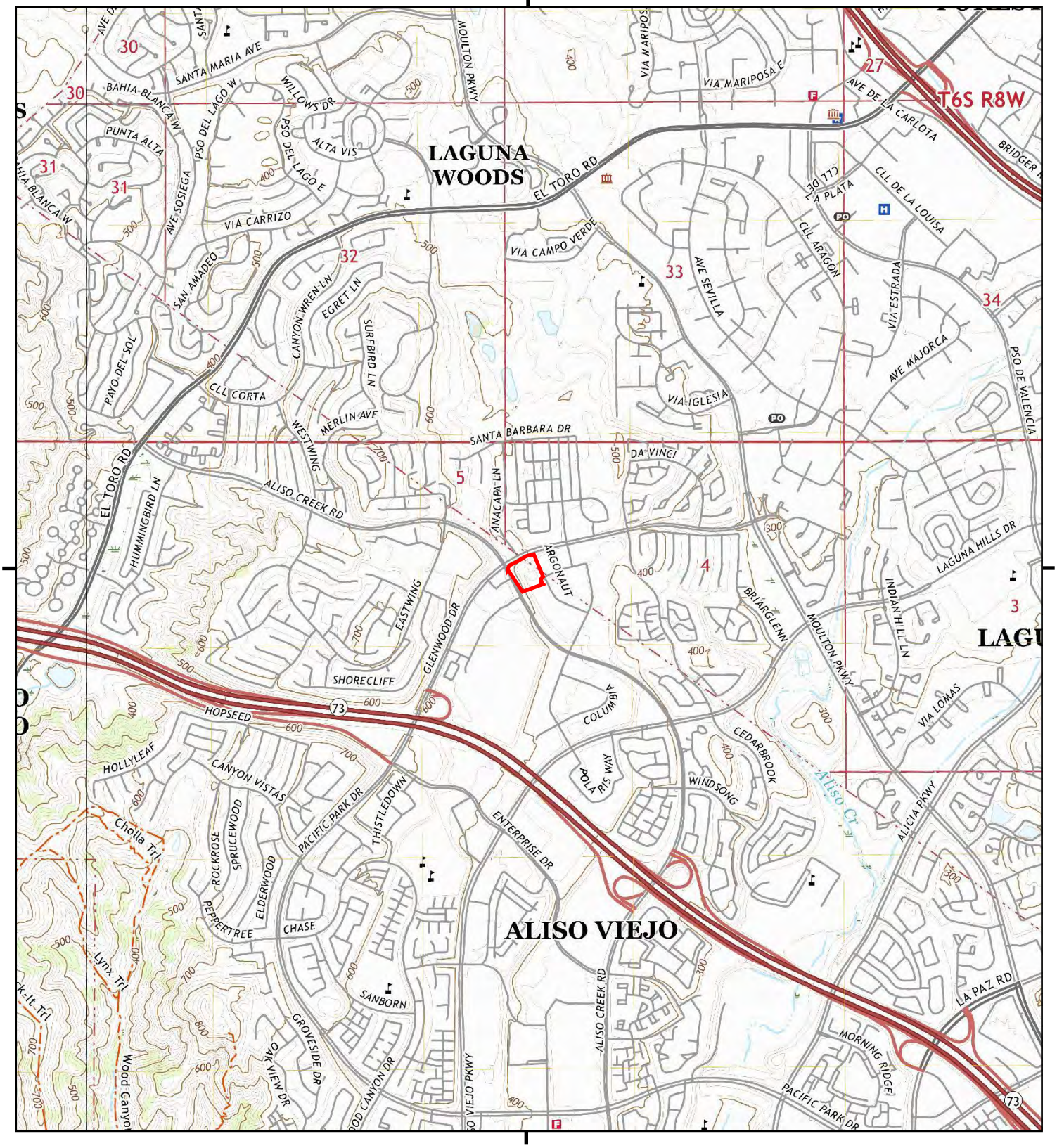
1942 Source Sheets

SANTA ANA
1942
15-minute, 50000

SANTIAGO PEAK
1942
15-minute, 50000

1902 Source Sheets

Corona
1902
30-minute, 125000



This report includes information from the following map sheet(s).

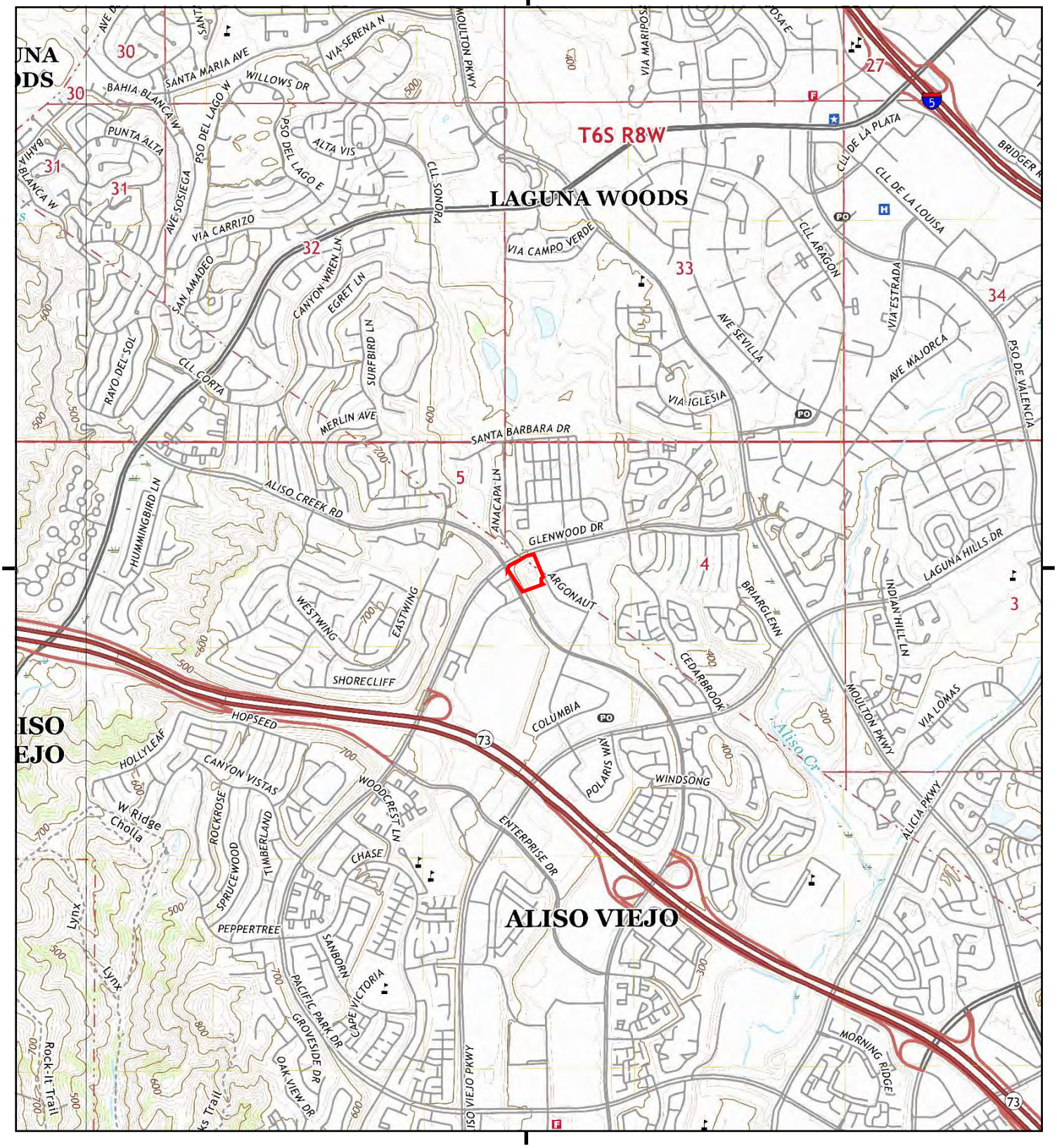
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 2022, 7.5-minute
SW, Laguna Beach, 2022, 7.5-minute

SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 2018, 7.5-minute
SW, Laguna Beach, 2018, 7.5-minute

SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

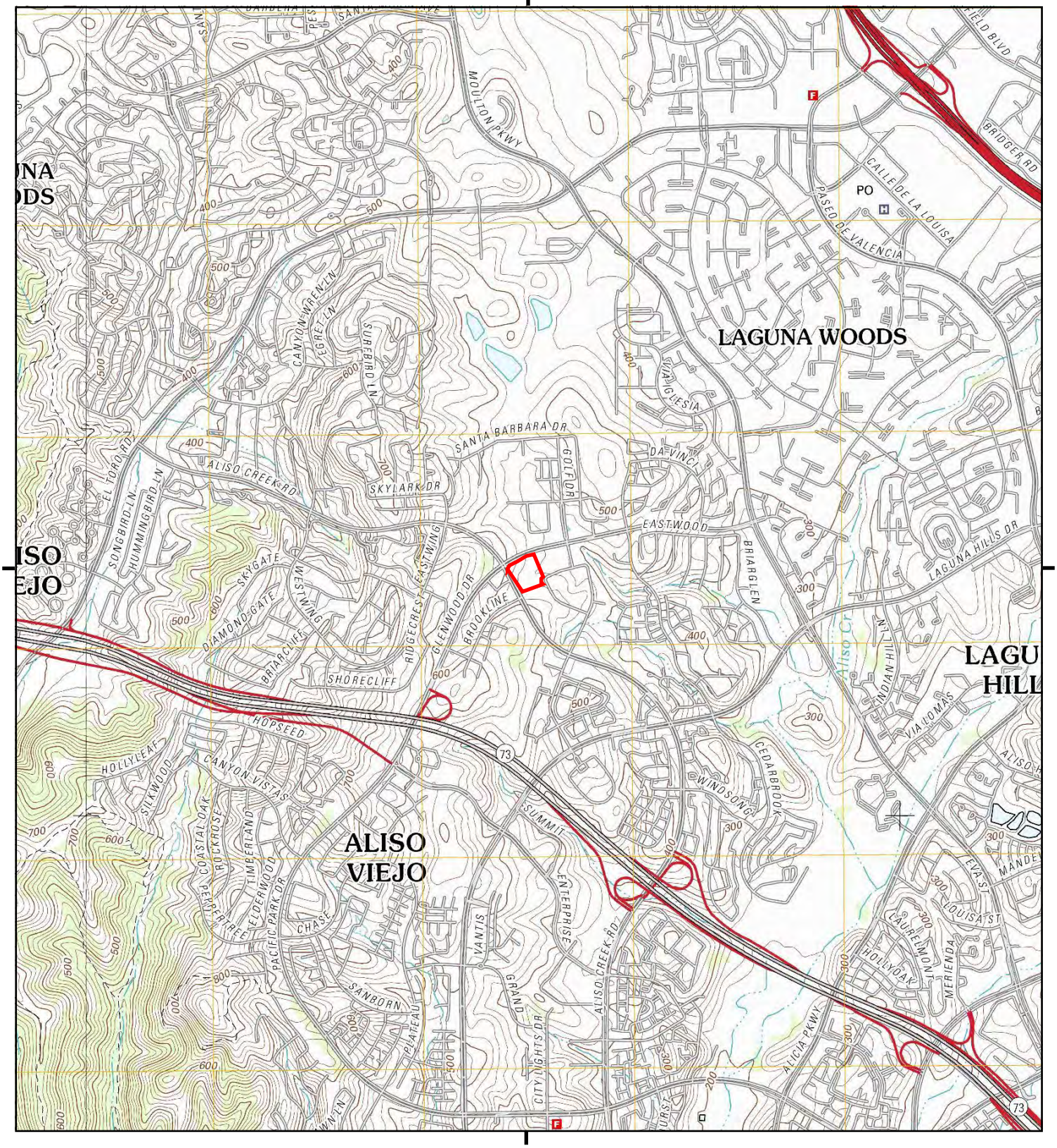
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 2015, 7.5-minute
SW, Laguna Beach, 2015, 7.5-minute

SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

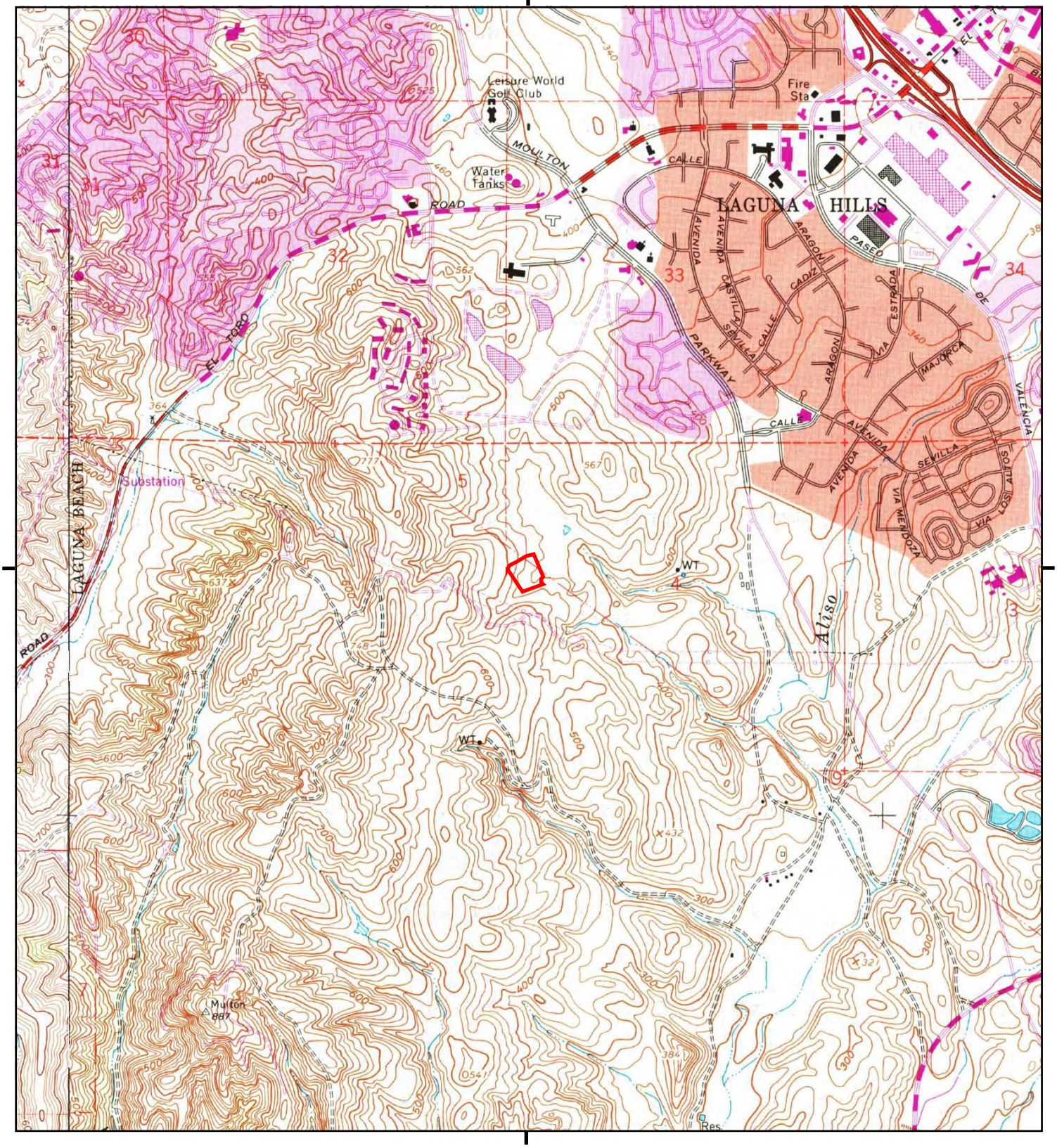
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 2012, 7.5-minute
SW, Laguna Beach, 2012, 7.5-minute

SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1981, 7.5-minute
SW, Laguna Beach, 1981, 7.5-minute

SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

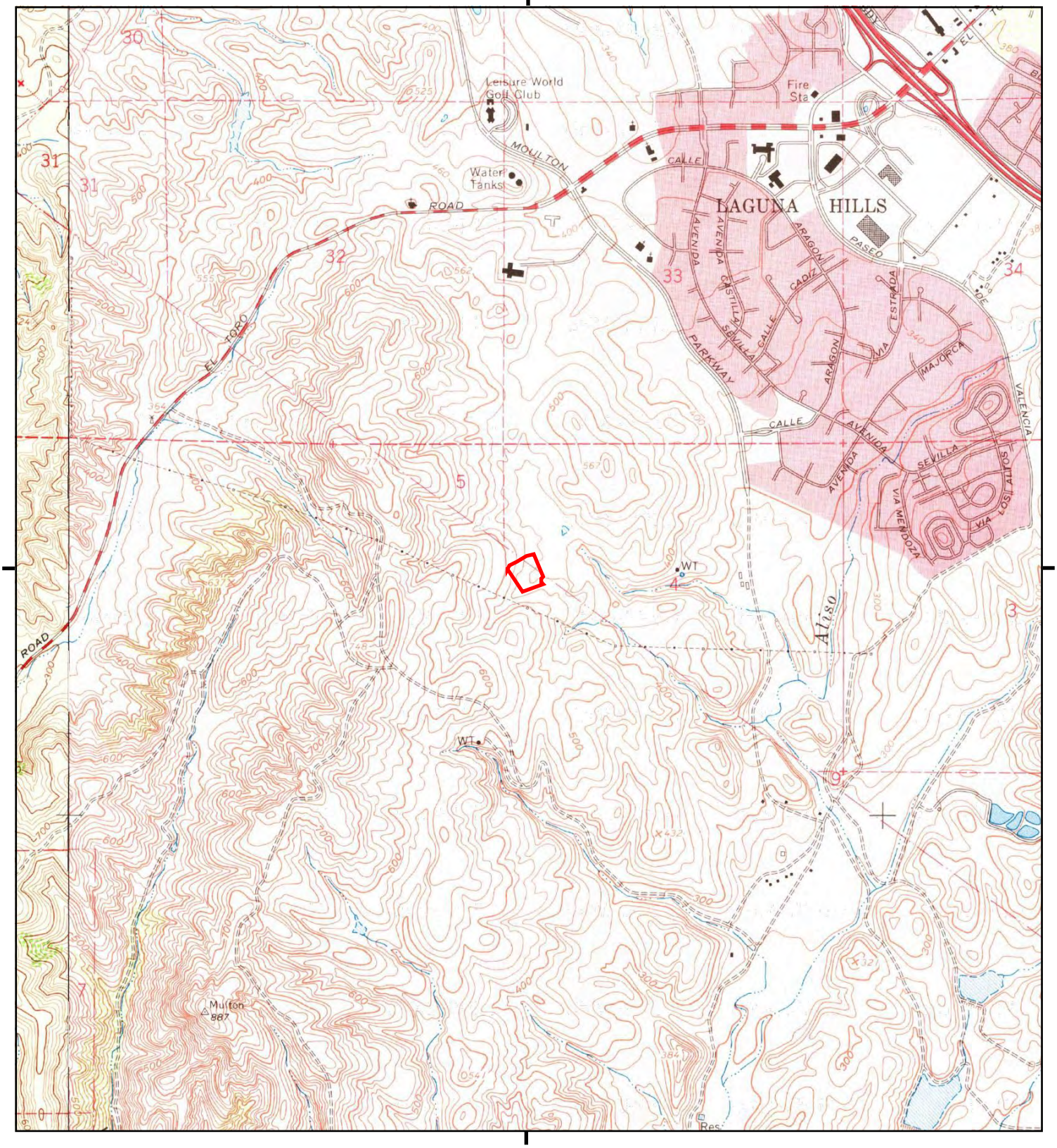
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1974, 7.5-minute
SW, Laguna Beach, 1974, 7.5-minute

SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

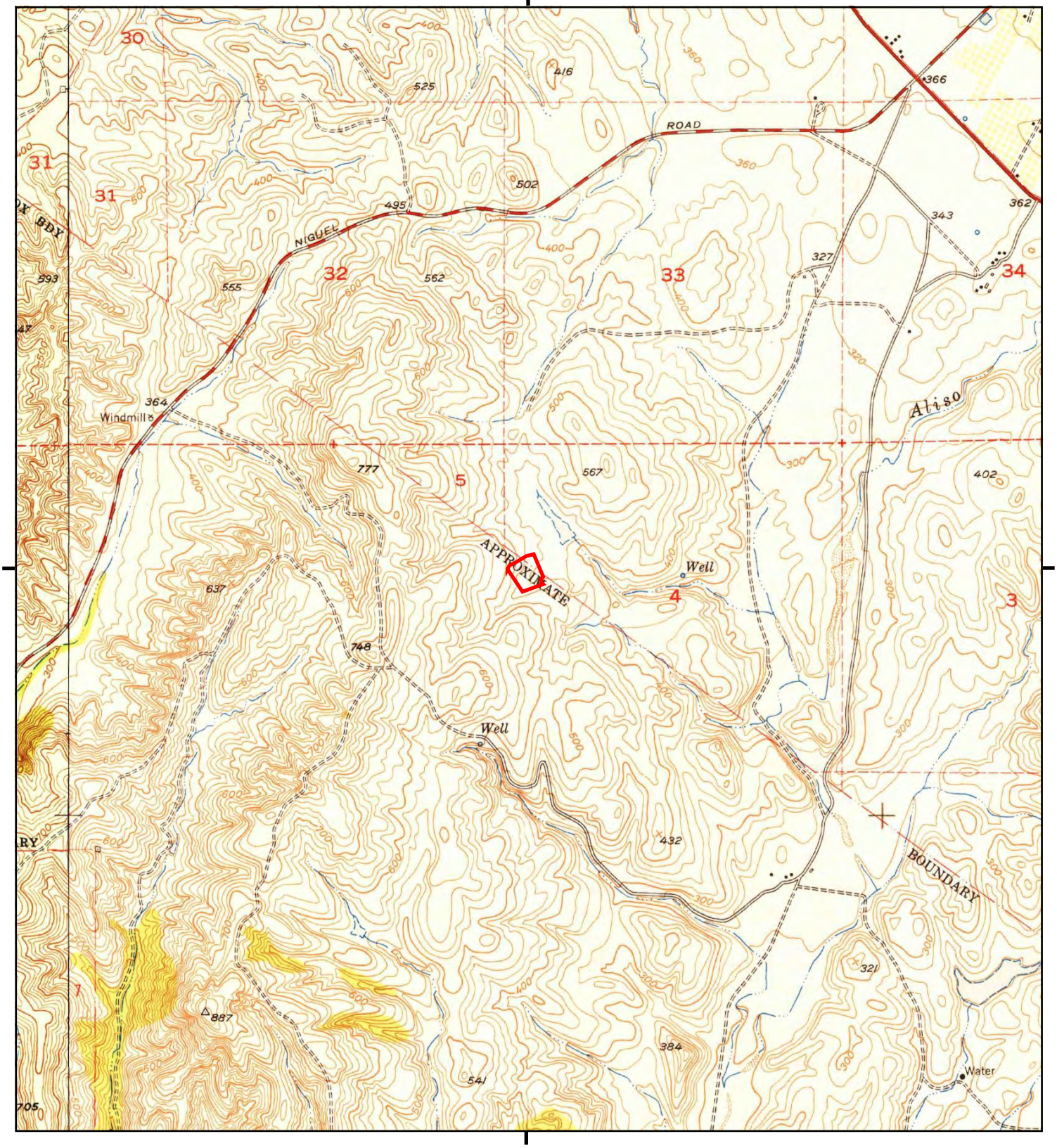
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1968, 7.5-minute
SW, Laguna Beach, 1965, 7.5-minute

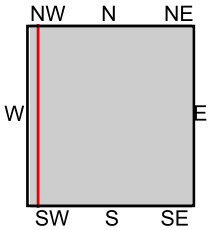
SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

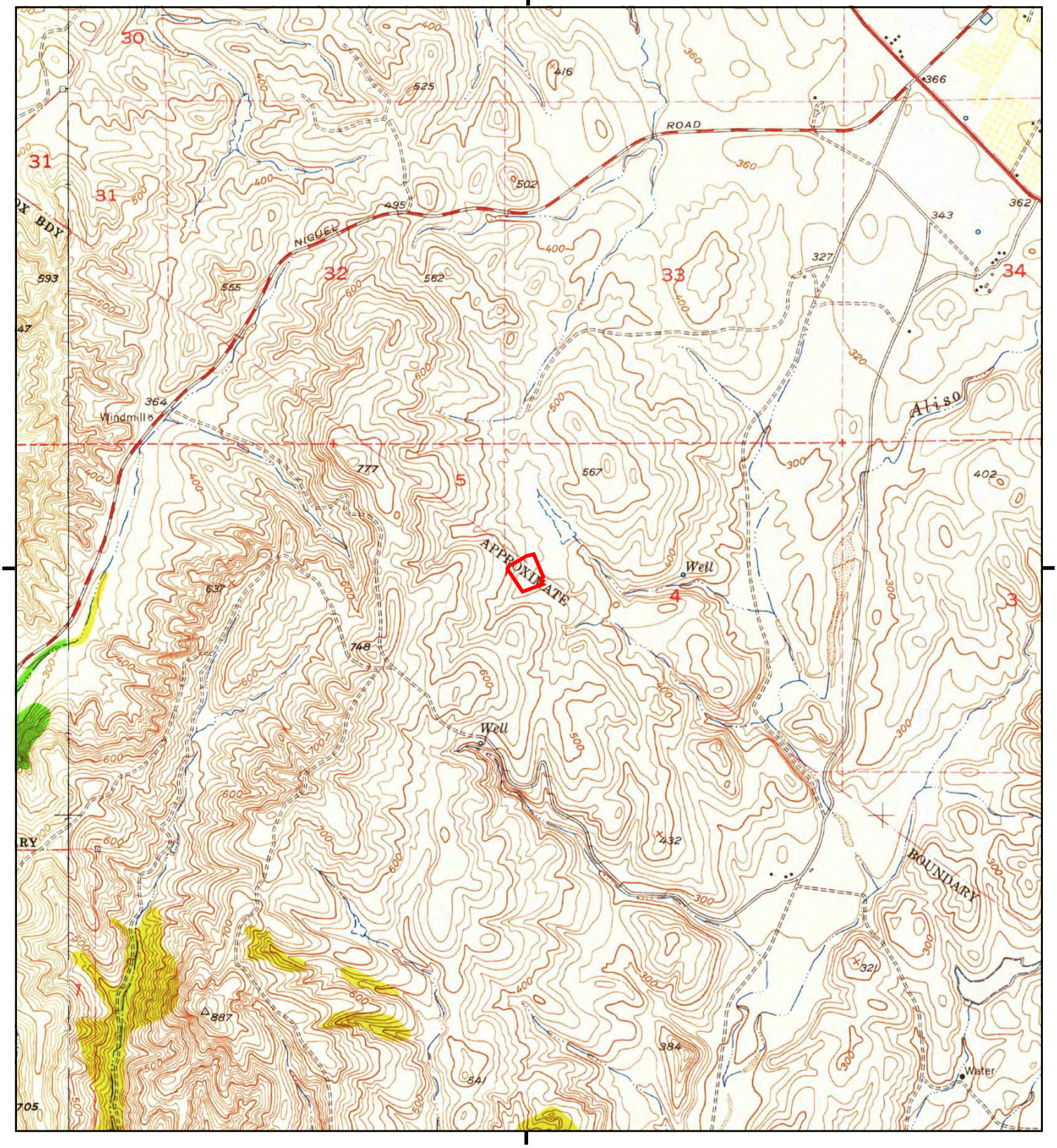
0 Miles 0.25 0.5 1 1.5



TP, San Juan Capistrano, 1949, 7.5-minute
SW, Laguna Beach, 1949, 7.5-minute

SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

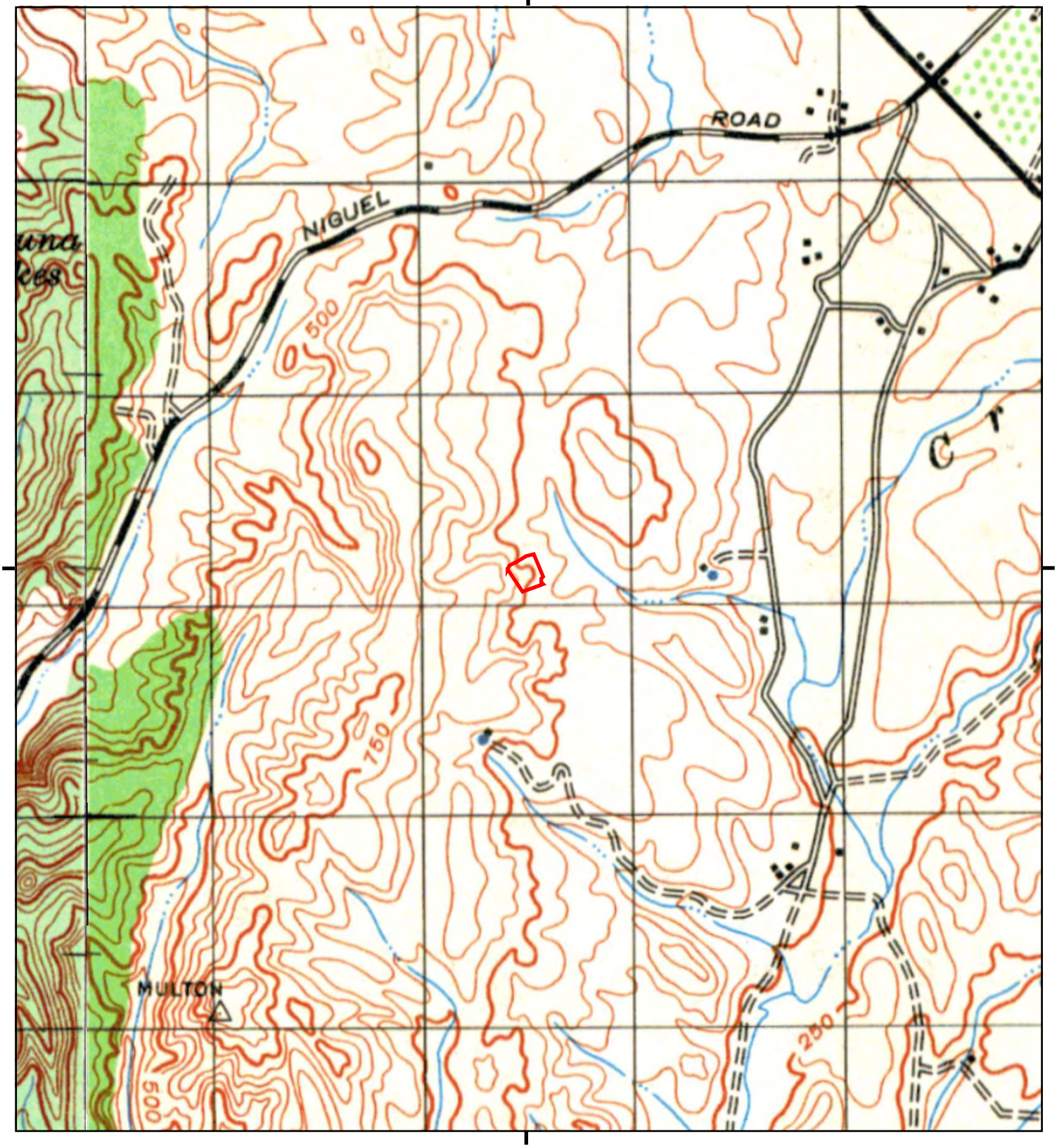
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1948, 7.5-minute
SW, Laguna Beach, 1948, 7.5-minute

SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

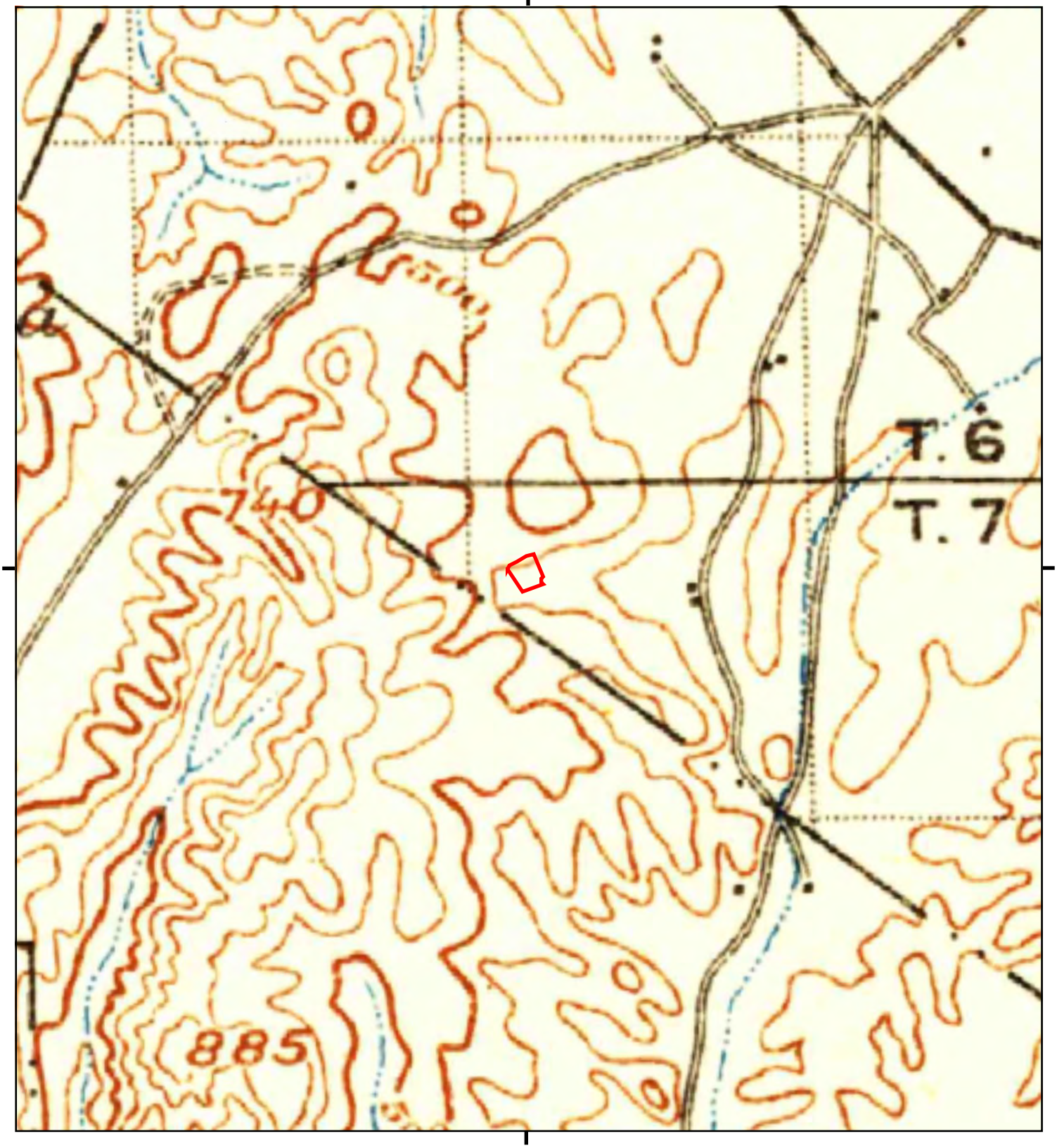
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, SANTIAGO PEAK, 1942, 15-minute
W, SANTA ANA, 1942, 15-minute

SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Corona, 1902, 30-minute

SITE NAME: 15 Argonaut
ADDRESS: 15 Argonaut
Aliso Viejo, CA 92656
CLIENT: Stantec

N

15 Argonaut

15 Argonaut

Aliso Viejo, CA 92656

Inquiry Number: 8037570.8

July 03, 2025

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

07/03/25

Site Name:

15 Argonaut
15 Argonaut
Aliso Viejo, CA 92656
EDR Inquiry # 8037570.8

Client Name:

Stantec
735 E. Carnegie Drive, Suite 280
SAN BERNARDINO, CA 92408
Contact: Alicia Ruth Jansen

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2022	1"=500'	Flight Year: 2022	USDA/NAIP
2018	1"=500'	Flight Year: 2018	USDA/NAIP
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Year: 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 03, 1989	USDA
1981	1"=500'	Flight Date: October 30, 1981	USGS
1974	1"=500'	Flight Date: November 06, 1974	USGS
1972	1"=500'	Flight Date: October 30, 1972	USGS
1967	1"=500'	Flight Date: May 07, 1967	USGS
1963	1"=500'	Flight Date: February 28, 1963	USGS
1952	1"=500'	Flight Date: December 12, 1952	USDA
1946	1"=500'	Flight Date: December 29, 1946	USGS
1938	1"=500'	Flight Date: June 14, 1938	USDA

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INQUIRY #: 8037570.8

YEAR: 2022

= 500'

N

EDR

1450

INQUIRY #: 8037570.8

YEAR: 2018

= 500'

N

EDR

1451

INQUIRY #: 8037570.8

YEAR: 2014

= 500'

N

EDR

1452

INQUIRY #: 8037570.8

YEAR: 2010

= 500'

N

EDR

1453

INQUIRY #: 8037570.8

YEAR: 2005

= 500'

N

EDR

1454

INQUIRY #: 8037570.8

YEAR: 2002

= 500'

N

EDR


1455
INQUIRY #: 8037570.8
YEAR: 1994
= 500'
N
EDR



INQUIRY #: 8037570.8

YEAR: 1989

= 500'

N

EDR


1457
INQUIRY #: 8037570.8
YEAR: 1981
= 500'
N
EDR

1458

INQUIRY #: 8037570.8

YEAR: 1974

= 500'

N

EDR

1459

INQUIRY #: 8037570.8

YEAR: 1972

= 500'

N

EDR


1460
INQUIRY #: 8037570.8
YEAR: 1967
= 500'
N
EDR

1461

INQUIRY #: 8037570.8

YEAR: 1963

= 500'

N

EDR

1462

INQUIRY #: 8037570.8

YEAR: 1952

= 500'

N

EDR

1463

INQUIRY #: 8037570.8

YEAR: 1946

= 500'

N

EDR

1464

INQUIRY #: 8037570.8

YEAR: 1938

= 500'

N

EDR

15 Argonaut
15 Argonaut
Aliso Viejo, CA 92656

Inquiry Number: 8037570.5
July 03, 2025

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at approximately five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through current. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

Summary information obtained is provided in the text of this report.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2020	Cole Information	X	X	X	-
	EDR Digital Archive	X	X	X	-
2017	Cole Information	-	-	-	-
2014	Cole Information	X	X	X	-
2010	Cole Information	X	X	X	-
2005	Cole Information	X	X	X	-
2002	Haines Company	X	X	X	-
2001	Pacific Telephone	-	-	-	-
2000	Cole Information	X	X	X	-
1997	Pacific Bell	X	X	X	-
1995	Cole Information	X	X	X	-
	Pacific Bell	X	X	X	-
1992	Cole Information	X	X	X	-
	Pacific Bell	X	X	X	-
1991	Pacific Bell	-	X	X	-
1986	Pacific Bell	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1980	Pacific Telephone	-	X	X	-
1975	Luskeys Brothers & Co.	-	-	-	-
1971	Luskey Brothers Co., Inc.	-	-	-	-
1970	GENERAL TELEPHONE CO. OF CALIFORNIA	-	-	-	-
1966	Pacific Telephone	-	-	-	-
1965	ROSS PUBLICATIONS INC.	-	-	-	-
1961	Luskey Brothers & Co.,	-	-	-	-
1960	Unknown	-	-	-	-
1956	LUSKEY BROTHERS & CO. INC.	-	-	-	-
1955	Luskeys Brothers & Co.	-	-	-	-
1952	Luskeys Directory Service Co.	-	-	-	-
1950	The Pacific Telephone and Telegraph Co.	-	-	-	-
1946	Southern California Telephone Co.	-	-	-	-
1945	McCutcheon & Bragonier	-	-	-	-
1941	Southern California Telephone Co.	-	-	-	-
1936	A SAM DAWSON DIRECTORY	-	-	-	-
1930	Western Directory Co.	-	-	-	-
1926	Pacific Telephone	-	-	-	-
1925	Western Directory Co.	-	-	-	-
1922	Kaasen Directory Co.	-	-	-	-
1921	Western Directory Co.	-	-	-	-
1920	Santa Ana Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	*Type*	*Findings*
7 Argonaut	Client Entered	X
21 Argonaut	Client Entered	X
8 Argonaut	Client Entered	X
23002 Aliso Viejo Creek Road	Client Entered	
23022 Aliso Viejo Creek Road	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

15 Argonaut
Aliso Viejo, CA 92656

FINDINGS DETAIL

Target Property research detail.

ARGONAUT

15 ARGONAUT

Year	*Uses*	*Source*
2020	AARON CAMPBELL	Cole Information
	AARON ELLIOT	Cole Information
	AARON SCHMIDT	Cole Information
	AARON VEIT	Cole Information
	ADAM CHAMBERLIN	Cole Information
	ADAM MALONE	Cole Information
	ADRIANA TAMAYO	Cole Information
	AJ STUENKEL	Cole Information
	ALAN GRECI	Cole Information
	ALCARAZ WENDY	Cole Information
	ALEJANDRA MENDOZA	Cole Information
	ALEXANDRA THORFINNSON	Cole Information
	ALICIA GORT	Cole Information
	ALISON PITALE	Cole Information
	ALIZABETH BERG	Cole Information
	ALLANNAH COYLE	Cole Information
	ALLISTAIR GALINDO	Cole Information
	AMAL GMAIL	Cole Information
	AMAL YUSSUF	Cole Information
	AMANDA ALTMAN	Cole Information
	AMANDA GROGGEL	Cole Information
	AMBER PRYZBYLSKI	Cole Information

FINDINGS

Year	Uses	Source
2020	AMBER WILLIAMS	Cole Information
	AMBER WILLIAMS-MORALES	Cole Information
	AMBRY GENETICS	Cole Information
	AMELIA TRUJILLO	Cole Information
	AMIE YOON	Cole Information
	AMY WECHSLER	Cole Information
	ANDRE HALL	Cole Information
	ANDREW CASTILLO	Cole Information
	ANDREW HALING	Cole Information
	ANDREW LIN	Cole Information
	ANDREW LINDERMAN	Cole Information
	ANDREW PETERSEN	Cole Information
	ANDREW SHAW	Cole Information
	ANDY CASTRO	Cole Information
	ANNA DISPENSA	Cole Information
	ANTHONY HARRIS	Cole Information
	ANTHONY PONTICELLO	Cole Information
	ANTONIO WANG	Cole Information
	AREE RAISDANA	Cole Information
	ARIVUDAINAMBI RAMALINGAM	Cole Information
	ASHLEY BODENBENDER	Cole Information
	ASHLEY COOK	Cole Information
	ASHLEY GRIFFIN	Cole Information
	AUSTIN CARTER	Cole Information
	AUSTIN WELSHIEMER	Cole Information
	BASHA WEERASURIYA	Cole Information
	BEAU GRAY	Cole Information
	BEN HIGGS	Cole Information
	BENJAMIN SMYTH	Cole Information
	BERNARD HERRMAN	Cole Information
	BESS WAYBURN	Cole Information
	BETH KUHN	Cole Information

FINDINGS

Year	Uses	Source
2020	BETH SOUDERS	Cole Information
	BIHN NGUYEN	Cole Information
	BLAIR CONNER	Cole Information
	BLAIR WEISS	Cole Information
	BOBA POPOVIC	Cole Information
	BOLADE OLAMBIWONNU	Cole Information
	BRANDON LINTON	Cole Information
	BRENT BULLARD	Cole Information
	BRIAN ENRIQUEZ	Cole Information
	BRIAN FLICK	Cole Information
	BRIAN GUERIN	Cole Information
	BRIAN LAMB	Cole Information
	BRIAN PAYNE	Cole Information
	BRIAN RAMIREZ ENRIQUEZ	Cole Information
	BRIANNA KAMEN	Cole Information
	BRIANNA VOLZ	Cole Information
	BRICE SARVER	Cole Information
	BRITTANI OATIS	Cole Information
	BRITTANY CHARNLEY	Cole Information
	BRITTANY CLARK	Cole Information
	BRITTANY DOUGALL	Cole Information
	BRITTANY OSULLIVAN	Cole Information
	BRODRIC CORMIER	Cole Information
	BROOKE MCLAUGHLIN	Cole Information
	BRYAN MAK	Cole Information
	BRYANT ROMAGNANO	Cole Information
	BRYSON BELLEFEUILLE	Cole Information
	BUCA DEBEPO	Cole Information
	CAM MANAPSAL	Cole Information
	CAMARA CRENSHAW	Cole Information
	CAMARA MBA	Cole Information
	CAMELLIA SHOAPOUR	Cole Information

FINDINGS

Year	Uses	Source
2020	CAMERON MROSKE	Cole Information
	CARINE KANDALAFT	Cole Information
	CARLOS PEREZ	Cole Information
	CAROLE ODDOUX	Cole Information
	CAROLINE DOUGHERTY	Cole Information
	CAROLYN TAYLOR	Cole Information
	CASSIE KURODA	Cole Information
	CASSIE UNG	Cole Information
	CATHERINE DIDONATO	Cole Information
	CATHERINE POTENTE	Cole Information
	CATHERINE QUINDIPAN	Cole Information
	CATHERINE SUH	Cole Information
	CATHLEEN PEREZ	Cole Information
	CHAD MARCINIAK	Cole Information
	CHAR MANGRELLO	Cole Information
	CHARLES YI	Cole Information
	CHERYL STOKES	Cole Information
	CHRIS CHOCK	Cole Information
	CHRIS LOWRY	Cole Information
	CHRIS SANDS	Cole Information
	CHRIS YENZER	Cole Information
	CHRISTIAN GUND	Cole Information
	CHRISTINA ALAMILLO	Cole Information
	CHRISTINA DORRIS	Cole Information
	CHRISTOPHER LOWRY	Cole Information
	CHRISTOPHER RAMIREZ	Cole Information
	CHRISTY MOORE	Cole Information
	CINDY KALEH	Cole Information
	CODY BUHLER	Cole Information
	COLLEEN GARCIA	Cole Information
	COLLEEN MCCULLOUGH	Cole Information
	COLLEEN MCCULLOUGH-GARCIA	Cole Information

FINDINGS

Year	Uses	Source
2020	COLLIN LYNCH	Cole Information
	CONNOR HARTMAN	Cole Information
	COURTNEY GROSVENOR	Cole Information
	COURTNEY SCHROEDER	Cole Information
	CRISTINA VEGA	Cole Information
	DAGNY NOETH	Cole Information
	DAISY TAPIA	Cole Information
	DAJUN QIAN	Cole Information
	DAMON HADDER	Cole Information
	DAN KOSTECKI	Cole Information
	DAN LINDSAY	Cole Information
	DANIEL HARRINGTON	Cole Information
	DARCE SCHULTZ	Cole Information
	DAVE LIEBETREU	Cole Information
	DAVID HOANG	Cole Information
	DAVID PFEIFER	Cole Information
	DAVID SALVADOR	Cole Information
	DAVID SCOTTI	Cole Information
	DAVID SIMMONS	Cole Information
	DAVID TRAN	Cole Information
	DAVID WAWRZYNIAK	Cole Information
	DAVID WILKINS	Cole Information
	DENA FREEMAN	Cole Information
	DENA GOLDBERG	Cole Information
	DESIREE GONZALEZ	Cole Information
	DESIREE THOMPSON	Cole Information
	DEVON THRUSH	Cole Information
	DIANA SANCHEZ	Cole Information
	DIANA TUMAN	Cole Information
	DIMA EL-KHECHEN	Cole Information
	DIMA KHECHEN	Cole Information
	DIVYA SAIN	Cole Information

FINDINGS

Year	Uses	Source
2020	DONG XU	Cole Information
	DONNA NICKENS	Cole Information
	DONNA TRIESCHMANN	Cole Information
	DOSS JIMMY	Cole Information
	DYLAN ALLBEE	Cole Information
	DYLAN BOROIAN	Cole Information
	ELAINE WELTMER	Cole Information
	ELENA ROSENBERG	Cole Information
	ELIZABETH LOPEZ	Cole Information
	ELLESSE SUMNER	Cole Information
	ELLIN WEST	Cole Information
	EMILY DALTON	Cole Information
	EMILY GREENE	Cole Information
	EMILY HAMMOND	Cole Information
	EMILY HERRMANN	Cole Information
	EMILY WIKIDAL	Cole Information
	EMMA AUSTIN	Cole Information
	EMMA WATTS	Cole Information
	ERIC TUCKER	Cole Information
	ERICA SMITH	Cole Information
	ERICA WELLINGTON	Cole Information
	ERICK LIN	Cole Information
	ERIKA MERINO	Cole Information
	ERIKA ORTEGA	Cole Information
	ERNIE CRUZ	Cole Information
	ESPERANZA MANZO	Cole Information
	EUGENE GARAN	Cole Information
	EUGENE MISCIONE	Cole Information
	EUNICE MORSE	Cole Information
	EVELYN REPUELO	Cole Information
	FANN BRANDON	Cole Information
	FAYROUZ MATTHEWS	Cole Information

FINDINGS

Year	Uses	Source
2020	FERNANDO ALONSO	Cole Information
	FERNANDO VALDEZ	Cole Information
	FRANK PEEK	Cole Information
	FRANK VANDENHOUTEN	Cole Information
	FRED ELBANCOL	Cole Information
	GALEN WOLLENBERG	Cole Information
	GARY CLACK	Cole Information
	GENE MISCIONE	Cole Information
	GEOFF ALDERETE	Cole Information
	GERALD BAUER	Cole Information
	GIANA STANIGAR	Cole Information
	GINA JOHNS-MCNEIL	Cole Information
	GINGER CHISHOLM	Cole Information
	GISELLE GONZALEZ	Cole Information
	GLADYS VERDUZCO	Cole Information
	GRASSO JAMES	Cole Information
	GREG NOGLE	Cole Information
	HALE GEOFFREY	Cole Information
	HALEY PETERSON	Cole Information
	HANNAH MCCLEARY	Cole Information
	HARMONY HARRIS	Cole Information
	HARRISON TRIPP	Cole Information
	HARSHIL PATEL	Cole Information
	HAYLEY RENWICK	Cole Information
	HEATHER ELLIS	Cole Information
	HEATHER NEWMAN	Cole Information
	HEATHER STICKNEY	Cole Information
	HEATHER ZIMMERMANN	Cole Information
	HECTOR ESCOBEDO	Cole Information
	HECTOR RODRIGUEZ-ASBUN	Cole Information
	HEIDI FELLOWS	Cole Information
	HEIDI MEFFERD	Cole Information

FINDINGS

Year	Uses	Source
2020	HEIDI SANDERSON	Cole Information
	HEIDI SWANSON-FELLOWS	Cole Information
	HELEN FARD	Cole Information
	HELEN KIM	Cole Information
	HERNANDEZ FELICIA	Cole Information
	HOLLE CLOUTIER	Cole Information
	HOLLY MUELLER	Cole Information
	HUGO LOPEZ	Cole Information
	IGOR PETRIK	Cole Information
	IKE OKENWA	Cole Information
	ISAAC BROWN	Cole Information
	ISABELLE RENNOCKL	Cole Information
	ISHITA VYAS	Cole Information
	ISSA COULTAS	Cole Information
	IT OPERATIONS	Cole Information
	IVO IVANOV	Cole Information
	JACK FORTHUN	Cole Information
	JACLYN CONNOR	Cole Information
	JACOB ACTKINSON	Cole Information
	JACOB WALTZ	Cole Information
	JACQUELINE TALPASH	Cole Information
	JADE TINKER	Cole Information
	JAKE RHODARMER	Cole Information
	JAKHAN NGUYEN	Cole Information
	JAMES CHOI	Cole Information
	JAMES HOLLOWAY	Cole Information
	JAMES PH	Cole Information
	JAMES SONG	Cole Information
	JAMIE BERBERIAN	Cole Information
	JAMIE COOPER	Cole Information
	JAMIE LHEUREUX	Cole Information
	JAMIE NOBLES	Cole Information

FINDINGS

Year	Uses	Source
2020	JANET CHIEN	Cole Information
	JANET MESCIONE	Cole Information
	JAQUELINE ARROYO	Cole Information
	JARED EIFERT	Cole Information
	JARVIS MICHAEL	Cole Information
	JASMINE SATH	Cole Information
	JASON ARNOLD	Cole Information
	JASON CWCMS	Cole Information
	JASON METZLER	Cole Information
	JASON WEAMER	Cole Information
	JASON WOMMACK	Cole Information
	JEAN ANDERSON	Cole Information
	JEANINE TALAMO	Cole Information
	JEANNIE DELAROSA	Cole Information
	JEANNINE ST JOHN	Cole Information
	JEFFREY GAHAN	Cole Information
	JEFFREY NORCIA	Cole Information
	JEFFREY TSOU	Cole Information
	JEHAN HARRELL	Cole Information
	JENN MISCIONE	Cole Information
	JENNA GUILTINAN	Cole Information
	JENNI BRAUGHT	Cole Information
	JENNIFER HERRERA-MULLAR	Cole Information
	JENNIFER HUANG	Cole Information
	JEREMY JARRETT	Cole Information
	JESSE HUNTER	Cole Information
	JESSE MATLOCK	Cole Information
	JESSICA BURGESS	Cole Information
	JESSICA EHLERS	Cole Information
	JESSICA GAGE	Cole Information
	JESSICA GRZYBOWSKI	Cole Information
	JESSICA MESCHEDER	Cole Information

FINDINGS

Year	Uses	Source
2020	JESSICA NGUYEN	Cole Information
	JESSICA NOVAK	Cole Information
	JESSICA PATTERSON	Cole Information
	JESSICA PROFATO	Cole Information
	JESSICA RIOS	Cole Information
	JESSICA YAN	Cole Information
	JIA HOO	Cole Information
	JIM MARTINO	Cole Information
	JINA HAGEN	Cole Information
	JING WANG	Cole Information
	JIVARAJ PIPARIYA	Cole Information
	JOAN CASTILLO	Cole Information
	JOANNA GILLHOUSE	Cole Information
	JOE BARTFAY	Cole Information
	JOHN CARSON	Cole Information
	JOHN COPENHAVER	Cole Information
	JOHN DIODATO	Cole Information
	JON EARHART	Cole Information
	JONATHON YU	Cole Information
	JORDAN DRUMEL	Cole Information
	JORDAN MARSHALL	Cole Information
	JORDAN TRIVISON	Cole Information
	JORGENSON BUENO	Cole Information
	JOSEPH WALBURN	Cole Information
	JOSHUA BRUNELL	Cole Information
	JOSHUA GORMAN	Cole Information
	JULIA THAI	Cole Information
	JULIANA CASTRO-OSORIO	Cole Information
	JULIE COOK	Cole Information
	JULIE STEFKA	Cole Information
	JUNAID HASHIM	Cole Information
	KALINA STEFANOV	Cole Information

FINDINGS

Year	Uses	Source
2020	KAREN DAVE	Cole Information
	KAREN HENRY	Cole Information
	KARINA VELASCO	Cole Information
	KASEY ONEILL	Cole Information
	KATE DURDA	Cole Information
	KATE KIILEHUA	Cole Information
	KATE KREMPELY	Cole Information
	KATE ZWICKL	Cole Information
	KATHARINE SAETANG	Cole Information
	KATHLEEN BUCLATIN	Cole Information
	KATHRYN CARLSON	Cole Information
	KATHRYN CARR	Cole Information
	KATHRYN MACDONALD	Cole Information
	KATIE EASTON	Cole Information
	KATIE REITER	Cole Information
	KATIE SULLIVAN	Cole Information
	KAYANA SPOOR	Cole Information
	KELLY BURK	Cole Information
	KELLY CHANTAL	Cole Information
	KELLY FULK	Cole Information
	KELLY HAGMAN	Cole Information
	KELLY KRAGENBRINK	Cole Information
	KELLY MCGOLDRICK	Cole Information
	KELLY VALENZUELA	Cole Information
	KERRY BARRETT	Cole Information
	KEVIN LAWSON	Cole Information
	KEVIN WAGNER	Cole Information
	KEVIN YANG	Cole Information
	KIM BABBIDGE	Cole Information
	KIM HELMERS	Cole Information
	KIM STANDFEST	Cole Information
	KIMBERLY ULRICH	Cole Information

FINDINGS

Year	Uses	Source
2020	KIRSTEN BLANCO	Cole Information
	KIRSTEN KELLY	Cole Information
	KORY JASPERSON	Cole Information
	KRISTA KAZMIERKIEWICZ	Cole Information
	KRISTI MUDRINICH	Cole Information
	KRISTI MURPHY	Cole Information
	KRISTINA WHALEY	Cole Information
	KRISTINE GUERRERO	Cole Information
	KRISTOPHER BEAN	Cole Information
	KRISTY HAYNES	Cole Information
	KRYSTA AYERS	Cole Information
	KRYSTLE LOWERISON	Cole Information
	KURT BRABENDER	Cole Information
	KYLE ALLEN	Cole Information
	KYLE VEENIS	Cole Information
	KYLE WULFE	Cole Information
	KYUNG CHO	Cole Information
	LAN QIN	Cole Information
	LAURA MISCIONE	Cole Information
	LAURA PANOS	Cole Information
	LAURA SMITH	Cole Information
	LAURA TEIGISER	Cole Information
	LAUREN BOWLING	Cole Information
	LAUREN COBERN	Cole Information
	LAUREN DANIELS	Cole Information
	LAUREN GARRETT	Cole Information
	LERNNI JUCO	Cole Information
	LESLIE VATH	Cole Information
	LESTER CARTER	Cole Information
	LINDSEY BARNARD	Cole Information
	LINDSEY SIZEMORE	Cole Information
	LINDSEY WALTMAN	Cole Information

FINDINGS

Year	Uses	Source
2020	LINH DANG	Cole Information
	LISA NOVAKOFF	Cole Information
	LISA TSAI	Cole Information
	LUCAS AGRICOLA	Cole Information
	LUCIA GUIDUGLI	Cole Information
	LUIGI LEUNG	Cole Information
	LUIS PEREZ	Cole Information
	LUKE ADEA	Cole Information
	MACHALE ROBERT	Cole Information
	MADDY SUMNER	Cole Information
	MADELINE GRAF	Cole Information
	MADELINE HANSEN	Cole Information
	MADI BRAWER	Cole Information
	MANUEL JAQUEZ	Cole Information
	MARC JEFFERSON	Cole Information
	MARCUS HAJJ	Cole Information
	MARCY RICHARDSON	Cole Information
	MARGARET JONES	Cole Information
	MARGARET KIVINSKI	Cole Information
	MARI ROSSI	Cole Information
	MARIA FRANCE	Cole Information
	MARIA FRICK	Cole Information
	MARIA ILLIANO	Cole Information
	MARIA SANTA	Cole Information
	MARIA SEGOBIANO	Cole Information
	MARIANNE BOWMAN	Cole Information
	MARIEKE SVOBODA	Cole Information
	MARILYN TSANG	Cole Information
	MARIO AVINA	Cole Information
	MARISSA CASAR	Cole Information
	MARISSA TRACY	Cole Information
	MARJAN MAJDI	Cole Information

FINDINGS

Year	Uses	Source
2020	MARJOLINE CLOVET	Cole Information
	MARK KONOPKA	Cole Information
	MARK MISCIONE	Cole Information
	MARK SUMNERS	Cole Information
	MARKUS MOVRICH	Cole Information
	MARY BLACK	Cole Information
	MARY MILLER	Cole Information
	MARY MITCHELL	Cole Information
	MARY PRITZLAFF	Cole Information
	MARY WILLIS	Cole Information
	MARYAM RAHMANI	Cole Information
	MARYAM RASOOLIAN	Cole Information
	MATTHEW CAL	Cole Information
	MATTHEW DE LA CAL	Cole Information
	MATTHEW MANDESE	Cole Information
	MATTHEW TAGLIAFERRO	Cole Information
	MAX CABAJ	Cole Information
	MBASCP SIRAK	Cole Information
	MEAGHAN OCONNOR	Cole Information
	MEGAN LANDSVERK	Cole Information
	MEGHAN TOWNE	Cole Information
	MELANIE RUIZ	Cole Information
	MELANIE STUDZINSKI	Cole Information
	MELISSA FUMO	Cole Information
	MELISSA PRONOLD	Cole Information
	MELISSA SAMONS	Cole Information
	MELISSA TRUELSON	Cole Information
	MELISSA WARDEN	Cole Information
	MELISSA YOON	Cole Information
	MICAH CGMBS	Cole Information
	MICHAEL ERICKSON	Cole Information
	MICHAEL LAVAVESHKUL	Cole Information

FINDINGS

Year	Uses	Source
2020	MICHAEL LIPPS	Cole Information
	MICHAEL MARTINSON	Cole Information
	MICHAEL MOE	Cole Information
	MICHAEL OSBORNE	Cole Information
	MICHAEL OSTERMAN	Cole Information
	MICHAEL SCOVITCH	Cole Information
	MICHAEL TROTTMAN	Cole Information
	MICHAEL WACHOWIAK	Cole Information
	MICHAL PROCHAZKA	Cole Information
	MICHELE FENNESSY	Cole Information
	MICHELLE JACKSON	Cole Information
	MICHELLE LEBO	Cole Information
	MICHELLE SHRADER	Cole Information
	MICHELLE SMITH	Cole Information
	MIKE ATCHISON	Cole Information
	MIMI WAN	Cole Information
	MIN PARK	Cole Information
	MIN-SUN PARK	Cole Information
	MOLLY BONI	Cole Information
	MOLLY GONZALES	Cole Information
	MONICA GRIMALDI	Cole Information
	MONICA LAO	Cole Information
	MONICA MULLEN	Cole Information
	MOREAU BRIAN	Cole Information
	MORGAN DUBOIS	Cole Information
	MUAEEN OBADI	Cole Information
	NADDER FAWAZ	Cole Information
	NADIA HO	Cole Information
	NAHID MOKNAT	Cole Information
	NANCY KRAMER	Cole Information
	NATHANAEL LENART	Cole Information
	NAVANJOT BATTH	Cole Information

FINDINGS

Year	Uses	Source
2020	NAVISH DADIGHAT	Cole Information
	NEENA DASS	Cole Information
	NEENA DAVIS	Cole Information
	NEGAR GHAHRAMANI	Cole Information
	NICHOLAS SERRANO	Cole Information
	NICK DUARTE	Cole Information
	NICOLE BERGGREN	Cole Information
	NICOLE CURRY	Cole Information
	NICOLE DUPUIS	Cole Information
	NINA SCHAUER	Cole Information
	OMAR ALWATTAR	Cole Information
	PAM STEELE	Cole Information
	PAMELA DIMSHO	Cole Information
	PARKER SANKEY	Cole Information
	PATRICK MCDEVITT	Cole Information
	PATRICK REINEKE	Cole Information
	PAUL BALALIS	Cole Information
	PAUL DORSEY	Cole Information
	PAUL REILLY	Cole Information
	PAUL RUSCH	Cole Information
	PAUL SIEWIERSKI	Cole Information
	PEI TSAI	Cole Information
	PETER KOURES	Cole Information
	PHD SHINDE	Cole Information
	PHD SONG	Cole Information
	PHIL SWIFT	Cole Information
	PHILLIP GRAY	Cole Information
	PIA BANERJI	Cole Information
	PIA SUMMEROUR	Cole Information
	PIERRE SAMSON	Cole Information
	PINA CECCARELLI	Cole Information
	RACHEL TOEPFER	Cole Information

FINDINGS

Year	Uses	Source
2020	RACHID KARAM	Cole Information
	RANA KOLTA	Cole Information
	RANDY MILLS	Cole Information
	RAQUEL ROSS	Cole Information
	RASHMI MODY	Cole Information
	RASHMI MSBME	Cole Information
	RASHMI SHAH-MODY	Cole Information
	REBECCA GRAZIANO	Cole Information
	REBECCA MLSASCPSBB	Cole Information
	REBECCA MLSSBB	Cole Information
	REGINA ROEDER	Cole Information
	RHONDA PH	Cole Information
	RICHARD SREY	Cole Information
	RISHONA LAVY	Cole Information
	RITTER HAGADORN	Cole Information
	RJ KING	Cole Information
	ROBERT GUIGLEY	Cole Information
	ROBERT HOINESS	Cole Information
	ROBERT HUETHER	Cole Information
	ROBERT MACHALE	Cole Information
	ROBINA SMITH	Cole Information
	ROLINA DESAI	Cole Information
	ROSALIE THIESSEN	Cole Information
	ROSALINDA MENA	Cole Information
	RUBY OBRIEN	Cole Information
	RUSSELL TALLEY	Cole Information
	RYAN PHILLIPS	Cole Information
	RYAN RENE	Cole Information
	RYNE STOVER	Cole Information
	SABITA SANKAR	Cole Information
	SAM FAHMIE	Cole Information
	SAM MARTIN	Cole Information

FINDINGS

Year	Uses	Source
2020	SAMANTHA CHOU	Cole Information
	SAMANTHA KAPHEIM-SCANTLEN	Cole Information
	SAMANTHA KING	Cole Information
	SAMIN SAJAN	Cole Information
	SAMUEL GIARDINA	Cole Information
	SAMUEL JEFFERS	Cole Information
	SAMUEL TORNEY	Cole Information
	SANDRA KATO	Cole Information
	SARA SEIDLER	Cole Information
	SARA WIENKE	Cole Information
	SARA WILLETT	Cole Information
	SARAH CAMPIAN	Cole Information
	SARAH COMPSON	Cole Information
	SARAH FRANKLIN	Cole Information
	SARAH MITCHELL	Cole Information
	SARAH OGDEN	Cole Information
	SCOT DREW	Cole Information
	SCOTT DAVIDSON	Cole Information
	SCOTT WATTERS	Cole Information
	SEAN ORFILA	Cole Information
	SEBASTIEN MARCQ	Cole Information
	SELVI PALANIAPPAN	Cole Information
	SEONG CHA	Cole Information
	SERGIO ALVARADO	Cole Information
	SHA PHD	Cole Information
	SHA TANG	Cole Information
	SHANE MILLER	Cole Information
	SHANE SCHISSLER	Cole Information
	SHANIECE WOODS	Cole Information
	SHANNON KALSOW	Cole Information
	SHARON GINGER	Cole Information
	SHAWN GORDA	Cole Information

FINDINGS

Year	Uses	Source
2020	SHEETAL KHANNA	Cole Information
	SHEILA ZWIESELE	Cole Information
	SHELA LEE	Cole Information
	SHELA TO	Cole Information
	SHELLY GALASINSKI	Cole Information
	SHERRY DADGAR	Cole Information
	SHINDE DEEPALI	Cole Information
	SHUWEI LI	Cole Information
	SIMI SOROOSH	Cole Information
	SINEAD HAWKER	Cole Information
	SINEAD HORGAN	Cole Information
	SIRAK YOSIEF	Cole Information
	SITAO WU	Cole Information
	SOROUSH SAMADIAN	Cole Information
	SOURAT DARABI	Cole Information
	SPEARE VIRGINIA	Cole Information
	SRIJANI SRIDHAR	Cole Information
	STACY VECCHIO	Cole Information
	STEPHANIE GUTIERREZ	Cole Information
	STEPHANY CONNOR	Cole Information
	STEVE SWANSON	Cole Information
	STEVEN BORRERO	Cole Information
	STEVEN MCCRAY	Cole Information
	STEVEN MUAWAD	Cole Information
	SUH CATHERINE	Cole Information
	SUSAN BICKNER	Cole Information
	SUSAN TOOMEY	Cole Information
	SUSANNA VICTOR	Cole Information
	SUSANNE FOX	Cole Information
	SWATI MISHRA	Cole Information
	SWATI SHAH	Cole Information
	SYLVIA CHEN	Cole Information

FINDINGS

Year	Uses	Source
2020	TAMERON HARVELL	Cole Information
	TARA ABEND	Cole Information
	TAYLOR CHRISPELL	Cole Information
	TAYLOR MURRAY	Cole Information
	TED HANIK	Cole Information
	TEDDY NAVARRO	Cole Information
	TEHILA NESS	Cole Information
	TESSA FRICKE	Cole Information
	THOMAS COPENHAVER	Cole Information
	THOMAS GNIELINSKI	Cole Information
	THOMAS LOWERRE	Cole Information
	TIANA ADAMS	Cole Information
	TIANA PA-C	Cole Information
	TIFFANY AU	Cole Information
	TIM KELLEHER	Cole Information
	TODD MORGAN	Cole Information
	TORYE COOKE	Cole Information
	TRACY HENDERSON	Cole Information
	TRACY SAJADY	Cole Information
	TREGG SPOLAR	Cole Information
	TRENT DEVENISH	Cole Information
	TRICIA ADAMS	Cole Information
	TRICIA ZION	Cole Information
	TRIPTI PAUDYAL	Cole Information
	TYLER LANDRITH	Cole Information
	USSWINNA ITTIMEYKIN	Cole Information
	VANESSA BAWROSKI	Cole Information
	VANESSA QUINN	Cole Information
	VAYEDEN BLAKE	Cole Information
	VICKIE HSUAN	Cole Information
	VICTOR GATUS	Cole Information
	VICTORIA COSTELLO	Cole Information

FINDINGS

Year	Uses	Source
2020	VINUTHA SAMETH	Cole Information
	VIRGINIA CHAN	Cole Information
	VIRGINIA ESCAMILLA	Cole Information
	VRUTI MEHTA	Cole Information
	WEI GUO	Cole Information
	WEN LIANG	Cole Information
	WILLIE FRANCISCO	Cole Information
	WON RHEE	Cole Information
	WYCKOFF GARTH	Cole Information
	YENZER CHRISTINE	Cole Information
	YING LI	Cole Information
	YIVANNA NUNEZ	Cole Information
	YUAN TIAN	Cole Information
	YURIY SHEVCHENKO	Cole Information
	YVETTE ROSE VILLAFUERTE	Cole Information
	ZAC EATON	Cole Information
	ZACH JENSEN	Cole Information
	ZAHRA SADEGHI	Cole Information
	ZOE POWIS	Cole Information
	AMBRY GENETICS CORP	EDR Digital Archive
	CENTON ELECTRONICS INC	EDR Digital Archive
	G S L D HOLDINGS LLC	EDR Digital Archive
2014	AMBRY GENETICS	Cole Information
	AMBRY GENETICS CORPORATION	Cole Information
2010	CENTON ELECTRONICS INC	Cole Information
	GREENCO SERVICES INC	Cole Information
2005	ARBONNE INTL	Cole Information
	CENTON ELECTRONICS INC	Cole Information
2002	ARBONNEINTLINC	Haines Company
2000	E FITZGIBBON	Cole Information
1997	ARBONNE INTERNATIONAL INC	Pacific Bell
1995	ARBONNE INTERNATIONAL INC	Cole Information

FINDINGS

Year	Uses	Source
1992	KAMINARI	Cole Information
	PROGRAMMING TECH	Cole Information
	KAMINARI	Pacific Bell
	NORD LETH ASSOCIATES	Pacific Bell
	PROGRAMMING	Pacific Bell
	TECHNOLOGY	Pacific Bell

ARGONAUT DR

15 ARGONAUT DR

Year	Uses	Source
2002	ARBONNEINTLINC	Haines Company

ARGONAUT ST

15 ARGONAUT ST

Year	Uses	Source
1997	ARBONNE INTERNATIONAL INC	Pacific Bell

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ALISO CREEK RD

23002 ALISO CREEK RD

Year	Uses	Source
2020	CARL'S JR	EDR Digital Archive

23011 ALISO CREEK RD

Year	Uses	Source
1991	Brunschwig & Fils Inc	Pacific Bell
	Taylor Michael Designs	Pacific Bell

23022 ALISO CREEK RD

Year	Uses	Source
2020	CHEVRON USA INC	EDR Digital Archive
	ATM	EDR Digital Archive
2014	CHEVRON STATION EXTRA MILE ALISO VIE	Cole Information
	CHEVRON	Cole Information
2010	CHEVRON	Cole Information
2005	CHEVRON STATIONS INC	Cole Information
2002	CHEVRON USA	Haines Company
1997	CHEVRON USA	Pacific Bell
1995	CHEVRON USA INC	Cole Information
1992	CHEVRON USA	Pacific Bell

ARGONAUT

1 ARGONAUT

Year	Uses	Source
2020	AMERICAN FUTURE TRADING	EDR Digital Archive
	AG INVESTMENT GROUP LLC	EDR Digital Archive
	DANCE PALACE	EDR Digital Archive
	WELLFIT SOLUTIONS 360	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	AZARIAN US GYMNASTICS	EDR Digital Archive
	EDMUND OCONNOR	Cole Information
	JENNIFER MCCARNEY	Cole Information
	MICHELLE SPROTT	Cole Information
	MONICA THEIS	Cole Information
	KRASSI VARBANOVA	Cole Information
	ALAN RAY	Cole Information
	RACHEL BUNETTA	Cole Information
	HOPE LITTON	Cole Information
	MICHAEL VALDEZ	Cole Information
	ASHLEY CHATMAN	Cole Information
	HANNAH BOELTS	Cole Information
	ANDREA CANTRELL	Cole Information
	AZARIAN MARINA	Cole Information
	ADAM YOUNG	Cole Information
	TIM KLEMPNAUER	Cole Information
	EMILY VALDEZ	Cole Information
	KELLY CASH	Cole Information
	HANNA CHRISTIAN	Cole Information
	MACKENZIE BRYNER	Cole Information
	EDUARD AZARIAN	Cole Information
	HOPE HANSON	Cole Information
	PERRY DAVIES	Cole Information
	ERIKA PURTELL	Cole Information
2014	AMERICAN FUTURE TRADING	Cole Information
	TOY COLLECTORS EXCHANGE	Cole Information
	AZARIAN U S GYMNASTICS	Cole Information
	SIMMONS WILLIAM	Cole Information
	U S GYMNASTICS TRAINING	Cole Information
2010	TOY COLLECTORS EXCHANGE	Cole Information
	AZARIAN US GYMNASTICS	Cole Information
2005	VRS	Cole Information

FINDINGS

Year	Uses	Source
2005	US GYMNASTICS TRAINING CENTER	Cole Information
	AMERICAN FUTURE TRADING	Cole Information
	KLEMPNAUER ENTERPRISES	Cole Information
	BABY LEAGUE INC	Cole Information
1992	200 NATURAL WHITE INC	Pacific Bell
	SIMMONS, WILLIAM	Cole Information
	NATURAL WHITE INC	Cole Information
	BABY LEAGUE	Cole Information
	NATL GYMNASTICS CTR	Cole Information

2 ARGONAUT

Year	Uses	Source
2014	C CHAPMAN	Cole Information

3 ARGONAUT

Year	Uses	Source
1995	ROSALIND RICHARDS CORP	Cole Information
1992	AUTOTECH SPORT TUNING	Pacific Bell
	AUTOTECH SPORT TUNG	Cole Information

5 ARGONAUT

Year	Uses	Source
2020	BELLA B BODYCARE INC	EDR Digital Archive
	BELLA BRANDS INC	EDR Digital Archive
	AKTIVE LIFESTYLES INC	EDR Digital Archive
	JACKSON LIM	Cole Information
	JON HARB	Cole Information
	LIN STEVE	Cole Information
	ERNIE CANEZ	Cole Information
	SHANNON DIPADOVA	Cole Information
2014	BELLA BODYCARE INC	Cole Information
2010	TIMOLINO LIMITED	Cole Information
2005	TIMOLINO LTD	Cole Information
	DRINKWARES COM INC	Cole Information

FINDINGS

Year	Uses	Source
1995	PETER C DAVID CO	Cole Information
	NATIONAL GYMNASTICS TRAINING	Cole Information
1992	PETER C DAVID CO	Pacific Bell
	PETER C DAVID CO	Cole Information

Argonaut

7 Argonaut

Year	Uses	Source
2020	4TH & PORTERO INVEST LLC	EDR Digital Archive
	NATIONAL FINANCIAL LENDING	EDR Digital Archive
2010	POINT CENTER FINANCIAL	Cole Information
1995	SCREENING SYSTEMS INC	Cole Information
1992	SCREENING SYSTEMS INC	Pacific Bell
	SCREENING SYSTEMS	Cole Information

8 Argonaut

Year	Uses	Source
2020	SURF INDUSTRY MFR ASSN	EDR Digital Archive
	CCAV CELEBRATION CHURCH	EDR Digital Archive
	AMERICAN TRIM	EDR Digital Archive
	FIRST WORLD FINANCIAL	EDR Digital Archive
	INCEPTUS MEDICAL LLC	EDR Digital Archive
	BRIAN COX	Cole Information
	LORRAINE SPALLINA	Cole Information
	CLAUDIO PLAZA	Cole Information
	RICK QUICK	Cole Information
	TOM MITCHELL	Cole Information
	GREG ULRICH	Cole Information
2014	ANTIQUE AMERICAN INDIAN ART	Cole Information
	INCEPTUS MEDICAL LLC	Cole Information
	CCAV CELEBRATION CHURCH	Cole Information
	AMERICAN TRIM	Cole Information
	CAFE ALISO	Cole Information

FINDINGS

Year	Uses	Source
2010	TRAYLOR PAPERS	Cole Information
	SURF INDUSTRY MFRS ASSN	Cole Information
	VINCENT D LIFESTYLE	Cole Information
	DISTINCTIVE DESIGNS IN IRON	Cole Information
	CAFE ALISO	Cole Information
	REALSURE	Cole Information
	AMERICAN TRIM	Cole Information
2005	FIRST WORLD REAL ESTATE	Cole Information
	L H F ENTERPRISES INC	Cole Information
	FIRST WORLD FINANCIAL INC	Cole Information
	TRUESPEED WIRELESS INC	Cole Information
	CAFE ALISO	Cole Information
	LEADING EDGE BROADBAND	Cole Information
	FWF HOME LOANS	Cole Information
1995	SPILLMANN, KONRAD	Cole Information
	AMERICAN SPEEDY PRINTING CTR	Cole Information
	DEANNA MARIES CUSTOM UPHLSTRY	Cole Information
	PRICE POINT MICRO TECHNOLOGIES	Cole Information
1992	AMERICAN SPEEDY PRINTING	Pacific Bell
	CENTERS OF LAGUNA	Pacific Bell
	CENTERS OF LAGUNA	Pacific Bell
	100 DYNAMIC ELECTRONICS	Pacific Bell
	130 SURFACE MOUNT	Pacific Bell
	SPECIALTIES SMS	Pacific Bell
	170 DEANNA MARIES	Pacific Bell
	CUSTOM DRAPERIES & UPHOLSTERY	Pacific Bell
	180 J fS SANDWICH SHOP	Pacific Bell
	SURFACE MNT SPCLTY	Cole Information
	AMER SPEEDY PRNTG	Cole Information
	J QS SANDWICH SHOP	Cole Information
	SIGN PROS	Cole Information

FINDINGS

21 Argonaut

Year	Uses	Source
2020	NICHOLAS LABORATORIES LLC	EDR Digital Archive
	JOCKIMO INC	EDR Digital Archive
2014	AZTEC COMPONENTS	Cole Information
2005	SQUARE ONE BRANDS INC	Cole Information
2000	DANA WATSON	Cole Information
1995	DEL MAR MACHINERY INC	Cole Information
	HUNTER GRAPHICS INC	Cole Information
1992	HUNTER GRAPHICS INC	Pacific Bell
	HUNTER GRAPHICS INC	Pacific Bell
	B LANDMAN CO	Pacific Bell
	LANDMAN CO	Cole Information
	HUNTER GRAPHICS INC	Cole Information

ARGONAUT

27 ARGONAUT

Year	Uses	Source
2020	VERTEX LINEAR	EDR Digital Archive
	MOTION SOLUTIONS	EDR Digital Archive
	MASOOD ASGARIFAR	Cole Information
	MICHAEL KADLEC	Cole Information
	LULUBELLE PAGADOR	Cole Information
	JANESSA CROSTHWAITE	Cole Information
	CATRIONA LUND	Cole Information
	DANIEL BICKERSTAFF	Cole Information
	BOB GIBBS	Cole Information
	KIRK STROBEL	Cole Information
	MIKE TOMIN	Cole Information
	PETE MATULICH	Cole Information
	GRIFFIN KING	Cole Information
	TOMMY RAYE	Cole Information
	PETER HOFFMAN	Cole Information

FINDINGS

Year	Uses	Source
2020	CASEY COVEY	Cole Information
	JOE JURIC	Cole Information
	ROSE DILAN	Cole Information
	CHRIS OLSEN	Cole Information
	SHAWN HAKIM	Cole Information
	TRACY SUMMERS	Cole Information
	JIM SINGLETARY	Cole Information
	KIM ABEL	Cole Information
	SAMANTHA CELANI	Cole Information
	LAWRENCE FLORESCA	Cole Information
	FRANCINE JUTEAU	Cole Information
	SIDDHANTH DHUME	Cole Information
	GREG FORD	Cole Information
	DAVID BRADLEY	Cole Information
	KEN SMITH	Cole Information
	SCOTT OCHS	Cole Information
	FRANK PAULSEN	Cole Information
	CASSY JOHNSON	Cole Information
	SYNDEE DUTTON	Cole Information
	RODRIGO ALDACO	Cole Information
	GERRIT HARKNESS	Cole Information
	BLAKE NELSON	Cole Information
	HAROLD KATZ	Cole Information
	NUNYA STEWART	Cole Information
	JACOB GINDI	Cole Information
	MARK SHAFFER	Cole Information
	BRIAN LEE	Cole Information
	ELIZABETH GORDON	Cole Information
	HENRY KIM	Cole Information
	AUDRA COLE	Cole Information
	BOB UHLER	Cole Information
	HENRY MARTINEZ	Cole Information

FINDINGS

Year	Uses	Source
2020	KURT KLEIFGEN	Cole Information
	MIKE BERGUM	Cole Information
	MARY BROOKING	Cole Information
	MARK HORNBECK	Cole Information
	FRANCIS PHAM	Cole Information
	DAVE SHAW	Cole Information
	SCOTT DEPENBROK	Cole Information
	ERIC HORNE	Cole Information
	JOE UHRIG	Cole Information
	BILL LACKEY	Cole Information
	BILL SAUNDERS	Cole Information
	LAN TRAN	Cole Information
	DARLENE LUCERO	Cole Information
	MIKE KIBORT	Cole Information
	PANDA CHAND	Cole Information
	VINCENT CIPOLLA	Cole Information
	NIKA DAROUI	Cole Information
	SANDY WALKER	Cole Information
	DIANA FLEENOR	Cole Information
	GREG PEREZ	Cole Information
	BANG PHAM	Cole Information
	ALEX POLO	Cole Information
	DEBBIE NEWMAN	Cole Information
	WALLY LOGAN	Cole Information
	RICH RAU	Cole Information
	SEBASTIAN DELGADO	Cole Information
2014	BEARING ENGINEERS INC	Cole Information
2010	BEARING ENGINEERS INC	Cole Information
2005	BEARING ENGINEERS INC	Cole Information
1995	BEARING ENGINEERS INC	Cole Information
1992	BEARING ENGINEERS INC	Pacific Bell
	BEARING ENGINEERS	Cole Information

FINDINGS

28 ARGONAUT

Year	*Uses*	*Source*
2020	CLEAR SCREENING INC	EDR Digital Archive
	GLOBAL GENES	EDR Digital Archive
	RARE-X	EDR Digital Archive
	DEVON PFEIL	Cole Information
	CINDY LUX-REID	Cole Information
	TRAVIS VONBARTHELD	Cole Information
	CHAD SPAIDE	Cole Information
	NICOLE GILCHRIST	Cole Information
	SHERYL ZUNIGA	Cole Information
	JAYMIE RODEMS	Cole Information
	MAURINA SOLIS	Cole Information
	STEPHANIE FISCHER	Cole Information
	ILANA JACQUELINE	Cole Information
	LAURA BORRUSO	Cole Information
	KRISTIN SOTO	Cole Information
	MICHAEL COLE	Cole Information
	MEREDITH CAGLE	Cole Information
	PAUL OLEA	Cole Information
	TRAVIS VON	Cole Information
	SULLY MISKINYAR	Cole Information
	MOLLIE MCLAUGHLIN	Cole Information
	NICOLE BOICE	Cole Information
	DENISE MANRIQUEZ	Cole Information
	DAVID STRANGE	Cole Information
	CHERYL ZUNIGA	Cole Information
2014	BENEFIT SOURCE INSURANCE	Cole Information
	BENEFITSOURCE	Cole Information
	CONSUMER TERMITE CONTROL INC	Cole Information
2010	SOLE SOURCE TECHNOLOGY LLC	Cole Information
	ARMA ASSET MANAGEMENT	Cole Information
	HAGEMEISTER	Cole Information

FINDINGS

Year	Uses	Source
2010	CONSUMER TERMITE CONTROL INC	Cole Information
	KLEAR SCREENING INC	Cole Information
	CLEAR SCREENING INC	Cole Information
	HANSCHE TY	Cole Information
2005	J T M TECHNOLOGY INC	Cole Information
	TRADER PUBLISHING	Cole Information
	SYNERGY ELECTRONICS	Cole Information
	SOURCE 4 ELECTRONICS	Cole Information
	CONSUMER TERMITE CONTROL INC	Cole Information
	IBIZLINK INC	Cole Information
	NET MICRO TECH	Cole Information
2000	LEO LOPAS	Cole Information
1995	BUILDERS SHOWCASE INTERIORS	Cole Information
	CONSUMER TERMITE CONTROL INC	Cole Information
1992	BEARING ENGINEERS INC	Pacific Bell
	100 BUILDERS SHOWCASE	Pacific Bell
	INTERIORS	Pacific Bell
	120 CONSUMER TERMITE	Pacific Bell
	CONTROL INC	Pacific Bell
	130 MATCHLESS GIFTS	Pacific Bell
	DISTRIBUTORS	Pacific Bell
	PRODUCTS INC	Pacific Bell
	CONSMR TRMT CONTROL	Cole Information
	BUILDERS SHOWCASE	Cole Information
	FUTURE VIDEO PRDCTS	Cole Information

31 ARGONAUT

Year	Uses	Source
2020	WAYMON GOCH	Cole Information
2014	S & K TOWING INC	Cole Information
	SNK TOWING	Cole Information
	CHURCH & DWIGHT CO INC	Cole Information
2005	INTEGRAF CORP	Cole Information

FINDINGS

Year	Uses	Source
1995	INTEGRAF	Cole Information
1992	INTEGRAF	Pacific Bell
	INTEGRAF	Cole Information

35 ARGONAUT

Year	Uses	Source
2020	K L MADDUX INC	EDR Digital Archive
	HADLEY BRETT G DO	EDR Digital Archive
	ID GEAR INC	EDR Digital Archive
	PARA TECH COATING INC	EDR Digital Archive
	PELTEK INC	EDR Digital Archive
	METAL IMPROVEMENT CO LLC	EDR Digital Archive
	SCOTT VANDEWEGHE	Cole Information
	ROBERT DEACON	Cole Information
	ALEX NAVARRO	Cole Information
	TIFFANY BROOKHART	Cole Information
	TOM WALKER	Cole Information
	JENNIFER PYLE	Cole Information
	ERIKA PARTIDA	Cole Information
	PAUL STEWART	Cole Information
	TIM TEFFETELLER	Cole Information
	TIM GROOM	Cole Information
	CINDY TOLUAO	Cole Information
	KEN WATKINS	Cole Information
	MONICA MARTINEZ	Cole Information
	JOE BENKO	Cole Information
2014	ID GEAR INC	Cole Information
	NICOLAI & NUTH	Cole Information
	PARA TECH COATING INC	Cole Information
2010	PELTEK INC	Cole Information
	J & P ELECTRIC INC	Cole Information
	NUTH & NICOLAI	Cole Information
	I D GEAR INC	Cole Information

FINDINGS

Year	Uses	Source
2010	DANBERG DEVELOPMENT INC	Cole Information
	PARA TECH COATING INC	Cole Information
	ONTI CONSTRUCTION CO	Cole Information
	RATESOURCE	Cole Information
2005	ID GEAR INC	Cole Information
	NICOLAI & NUTH DENTAL LABS	Cole Information
	J & P ELECTRIC INC	Cole Information
	OLINDA STORAGE LLC	Cole Information
	PICTURE PERFECT LIGHTING & DESIGN	Cole Information
	FIRST NAMES FIRST	Cole Information
	AUSTRAL ENGINEERING PARTNER	Cole Information
	PELTEK INC	Cole Information
1995	IMPACT SOUTHERN CALIF INC	Cole Information
	FLETCHER ANDRUS DEVELOPMENT	Cole Information
	CHIPCO WEST	Cole Information
	NUTH & NICOLAI	Cole Information
	PARA TECH COATING CO	Cole Information
1992	INTEGRAF	Pacific Bell
	AI PARA TECH COATING CO	Pacific Bell
	A 2 NUTH & NICOLAI	Pacific Bell
	82 FLETCHER ANDRUS	Pacific Bell
	DEVELOPMENT CORP	Pacific Bell
	B 2 IMPACT SOUTHERN	Pacific Bell
	CALIF INC	Pacific Bell
	PELTEK	Cole Information
	FLETCHER A DEVLP	Cole Information
	IMPACT SOUTHERN CA	Cole Information
	NUTH&NICOLAI	Cole Information
	PARA TECH COATING	Cole Information

36 ARGONAUT

Year	Uses	Source
2020	PSA REAL ESTATE LLC	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	TRIBE ACE LLC	EDR Digital Archive
	SURVIVALGEARSHOP.COM	EDR Digital Archive
	MAC FLOORING INC	EDR Digital Archive
	GRIFFCON INC	EDR Digital Archive
	JORDANA BERZANSKY	Cole Information
	JOSH DENTRY	Cole Information
	ANGELINA MARTINEZ	Cole Information
	CYNTHIA TESSIN	Cole Information
	CHRIS GRONLUND	Cole Information
	KELLE GRIFFITTS	Cole Information
	ABNER ZOOK	Cole Information
2014	GRIFFCON INCORP	Cole Information
2010	INTEGRATED REAL EST RESOURCES	Cole Information
	GRIFFCON INC	Cole Information
	LASTING INTERIORS	Cole Information
2005	LAGUNA OFFICE EQUIPMENT INC	Cole Information
	ALL STAR DUGOUT	Cole Information
	GRIFFCON INC	Cole Information
2000	SELMA WICKS	Cole Information
1995	LANSIS COOMUNICATIONS INC	Cole Information
	KOLL CO	Cole Information
1992	CALIF INC	Pacific Bell
	120 DEL MAR MACHINERY	Pacific Bell
	140 FIRST SOURCE	Pacific Bell
	INTERNATL	Pacific Bell
	150 LIGHTNING	Pacific Bell
	COMMUNICATIONS INC	Pacific Bell
	180 MILEHAM R WILLIAM LA	Pacific Bell
	TIMES DEALER	Pacific Bell
	MILEHAM R WILLIAM	Cole Information
	FIRST SOURCE INTL	Cole Information
	LIGHTNING CMNCTN	Cole Information

FINDINGS

Year	Uses	Source
1992	DEL MAR MACHINERY	Cole Information
	LANSIS COMMNCTNS	Cole Information

39 ARGONAUT

Year	Uses	Source
2014	SEABREEZE MANAGEMENT COMPANY	Cole Information
	STEVEN DOZE	Cole Information
2010	NETBUY	Cole Information
	SEABREEZE MANAGEMENT	Cole Information
2005	SEABREEZE MANAGEMENT CO	Cole Information
	GLENWOOD VILLAGE COMMUNITY ASSOCIATI	Cole Information
	BELL COURT HILL ASSOCS	Cole Information
	STEVEN DOZE	Cole Information
1995	NETWORK SOFTWARE ASSOC INC	Cole Information
1992	NETWORK SOFTWARE	Pacific Bell
	ASSOC INC	Pacific Bell
	NETWORK SOFTWRE ASC	Cole Information

85 ARGONAUT

Year	Uses	Source
2020	CHRISTOPHER HARGROVE	Cole Information
	THOMAS MATHEWS	Cole Information
	COREY DOUTHETT	Cole Information
	JAMES MCP	Cole Information
	MARONYA VAROS	Cole Information
	JAMES LOGAN	Cole Information
	BENJAMIN COLE	Cole Information
	BRANDON OVERSTREET	Cole Information
	SHAWNA SCHAFFNER	Cole Information
	DREW WHITE	Cole Information
	BRENDA TAYLOR	Cole Information
	BRYON LIANG	Cole Information
	LOIS DONELSON	Cole Information

FINDINGS

Year	Uses	Source
2020	JONI SMITH	Cole Information
	KRYSTYN CONTERO	Cole Information
	JASON DE GUZMAN	Cole Information
	DAVID LINECK	Cole Information
	MICAH CLARK	Cole Information
	TAMARA LEMPIAINEN	Cole Information
	JEFF MOHR	Cole Information
	KATHLEEN CRUM	Cole Information
	JOHN GILBERT	Cole Information
	KEVIN CULBERTSON	Cole Information
	KYLE LONG	Cole Information
	JENN MCQUADE	Cole Information
	JOSHUA FARNHAM	Cole Information
	JEAN BAUGH	Cole Information
	CHRIS MUKUL	Cole Information
	JESSICA KNIGHT	Cole Information
	ROYAL CACAL	Cole Information
	ABIGAIL BERGEN	Cole Information
	DEAN DEL	Cole Information
	IAN NELSON	Cole Information
	DEL KRAY	Cole Information
	SOREN IVERSON	Cole Information
	SHEILA BATALLA	Cole Information
	KRISTINA GULINO	Cole Information
	CHAD DUNCAN	Cole Information
	MANNY USMANI	Cole Information
	TRENELLE LYISCOTT	Cole Information
	JAMES SCIACQUA	Cole Information
	JAN COLBERT	Cole Information
	TAYLOR BENNETT	Cole Information
	MAX PAGE	Cole Information
	STEPHANIE GILBERT	Cole Information

FINDINGS

Year	Uses	Source
2020	JAYSON HINES	Cole Information
	DANIEL KRIEF	Cole Information
	PAUL SHAVER	Cole Information
	PHU PHAN	Cole Information
	ELIZABETH IBARRA	Cole Information
	BRIAN WRIGHT	Cole Information
	REMINGTON MCELHANEY	Cole Information
	AISHA BRENT	Cole Information
	JOEL TAYLOR	Cole Information
	CHRISTOPHER EDWARDS	Cole Information
	TIM WARDCHOW	Cole Information
	DANIEL MATHURIN	Cole Information
	CONNIE COLE	Cole Information
	AUSTIN RANSON	Cole Information
	SPENCER COBB	Cole Information
	DAVID STINSON	Cole Information
	RAQUEL BULOSAN	Cole Information
	CHRISTOPHER WEIGELE	Cole Information
	RUSSELL MEDCALF	Cole Information
	CYNTHIA WESSELS	Cole Information
	ARTHUR NEUMANN	Cole Information
	THOMAS POND	Cole Information
	HUNTER PALMER	Cole Information
	BYRON BOUGH	Cole Information
	ERNEST MENDOZA	Cole Information
	ROBERT GAVAGNIE	Cole Information
	DAVID CULBERTSON	Cole Information
	JEANETTE KUNS	Cole Information
	HYUNG LIM	Cole Information
	PATTY MOSES	Cole Information
	NATE RUPPLE	Cole Information
	MATTHEW MARTIN	Cole Information

FINDINGS

Year	Uses	Source
2020	JENNIE BRAZEL	Cole Information
	BOBBIE BALDWIN	Cole Information
	GINGER NEIL	Cole Information
	CHERYL SCHRODER	Cole Information
	ELIZABETH WATKINS	Cole Information
	GORDON RASKIN	Cole Information
	KIMBER GORDON	Cole Information
	LAURA LAFLAMME	Cole Information
	TAYLOR RAE	Cole Information
	MOHAMMAD FAKHIR	Cole Information
	PAUL SLEMMER	Cole Information
	PAUL COPELAND	Cole Information
	JANET MILLER	Cole Information
	MICHELLE COLSTON	Cole Information
	BRIAN GALUSKA	Cole Information
	JASON CREAGER	Cole Information
	GERRELYNN CRAWFORD	Cole Information
	BAILEY NAAS	Cole Information
	DAVID GRIJALVA	Cole Information
	BOB MATOSSIAN	Cole Information
	MARTHA DANIEL	Cole Information
	RYAN HUTCHISON	Cole Information
	JOSHUA INZER	Cole Information
	JASON CYREE	Cole Information
	CLIFFORD HARRIS	Cole Information
	ANDREW GERRARD	Cole Information
	MICHAEL PHILLIPS	Cole Information
	DAVID BAKER	Cole Information
	KEITH FRALEY	Cole Information
	THERESA FLOYD	Cole Information
	PETE FURZE	Cole Information
	KYLER CALLAWAY	Cole Information

FINDINGS

Year	Uses	Source
2020	MARONYA SCHARF	Cole Information
	MITCHELL GRIFFITH	Cole Information
	MONICA JONES	Cole Information
	JESSE KOELZER	Cole Information
	PATRICK RIDENOUR	Cole Information
	MARK VELASCO	Cole Information
	JOEL FAGERHAUG	Cole Information
	CAROL FULTON	Cole Information
	GREGORY RICHARDSON	Cole Information
	SHANNON PALMER	Cole Information
	CELESTINA ATTAH	Cole Information
	RUSS COGDELL	Cole Information
	GREG RAMOS	Cole Information
	AMBER FONTS	Cole Information
	ANTHONY BAUCUM	Cole Information
	BLAIR SAMMONS	Cole Information
	ANDREW SCHUNDLER	Cole Information
	CRUM KATHLEEN	Cole Information
	DAVID DEPUTY	Cole Information
	JAWAD KERDOUDI	Cole Information
2014	WCH DEVELOPMENT	Cole Information
	ACTIONABLE RESEARCH	Cole Information
	TINNELLY RICHARD A ATTY	Cole Information
	SEA COAST FUNDING	Cole Information
	AL FRANK ASSET MANAGEMENT INC	Cole Information
	THOMAS STACHOWSKY	Cole Information
	RICHARD TINNELLY	Cole Information
2010	CULBERTSON ADAMS & ASSOC INC	Cole Information
	TRIMARK PACIFIC HOMES	Cole Information
	GROUP IV INTL	Cole Information
	RICHARD A TINNELLY LAW OFFICES	Cole Information
2005	CULBERTSON ADAMS & ASSOCS INC	Cole Information

FINDINGS

Year	Uses	Source
2005	THE LAW OFFICE OF ANDRIETTE COLBERTS	Cole Information
	SPARTAN INTERIORS	Cole Information
	CLEAR CHANNEL OUTDOOR	Cole Information
	FIRST AMERICAN CAPITAL R E S INC	Cole Information
	HEALTH LINK INSURANCE SOLUTION	Cole Information
	TINNELLY RICHARD A	Cole Information
	HEALTH LINK INSURANCE SLTN	Cole Information
	COMPETINGLOANS	Cole Information
	CCI	Cole Information
	NEIGHBORHOOD INC	Cole Information
	MTX EPS INC	Cole Information
	PROCTOR VALLEY WEST PARTNERS LLC	Cole Information
	MICHAEL LEFEVRE	Cole Information
	NEIGHBORHOOD LANE	Cole Information
	RICHARD TINNELLY	Cole Information
1995	CITGO PETROLEUM CORP	Cole Information
	OWEN PROPERTIES INC	Cole Information
	JAMES W SMITH ASSOC	Cole Information
	BOB WOODWORTH & ASSOC	Cole Information
	BART ESTERLEY INSURANCE INC	Cole Information
	ORANGE COUNTY DESIGN CTR	Cole Information
	CULBERTSON ADAMS & ASSOC INC	Cole Information
	MEDIA SHOP	Cole Information
	FIRE MARK INSURANCE BROKERS	Cole Information
	PHASE ONE INC	Cole Information
	OKLAHOMA DEPARTMENT COMMERCE	Cole Information
	CALITEX CONSTRUCTION & ENGRNG	Cole Information
	KATHRYN G THOMPSON CONSTR CO	Cole Information
	WIVIOTT CO	Cole Information
	DAVID, STEARN	Cole Information
1992	CALITEX CONSTRUCTION & ENGINEERING	Pacific Bell

FINDINGS

Year	Uses	Source
1992	THOMPSON KATHRYN G CONSTRUCTION CO	Pacific Bell
	A & C PROPERTIES INC	Pacific Bell
	OKLAHOMA DEPT OF	Pacific Bell
	COMMERCE	Pacific Bell
	A & C PROPERTIES INC	Pacific Bell
	A & C PROPERTIES INC	Pacific Bell
	100 ORANGE COUNTY	Pacific Bell
	DESIGN CENTER	Pacific Bell
	140 FIRE MARK INSURANCE	Pacific Bell
	BROKERS	Pacific Bell
	140 ESTERLEY E BART	Pacific Bell
	INSURANCE INC	Pacific Bell
	150 CITGO PETROLEUM	Pacific Bell
	210 SMITH JAMES W	Pacific Bell
	ASSOCIATES	Pacific Bell
	210 OWEN PROPERTIES INC	Pacific Bell
	220 CULBERTSON ADAMS & ASSOCIATES INC	Pacific Bell
	OWEN PROPERTIES INC	Cole Information
	CITGO PETROLEUM	Cole Information
	THOMPSON KATHRYN G	Cole Information
	FIRE MARK INS BRKRS	Cole Information
	ORANGE CO DESIGN CT	Cole Information
	SMITH JAMES W ASSOC	Cole Information
	A&C PROPERTIES INC	Cole Information
	CALITEX CONST&ENGRG	Cole Information
	WIVIOTT COMPANY THE	Cole Information
	CULBERTSON ADAMS	Cole Information
	OK DEPT OF COMMERCE	Cole Information

92 ARGONAUT

Year	Uses	Source
2020	UC ADVANTAGE	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	CONSUMER LEGAL SOLUTIONS INC	EDR Digital Archive
	OKONSKI MICHELE A	EDR Digital Archive
	MARINA RANCH CHRISTIAN CHURCH	EDR Digital Archive
	PACIFIC PINEAPPLE	EDR Digital Archive
	HANSCHE TY AGT	EDR Digital Archive
	BBM ONLINE INC	EDR Digital Archive
	ONLINE CONSULTING AGENCY	EDR Digital Archive
	BODY RENEWAL MASSAGE	EDR Digital Archive
	DE LUCIO ALYCIA RN	EDR Digital Archive
	BIRTH CHOICE PREGNANCY CTR	EDR Digital Archive
	BENEFIT SOURCE	EDR Digital Archive
	PIXEL FILM STUDIOS	EDR Digital Archive
	HANIX INTERNATIONAL USA INC	EDR Digital Archive
	WHITE SANDS PRODUCTS INC	EDR Digital Archive
	DON EMDE PRODUCTIONS	EDR Digital Archive
	IZUMI AMERICA INC	EDR Digital Archive
	ALISO CREEK CHIROPRACTIC	EDR Digital Archive
	MANCUSO KENNEDY RSTRNT HLDNGS	EDR Digital Archive
	SOLE SOURCE TECHNOLOGY LLC	EDR Digital Archive
	CLEARSCREENING.COM	EDR Digital Archive
	FIRM FOUNDATION HR	EDR Digital Archive
	SERVICE CENTER	EDR Digital Archive
	IMSXY	EDR Digital Archive
	O C R-MAX	EDR Digital Archive
	META SOLAR	EDR Digital Archive
	AXIS PROJECT MANAGEMENT LLC	EDR Digital Archive
	SOURCE MARKETING BIZ	EDR Digital Archive
	OBJECT PHARMA INC	EDR Digital Archive
	MAXIM MARKETING CORP	EDR Digital Archive
	ELLIS TAYLOR K DPT	EDR Digital Archive
	PURE PEDIATRIC THERAPY	EDR Digital Archive
	LENDER FUNNEL	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	SULLY MISKINYAR	Cole Information
	SHAH GHANBARI	Cole Information
	JASON HYNEK	Cole Information
	ABIGAIL MACDOUGALL	Cole Information
	JUSTIN COHEN	Cole Information
	MYRANDA SCHIPPOREIT	Cole Information
	VALERIE CHITTY	Cole Information
	SCOTT DAUGHERTY	Cole Information
	CURT CANALES	Cole Information
	HAZEL MARIN	Cole Information
	MASON IBARRA	Cole Information
	KIMBERLY BOWCUTT	Cole Information
	CATHERINE SUBAGYO	Cole Information
	TRAVIS VON BARTHELD	Cole Information
	BOB NENNINGER	Cole Information
	JAY MAHONEY	Cole Information
	KELLY PIEROPAN	Cole Information
	TERRY FUNK	Cole Information
	TONY GLASER	Cole Information
	KATRINA CLARK	Cole Information
	JACOB ZAHLIS	Cole Information
	DIEDRE SMITH	Cole Information
	GRACIE DURAN	Cole Information
	JENNIFER EMDE	Cole Information
	GARY ACOSTA	Cole Information
	BRAD BARTTELS	Cole Information
	ABHISHEK BHATT	Cole Information
	NICOLE GILCHRIST	Cole Information
	JAMES TRAYNOR	Cole Information
	ERIC HOPKINS	Cole Information
	BRAD GRELL	Cole Information
	KUL BHUSHAN	Cole Information

FINDINGS

Year	Uses	Source
2020	CHRISTIAAN HILE	Cole Information
	VAN SIMMONS	Cole Information
	JOSH ROACHE	Cole Information
	VERNA GOODLOE	Cole Information
	RACHELLE RICHTER	Cole Information
	KIMBERLY WOOD	Cole Information
	ALAN RAOUF	Cole Information
	KIERSTEN SKOV	Cole Information
	PHILLIP TSUNODA	Cole Information
	MELISSA CAPPELLO	Cole Information
	KRISHA JOLLEY	Cole Information
	JIM BONE	Cole Information
	BRIAN DEAN	Cole Information
	AUTUMN CALLIER	Cole Information
	RHONDA HYNEK	Cole Information
2014	PIXEL FILM STUDIOS	Cole Information
	JU DENTAL LABORATORY INC	Cole Information
	INFINITY MARKETING GROUP INC	Cole Information
	DON EMDE PRODUCTIONS	Cole Information
	STUDIO PAD	Cole Information
	MIX MARKETING	Cole Information
	VARGA MEDIA SOLUTIONS INCORPORATED	Cole Information
	BIRTH CHOICE PREGNANCY CENTERS	Cole Information
	ALISO CREEK CHIROPRACTIC	Cole Information
	SOLE SOURCE TECHNOLOGY LLC	Cole Information
	TRUE SPEED WIRELESS	Cole Information
	DHALLA CPA A PPROFESSIONAL CORP	Cole Information
	MAXIM CO	Cole Information
	KELLY MORTGAGE & REALTY	Cole Information
2010	SEISMIC SOLUTIONS	Cole Information
	DATATEK INTERNATIONAL	Cole Information
	WAVETEC	Cole Information

FINDINGS

Year	Uses	Source
2010	TECH FACTORY	Cole Information
	ALISO CREEK CHIROPRACTIC	Cole Information
	AMERICAN MEMORY CORP	Cole Information
	VERANDA FINANCIAL INC	Cole Information
	IMATRIX SOFTWARE	Cole Information
	TONERWORLDCOM	Cole Information
	HILL GRAPHICS	Cole Information
	MAXIM MARKETING CORP	Cole Information
	DON EMDE PRODUCTIONS	Cole Information
	INTEGRITY FUTURES GROUP	Cole Information
	TRUESPEED WIRELESS	Cole Information
	VARGA MEDIA SOLUTIONS INC	Cole Information
	BENEFITSOURCE	Cole Information
	LISTA INTERNATIONAL	Cole Information
	TRUE SPEED WIRELESS	Cole Information
2005	ERIC HOPKINS CPA	Cole Information
	NTI	Cole Information
	GROUP DELTA CONSULTANTS INC	Cole Information
	NATIONWIDE MORTGAGE	Cole Information
	HORTON & RYAN INC	Cole Information
	TRANSPAC TECHNOLOGY INC	Cole Information
	ALISO PIX	Cole Information
	N A NATIONWIDE MORTGAGE CORP	Cole Information
	DATATEK COMPONENTS INC	Cole Information
	GLOBAL EPOINT	Cole Information
	DATA RESEACH SYSTEMS INC	Cole Information
	RSB PHOTO	Cole Information
	AMERICAN MEMORY CORP	Cole Information
	ANNIS STEVEN DC	Cole Information
	HOMEPRO	Cole Information
	MADIBA INC	Cole Information
	NATIONWIDE REAL ESTATE	Cole Information

FINDINGS

Year	Uses	Source
2005	DENISE CAMPBELL	Cole Information
	DATA TECH INTERNATIONAL	Cole Information
	LORDS MEN INC	Cole Information
	ANTHONY RATHER	Cole Information
	NEWTECH INTERNATIONAL INC	Cole Information
	ALISO CREEK CHIROPRACTIC CENTER	Cole Information
	CADDIS PROPERTIES	Cole Information
	MILLENIUM MORTGAGE SOLUTIONS	Cole Information
	ASPEN BUSINESS SERVICES	Cole Information
	AMERICAN BENEFIT FINANCE	Cole Information
	MADIBA CONSULTING INC	Cole Information
	CITATION PUBLISHING INC	Cole Information
	DISTRIBUTED POWER SERVICES	Cole Information
	JOEY L MOONEY DC	Cole Information
	21ST CENTURY INNOVATIONS INC	Cole Information
	JEFF VOLLMER	Cole Information
	STEVEN ANNIS	Cole Information
2000	21ST CENTURY INNOVATIONS INCORPORATED	Cole Information
	STEVEN ANNIS	Cole Information
	SARAH BARTLETT	Cole Information
1995	AOT INC	Cole Information
	COUNTY RECORDING SVC	Cole Information
	DATATEK INTERNATIONAL	Cole Information
	ALISO CREEK CHIROPRACTIC CTR	Cole Information
	ACCU SCAN INC	Cole Information
	RCN PRODUCTS INC	Cole Information
	21ST CENTURY INNOVATIONS INC	Cole Information
	SAFEWAY STORES INC	Cole Information
	DECORATING DEN	Cole Information
	BONNKE REINHARD MINISTRIES	Cole Information
	ANNIS, STEVEN	Cole Information
1992	CALVARY CHAPEL OF	Pacific Bell

FINDINGS

Year	Uses	Source
1992	LAGUNA HILLS	Pacific Bell
	LAGUNA HILLS	Pacific Bell
	100 BONNKE REINHARD	Pacific Bell
	MINISTRIES	Pacific Bell
	150 KOLL COMPANY THE	Pacific Bell
	CHIROPRACTIC	Pacific Bell
	CENTER	Pacific Bell
	180 DATATEK	Pacific Bell
	INTERNATIONAL	Pacific Bell
	TECHNOLOGIES INC	Pacific Bell
	205 SAFEWAY INC PRODUCE	Pacific Bell
	BUYING	Pacific Bell
	215 DECORATING DEN	Pacific Bell
	DIVISIONAL OFFICE	Pacific Bell
	235 COUNTY RECORDING	Pacific Bell
	SERVICE	Pacific Bell
	240 ALLIANCE GROUP THE	Pacific Bell
	245 ACCUSCAN INC	Pacific Bell
	250 COMPU DEAL CORP	Pacific Bell
	255 PHASE ONE INC	Pacific Bell
	260 AUDIT GROUP LTD THE	Pacific Bell
	265 NEWLAND BENEFIT	Pacific Bell
	INSURANCE SERVICES	Pacific Bell
	265 JACKSON DAVE	Pacific Bell
	INNOVATIONS INC	Pacific Bell
	275 RCN PRODUCTS INC	Pacific Bell
	ANNIS STEVEN DC	Cole Information
	SAFEWAY PRDCE BUYNG	Cole Information
	KOLL COMPANY THE	Cole Information
	DATATEK INTERNATL	Cole Information
	COMPU DEAL CORP	Cole Information
	R C N PRODUCTS INC	Cole Information

FINDINGS

Year	Uses	Source
1992	ALLIANCE GROUP THE	Cole Information
	AUDIT GROUP LTD THE	Cole Information
	BONNKE REINHARD	Cole Information
	CODENOLL TCHNLGY	Cole Information
	R F SHEA CO	Cole Information
	NEWLAND BENEFT INS	Cole Information
	CALVARY CHPL	Cole Information
	STATE FARM INS AGNT	Cole Information
	COUNTY RECORDING SV	Cole Information
	PHASE ONE INC	Cole Information
	ACCUSCAN INC	Cole Information
	DECORATING DEN	Cole Information
	21ST CNTRY INNOVATN	Cole Information
	JACKSON, DAVE	Cole Information
	ANNIS, STEVEN	Cole Information

93 ARGONAUT

Year	Uses	Source
1992	GENEVA SYSTEMS THE	Cole Information

95 ARGONAUT

Year	Uses	Source
2020	AUSSIE PET MOBILE	EDR Digital Archive
	WILSONS JEWELERS	EDR Digital Archive
	PARAMOUNT BED USA	EDR Digital Archive
	CITADEL SERVICING CORP	EDR Digital Archive
	JOYSTAR TRAVEL	EDR Digital Archive
	FIDELIS MEDICAL PARTNERS	EDR Digital Archive
	IPAYABLES INC	EDR Digital Archive
	PACIFIC SUN FINANCIAL CORP	EDR Digital Archive
	ALISO VIEJO COMM ASSOC	EDR Digital Archive
	MNET HEALTH INC	EDR Digital Archive
	M NET FINANCIAL	EDR Digital Archive
	BILLWISE INC	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	PRESCRIBEWELLNESS LLC	EDR Digital Archive
	MNET FINANCIAL INC	EDR Digital Archive
	CROWN ACQUISITIONS	EDR Digital Archive
	JIM MARTIN	Cole Information
	LAUREN OCONNER	Cole Information
	EVELYNN KERN	Cole Information
	JACOB DIMICK	Cole Information
	NATHAN BARRAGAN	Cole Information
	ELISSA VAN	Cole Information
	SCOTT MCKEON	Cole Information
	DARYL FOWLER	Cole Information
	ILEENE TREJO	Cole Information
	TOM GORSKI	Cole Information
	DOUG MCDANIEL	Cole Information
	HOLLY HEITMANN	Cole Information
	BRIDGETTE ALVAREZ	Cole Information
	SULMA BARRERA	Cole Information
	ADAM VARGULICK	Cole Information
	ADAM LEVIN	Cole Information
	PAUL MARIANI	Cole Information
	CHAD RASMUSSEN	Cole Information
	SARA TEHRANI	Cole Information
	KRISTINA LAKE	Cole Information
	PHILLIP SETTLES	Cole Information
	ANDREW LAMPRECHT	Cole Information
	SHAE WILLES	Cole Information
	NAHALEH DOROUDIAN	Cole Information
	CHRISTY METZLER	Cole Information
	DIANA HAROLDSEN	Cole Information
	YESSENIA MUNOZ	Cole Information
	JOHN BRUBAKER	Cole Information
	MARGOT MILLER	Cole Information

FINDINGS

Year	Uses	Source
2020	PARIS ACOSTA	Cole Information
	BILL PERKINS	Cole Information
	ROBBY BEZNER	Cole Information
	KATHLEEN MOWERS	Cole Information
	KENNETH MEANY	Cole Information
	JORDAN DOOLIN	Cole Information
	TARAH BRINKERHOFF	Cole Information
	KRISTINE QUEEN	Cole Information
	DAVE CHENEY	Cole Information
	RANJIV CHOUDHARY	Cole Information
	BRENDA MATA	Cole Information
	LEANNE SGUARAKIS	Cole Information
	BRAD KOLLAR	Cole Information
	JOHN ALANA	Cole Information
	JAMES CLAWSON	Cole Information
	DANIEL BURGENER	Cole Information
	ERIN BEAN	Cole Information
	MELISSA CHUNG	Cole Information
	MITCH FISHER	Cole Information
	SKYLAR HAWS	Cole Information
	SHANNON BARROWMAN	Cole Information
	KATY DRESSLER	Cole Information
	LAUREN RUSSO	Cole Information
	AARON AKZIN	Cole Information
	TOM CARROLL	Cole Information
	FERNANDO LUGO	Cole Information
	KIRK ELLIOTT	Cole Information
	KYLEE DAVIS	Cole Information
	TIM EVERSOLE	Cole Information
	ELISSA VAN MARTER	Cole Information
	SPENCER BIGLER	Cole Information
	TERRY MCDANIEL	Cole Information

FINDINGS

Year	Uses	Source
2020	LAUREN ARLINGTON	Cole Information
	SUMMER GATES	Cole Information
	KARLEEN WING	Cole Information
	JOSHUA HANSEN	Cole Information
	ANDREW MECHAM	Cole Information
	VIRIDIANA CHOW	Cole Information
	KELCIE FERREIRA	Cole Information
	DAVE HARDEE	Cole Information
	DANIEL BRISCO	Cole Information
	ALLISON KERINS	Cole Information
	ALPHONSE SASSO	Cole Information
	QUINTEN BRADY	Cole Information
	JEREMY ALGER	Cole Information
	SEPI MCDONNELL	Cole Information
	PETER DESANTO	Cole Information
	DAVID DEKKER	Cole Information
	DAVID HARDEE	Cole Information
	MEGAN KENNEDY	Cole Information
	DOUGLAS MCDANIEL	Cole Information
	STEVE JOHANSSON	Cole Information
	CHRIS MITCHELL	Cole Information
	JENNIFER WELSH	Cole Information
	EUGENE ODONNELL	Cole Information
	GODFREY DANIELS	Cole Information
	KC MUIR	Cole Information
	HANA PIERCE	Cole Information
2014	ESCROW AVENUE	Cole Information
	STATE FARM INSURANCE	Cole Information
	NORPAQ	Cole Information
	TOM GORSKI STATE FARM INSURANCE AG	Cole Information
	1ST CITY BANCORP	Cole Information
	MNET FINANCIAL	Cole Information

FINDINGS

Year	Uses	Source
2014	RPM LENDING	Cole Information
	JOYSTAR TRAVEL FAX LINE	Cole Information
	WALDROP INC	Cole Information
	IPAYABLES	Cole Information
	UNITY COMMUNITY CHURCH	Cole Information
	WORK WELL SYSTEMS INC	Cole Information
	RJC ACCOUNTANCY	Cole Information
	ALISO VIEJO COMM ASSOC	Cole Information
	AUSSIE PET MOBILE	Cole Information
2010	CROWN ACQUISITIONS	Cole Information
	WORK WELL SYSTEMS INC	Cole Information
	TRAVELSTAR INC	Cole Information
	PACIFIC SUN FINANCIAL CORP	Cole Information
	SMART CARD PROS	Cole Information
	HAGENUK USA	Cole Information
	JBA FINANCIAL GROUP	Cole Information
	JOYSTAR TRAVEL	Cole Information
	PACIFIC CROSSING LLC	Cole Information
	CYBERCODERS INC	Cole Information
	DCSE INC	Cole Information
	WYCORP	Cole Information
	RJC ACCOUNTANCY	Cole Information
	PASTA BRAVO INC	Cole Information
	BILLWISE INC	Cole Information
	FIRST CITY BANCORP	Cole Information
	STATE FARM INSURANCE	Cole Information
	DAVID BATES	Cole Information
2005	RPM LENDING	Cole Information
	AD MORTGAGE SERVICES INC	Cole Information
	ESCROW AVENUE INC	Cole Information
	PASTABRAVO	Cole Information
	MDR INC	Cole Information

FINDINGS

Year	Uses	Source
2005	MCDANIEL CONSTRUCTION	Cole Information
	VISION DIRECT MARKETING	Cole Information
	SKYNET TRACKING	Cole Information
	STIKS & COGLIANESE	Cole Information
	MCWILLIAMS FINANCIAL CORP	Cole Information
	UNITED AMERICAN BANCORP	Cole Information
	RATED	Cole Information
	TIMATED INC	Cole Information
	AMERICAN REALTY CAPITAL	Cole Information
	ZEAREL INC	Cole Information
	WORKWELL SYSTEMS INC	Cole Information
	ECOMMERCE PROCESSING	Cole Information
	PROFIT SYSTEMS INC	Cole Information
	SMART CARD PROFESSIONALS	Cole Information
	ADVANCED CHIROPRACTIC MANAGEMENT	Cole Information
	VISION DIRECT MARKETING	Cole Information
	WALDROP ENTERPRISES INC	Cole Information
	GREAT WESTERN HOME LOAN	Cole Information
	KWGC INC	Cole Information
	UNITED FUNDING GROUP INC	Cole Information
	ERA DREAM TEAM REALTY	Cole Information
	DIBA CONSULTING SOFTWARE ENGINEERS	Cole Information
	NATIONS CAPITAL	Cole Information
	TORINO GROUP INC	Cole Information
	GW CAPITAL GROUP COM	Cole Information
	PASTA BRAVO CORPORATE OFFICE	Cole Information
	MOONEY INSURANCE & INVESTMENTS	Cole Information
	FIRST CITY BANCORP	Cole Information
	MECHANICAL DYNAMICS	Cole Information
	DCSE INC	Cole Information
2000	TERRI REILLY	Cole Information
	M DICKS	Cole Information

FINDINGS

Year	Uses	Source
2000	C COGLIANESE	Cole Information
1995	EXPERTEC CORP	Cole Information
	AKZO CHEMICAL INC	Cole Information
	KYOCERA INDUSTRIAL CERAMICS	Cole Information
	LA BARRE OKSNEE INSURANCE	Cole Information
	RICHARD A TINNELLY LAW OFFICES	Cole Information
	LEGACY ELECTRONICS	Cole Information
	KYOCERA AMERICA INC	Cole Information
	LEGACY DEVELOPMENT CO	Cole Information
	CONSOLIDATED FUNDING INC	Cole Information
	SOUTH COAST REHABILITATION SVC	Cole Information
	SEA RIDGE COMMUNITY CHURCH	Cole Information
	TPF INTL INC	Cole Information
	DESIGN FACTOR	Cole Information
	ADMIRAL FINANCIAL SVC	Cole Information
	VARILEASE	Cole Information
	AMERICA FIRST RESIDENTIAL	Cole Information
	BRYAN, MARY B	Cole Information
1992	NEW CONCEPTS SYSTEMS	Pacific Bell
	FILE MARK CORP	Pacific Bell
	FILE MARK CORP	Pacific Bell
	105 ADMIRAL FINANCIAL	Pacific Bell
	SERVICES	Pacific Bell
	110 LA BARRE OKSNEE	Pacific Bell
	INSURANCE AGENCY	Pacific Bell
	PHARMACEUTICALS	Pacific Bell
	125 GENEVA SYSTEMS THE	Pacific Bell
	135 LEGACY DEVELOPMENT	Pacific Bell
	COMPANY	Pacific Bell
	135 ZOTOVICH STEPHEN & ASSOCIATES	Pacific Bell
	135 LEGACY HOME LOAN	Pacific Bell
	190 EXPERTEC CORP	Pacific Bell

FINDINGS

Year	Uses	Source
1992	190 W QUINN ASSOCIATES	Pacific Bell
	190 TPF INTERNATIONAL	Pacific Bell
	190 INTEGRATED CUSTOM	Pacific Bell
	SOFTWARE INC	Pacific Bell
	190 BD & T INC	Pacific Bell
	190 BD & T INC	Pacific Bell
	Contd	Pacific Bell
	190 TINNELLY RICHARD A	Pacific Bell
	190 LEGACY EXECUTIVE	Pacific Bell
	190 CONSOLIDATED	Pacific Bell
	FUNDING INC	Pacific Bell
	BEHAVIORAL HEALTH	Pacific Bell
	210 VARILEASE	Pacific Bell
	210 VARILEASE	Pacific Bell
	220 KYOCERA INDUSTRIAL	Pacific Bell
	CERAMIC CORP	Pacific Bell
	EXPERTEC CORP	Cole Information
	KYOCERA INDS CERAMC	Cole Information
	JORDAN PHARMACTCLS	Cole Information
	ZOTOVICH S&ASSOCTS	Cole Information
	ADMIRAL FNCL SERV	Cole Information
	W QUINN ASSOC INC	Cole Information
	LABARRE OKSNEE INS	Cole Information
	T P F INTERNATIONAL	Cole Information
	MERCHANT MEGASAVER	Cole Information
	FILE MARK CORP	Cole Information
	LEGACY DEVLP CO	Cole Information
	NEW CONCEPTS SYSTS	Cole Information
	TINNELLY RICHD ATTY	Cole Information
	VARILEASE	Cole Information
	B D&T INC	Cole Information
	SEARIDGE CMNTY CH	Cole Information

FINDINGS

Year	Uses	Source
1992	I B H	Cole Information

ARGONAUT DR

1 ARGONAUT DR

Year	Uses	Source
2002	NNOVATIONS INC	Haines Company
	ADVANCED MOVING	Haines Company
	SYSTEMS GYMNASTICS PARTIES	Haines Company
	PANAMVANUNSRYL	Haines Company
	MVNG&STRGE PANAMER VANLNS	Haines Company
	RYLMVG&STRG PAN AMERICAN ROYAL	Haines Company
	MOVING&STRG PAN AMERICAN ROYAL	Haines Company
	M 00 NG&STRGE PRECISION	Haines Company
	TECHNOLOGIES OSIMMONS Wiliam	Haines Company
	TOY COLLECTORS	Haines Company
	EXCHANGE USGYMNASTICS	Haines Company
	TRAINING CENTER	Haines Company
1992	Waldron Wayne	Pacific Bell
	A NATIONAL GYMNASTICS	Pacific Bell
	TRAINING CENTER INC	Pacific Bell
	A SIMMONS WILLIAM	Pacific Bell
	200 NATURAL WHITE INC	Pacific Bell

3 ARGONAUT DR

Year	Uses	Source
2002	XXXX	Haines Company

5 ARGONAUT DR

Year	Uses	Source
2002	GOUP DELTA	Haines Company
	CONSULTANTS JENNINGS HALDERMA	Haines Company
	N HOOD MADIBA CONSULTING	Haines Company
	MOONEYJOELDC	Haines Company
	NATIONWDE	Haines Company

FINDINGS

Year	Uses	Source
2002	MORTGAGE NEWTECH	Haines Company
	INTERNATIONAL RSB	Haines Company
	REVENUE RECOVERY	Haines Company
	SERVICE INC THURMAN MARKETING	Haines Company
	SERVICES TRANSPAC	Haines Company
	TECHNOLOGY SOURCE WLEZIEN R LAWRENCE	Haines Company
1995	Peter C David Co	Pacific Bell

7 ARGONAUT DR

Year	Uses	Source
2002	SCREENINGSYSTEMS	Haines Company

8 ARGONAUT DR

Year	Uses	Source
2002	CAFE ALSO	Haines Company
	EPICO	Haines Company
	EPICO	Haines Company
	EPICO	Haines Company
	BSTSHOCKS	Haines Company

13 ARGONAUT DR

Year	Uses	Source
1992	Waldron Wayne	Pacific Bell

21 ARGONAUT DR

Year	Uses	Source
2002	AZTEC COMPONENTS	Haines Company
	INC DIMENSIONSIN	Haines Company
	SCREEN PRINTING DIMENSIONSIN	Haines Company
	SCREEN PRINTING ET 10 UETFEAMERICA	Haines Company
	OHUNTERAleo	Haines Company
	ONE 3 TWOINC	Haines Company

FINDINGS

27 ARGONAUT DR

Year	Uses	Source
2002	BEARING ENGINEERS	Haines Company

29 ARGONAUT DR

Year	Uses	Source
2002	ALISODVIEJO REALTY	Haines Company
	COSMR TERMITE	Haines Company
	CONTROL INC PRINTAMERICA	Haines Company
	SYNERGY s	Haines Company
	ELECTRONICS	Haines Company
	TDPROPERTIES	Haines Company
	TD PROPERTIES	Haines Company
	TRADER PUBLISHING	Haines Company
	EMPLYMNT OE	Haines Company

31 ARGONAUT DR

Year	Uses	Source
2002	SPEARING John	Haines Company
	INTEGRAF	Haines Company

35 ARGONAUT DR

Year	Uses	Source
2002	DIABLOVALLEY	Haines Company
	PACKAGING INC J&P ELECTRIC INC	Haines Company
	NICOLAI&NUTH	Haines Company
	PARATECH COATING	Haines Company
	PELTEKINC	Haines Company
	ARATESOURCE	Haines Company
	RATESOURCE	Haines Company

36 ARGONAUT DR

Year	Uses	Source
2002	ACCME GASKETS LLC	Haines Company
	ALLSTARDUGOUT	Haines Company
	BULLET MANAGEMENT	Haines Company

FINDINGS

Year	Uses	Source
2002	HOME FINISHES	Haines Company
	SPECTRUM BUSINESS	Haines Company
	CENTERS	Haines Company

39 ARGONAUT DR

Year	Uses	Source
2002	A 2 TEC	Haines Company
	AZTECCOMPONENTS	Haines Company
	INC AZTECINC	Haines Company
	SEABREEZE	Haines Company
	MANAGEMENT	Haines Company

85 ARGONAUT DR

Year	Uses	Source
2002	BUILDING a C I SOKA UNIVERSITY	Haines Company
	PROJECTS	Haines Company
	CULBERTSON ADAMS 949 581 2 B	Haines Company
	KYOCERAINDUSTRIAL	Haines Company
	CRMCS CORP LABAARRE&OKSNEE	Haines Company
	INC LABARRE&OKSNEE	Haines Company
	INC r ABARRE&OKSNEE	Haines Company
	INC LABARBE&OKSNEE	Haines Company
	INSURANCE AG SEA COAST FUNDING	Haines Company
	TINNELLY RICHARD A	Haines Company
	ATTY TRIMABK PACIFIC	Haines Company
	HOMES	Haines Company

92 ARGONAUT DR

Year	Uses	Source
2002	BUILDING r ALISO CREEK	Haines Company
	CHIROPRACTIC CTR AMERMEMORY CORP	Haines Company
	ANNIS STEVEN DC	Haines Company
	C&NESTSOLUTIONS	Haines Company
	CNETSOLUTIONS	Haines Company

FINDINGS

Year	Uses	Source
2002	COMPUTING	Haines Company
	NEWS 5 REVIEW CDATASYSTEMSWEST	Haines Company
	DATATEKINTERNATL	Haines Company
	GATEWAY FUNDING	Haines Company
1995	William Scott Enterpr Ises	Pacific Bell
1991	Creative Photography	Pacific Bell

93 ARGONAUT DR

Year	Uses	Source
2002	XXXX	Haines Company

95 ARGONAUT DR

Year	Uses	Source
2002	BUILDING BRITANNICMARITIME	Haines Company
	INC COAST REALTY	Haines Company
	COGLIANESE	Haines Company
	CHRISTOPHER ATi Y CUMMINGS	Haines Company
	ADVERTISINGSDESIGN CYBER CODERS	Haines Company
	DICKS MICHAEL D	Haines Company
	ATTY DICKS&COGLIANESEA	Haines Company
	PC IVEEMETRIX	Haines Company
	JAMILAGIDA	Haines Company
	NOWDOCS	Haines Company
	PAC MORTGAGE	Haines Company
	FINANCIAL PACSUNFINANCIAL	Haines Company
	CORP PASTABRAVO INC	Haines Company
	PRECISIONREALTY	Haines Company
	FINANCE PROFIT PLUS INC	Haines Company
	PROFITSYSTEMSINC	Haines Company
	REILLYTERRI	Haines Company
	REMEDYSOFT	Haines Company
	RUBICON REALTY	Haines Company
	CAPITAL SAFETZONE	Haines Company
	SUNHEALTHCARE	Haines Company

FINDINGS

Year	Uses	Source
2002	GROUP THERAPY INTERNATL	Haines Company
	USAINCHAGENUK	Haines Company

ARGONAUT ST

1 ARGONAUT ST

Year	Uses	Source
1997	BABY LEAGUE	Pacific Bell
	A SIMMONS WILLIAM	Pacific Bell
	250 VETERINARY RELIEF SERVICES	Pacific Bell

5 ARGONAUT ST

Year	Uses	Source
1997	A NATIONAL GYMNASTICS TRAINING CENTER INC	Pacific Bell
	250 HOMEWORK HELPERS	Pacific Bell

7 ARGONAUT ST

Year	Uses	Source
1997	SCREENING SYSTEMS INC	Pacific Bell

8 ARGONAUT ST

Year	Uses	Source
1997	100 AMERICAN	Pacific Bell
	ASSOCIATION OF INDEPENDENT	Pacific Bell
	140 RST SHOCKS	Pacific Bell
	160 AMERICAN MARTIAL	Pacific Bell
	ART ATHLETIC ACADEMY	Pacific Bell
	170 SAJEN LABORATORIES INC	Pacific Bell
	180 J QS SANDWICH SHOP	Pacific Bell

21 ARGONAUT ST

Year	Uses	Source
1997	DIMENSIONS IN SCREEN PRINTING	Pacific Bell
	A ETla UETTE AMERICA	Pacific Bell
	8 DEL MAR MACHINERY INC	Pacific Bell

FINDINGS

27 ARGONAUT ST

Year	Uses	Source
1997	BEARING ENGINEERS INC	Pacific Bell

28 ARGONAUT ST

Year	Uses	Source
1997	SYNERGY MICRO TECHNOLOGIES	Pacific Bell
	120 CONSUMER TERMITE CONTROL INC	Pacific Bell
	150 FUTURE VIDEO PRODUCTS INC	Pacific Bell

31 ARGONAUT ST

Year	Uses	Source
1997	1 NTEGRAF	Pacific Bell

35 ARGONAUT ST

Year	Uses	Source
1997	AI PARA TECH COATING INC	Pacific Bell
	A 2 NUTH & NICOLAI	Pacific Bell
	82 J & P ELECTRIC INC	Pacific Bell
	82 DIABLO VALLEY PACKAGING INC	Pacific Bell
	B 2 RATESOURCE	Pacific Bell
	82 IMPACT SOUTHERN CALIF INC	Pacific Bell

36 ARGONAUT ST

Year	Uses	Source
1997	100 ABACUS DESIGN & DEVELOPMENT INC	Pacific Bell
	130 SPECTRUM BUSINESS CENTERS	Pacific Bell
	150 MATCHLESS GIFTS DISTRIBUTORS	Pacific Bell
	170 LG SEMICON AMERICA INC	Pacific Bell

39 ARGONAUT ST

Year	Uses	Source
1997	B BAG STAND CO INC THE	Pacific Bell
	B ON TWO WHEELS ENTERTAINMENT INC	Pacific Bell

FINDINGS

85 ARGONAUT ST

Year	Uses	Source
1997	100 TINNELLY RICHARD	Pacific Bell
	110 LA BARRE OKSNEE INSURANCE AGENCY	Pacific Bell
	120 MARKETSOURCE CORP	Pacific Bell
	140 ENGLISH DAMCO SALES CO INC	Pacific Bell
	Contd	Pacific Bell
	150 CITGO PETROLEUM CORP	Pacific Bell
	170 FARNSWORTH GROUP	Pacific Bell
	190 PHASE ONE INC	Pacific Bell
	200 PACIFIC GATEWAY HOMES	Pacific Bell
	205 PARKER PROPERTIES INC	Pacific Bell
	205 CUSTOM DISTINCTIONS	Pacific Bell
	205 LEHMAN JERRY	Pacific Bell
	205 DIGITAL INTEGRATED SYSTEMS	Pacific Bell
	210 MALLMEDIA NETWORK	Pacific Bell
	220 CULBERTSON ADAMS & ASSOCIATES INC	Pacific Bell

92 ARGONAUT ST

Year	Uses	Source
1997	JLC ASSOCIATES	Pacific Bell
	IMAGE N THAT	Pacific Bell
	100 BRANCH G D	Pacific Bell
	CHIROPRACTIC CENTER	Pacific Bell
	120 STERNSCHUPPE	Pacific Bell
	140 WORLDNET COMPUTERS	Pacific Bell
	160 AMERICAN MEMORY CORP	Pacific Bell
	180 DATATEK INTERNATIONAL	Pacific Bell
	205 SAFEWAY INC PRODUCE BUYING	Pacific Bell
	210 TRANSPAC	Pacific Bell
	TECHNOLOGY SOURCE	Pacific Bell
	225 SHERMAN DON ASSOCIATES	Pacific Bell
	225 S K AND COMPANY	Pacific Bell

FINDINGS

Year	Uses	Source
1997	235 LAWRENCE R WLEZIEN INC	Pacific Bell
	240 N J PRODUCTS INC	Pacific Bell
	245 MICRO HOUSE SOLUTION	Pacific Bell
	270 21ST CENTURY INNOVATIONS INC	Pacific Bell
	275 RCN PRODUCTS INC	Pacific Bell

95 ARGONAUT ST

Year	Uses	Source
1997	THERAPY INTERNATL	Pacific Bell
	RCM VENTURES INC	Pacific Bell
	PRECISION REALTY FINANCE	Pacific Bell
	RCM VENTURES INC	Pacific Bell
	RCM VENTURES INC	Pacific Bell
	100 SOUTH COAST	Pacific Bell
	REHABILITATION SERVICES	Pacific Bell
	100 SOUTH COAST	Pacific Bell
	REHABILITATION SERVICES	Pacific Bell
	105 QUIGLEY INS SERVICES INC	Pacific Bell
	115 PASTABRAVOINC	Pacific Bell
	200 DKS CONSTRUCTION	Pacific Bell
	200 THOMPSON KATHRYN G COMPANIES	Pacific Bell
	215 GRADY & DICKS	Pacific Bell
	220 KYOCERA INDUSTRIAL CERAMICS CORP	Pacific Bell

ARGONAUT STE 110

92 ARGONAUT STE 110

Year	Uses	Source
2020	STEVEN ANNIS	Cole Information

ARGONAUT STE 220

92 ARGONAUT STE 220

Year	Uses	Source
2020	REBECCA ENNIS	Cole Information

FINDINGS

ARGONAUT STE C

1 ARGONAUT STE C

Year	Uses	Source
2020	WILLIAM SIMMONS	Cole Information

BROOKLINE LN

1 BROOKLINE LN

Year	Uses	Source
2002	RVINE	Haines Company
	WEALTH CODE	Haines Company
	STOFF Gregory	Haines Company
1995	Brookhollow Office Park	Pacific Bell

2 BROOKLINE LN

Year	Uses	Source
2002	DOUGLASM	Haines Company
1980	Fairfield Sterling D	Pacific Telephone

3 BROOKLINE LN

Year	Uses	Source
2002	BRIGHT David	Haines Company
	KIRKTim	Haines Company

PLAYA CIR

66 PLAYA CIR

Year	Uses	Source
2020	JONATHAN PANKOW	Cole Information
	KAREN PANKOW	Cole Information
	BETTY HOSLER	Cole Information
2014	JASON HOSLER	Cole Information

67 PLAYA CIR

Year	Uses	Source
2020	SHISHIR SRIVASTAVA	Cole Information
	SHIREEN SHANKAR	Cole Information

FINDINGS

Year	Uses	Source
2014	GISCARD NURIADY	Cole Information

68 PLAYA CIR

Year	Uses	Source
2020	BRIAN SONICO	Cole Information
	KIMBERLY SONICO	Cole Information
2014	BRIAN SONICO	Cole Information

69 PLAYA CIR

Year	Uses	Source
2020	TINA NGUYEN	Cole Information
	SON TRAN	Cole Information
	HAELEY TRAN	Cole Information
2014	TINA NGUYEN	Cole Information

70 PLAYA CIR

Year	Uses	Source
2020	SAEED JOLGHAZI	Cole Information
	KIMBERLY CARDOZA	Cole Information
2014	KIMBERLY CARDOZA	Cole Information

71 PLAYA CIR

Year	Uses	Source
2020	ROSTIN TEHRANIAN	Cole Information
	ROUZBEH TEHRANIAN	Cole Information
	SHAHLA TEHRANIAN	Cole Information
	MOHAMAD TEHRANIAN	Cole Information
2014	TODD GALLEGOS	Cole Information

72 PLAYA CIR

Year	Uses	Source
2020	CHRISTINA THARP	Cole Information
	VIVIEN FANG	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information

FINDINGS

73 PLAYA CIR

Year	Uses	Source
2014	ALLAN ONEIL	Cole Information
2010	TINA PAULEY	Cole Information

74 PLAYA CIR

Year	Uses	Source
2020	JAMSHID MARKHALE	Cole Information
2014	ALFONSO BENAVIDEZ	Cole Information
2010	CHRISTOPHER HOWELL	Cole Information

75 PLAYA CIR

Year	Uses	Source
2020	LINDA COMPOSITOR	Cole Information
	MICHAEL PRICE	Cole Information
2014	JOSEPH COMPOSITOR	Cole Information
2010	LINDA COMPOSITOR	Cole Information

76 PLAYA CIR

Year	Uses	Source
2020	CARRIE MARQUEZ	Cole Information
	LAWRENCE MARQUEZ	Cole Information
2014	LAWRENCE MARQUEZ	Cole Information
2010	LAWRENCE MARQUEZ	Cole Information

77 PLAYA CIR

Year	Uses	Source
2020	DAVID WHITNEY	Cole Information
2014	DAVID WHITNEY	Cole Information
2010	RYAN FRANKE	Cole Information

78 PLAYA CIR

Year	Uses	Source
2020	APARNA RANGANATHAN	Cole Information
2014	GEORGE CLEARY	Cole Information
2010	GEORGE CLEARY	Cole Information

FINDINGS

79 PLAYA CIR

Year	Uses	Source
2020	JAMES LIN	Cole Information
	CZARIN LIN	Cole Information
	CHAN CZARIN	Cole Information
	SCOTT FERER	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	JAMES LIN	Cole Information

80 PLAYA CIR

Year	Uses	Source
2014	RICHARD HSIAO	Cole Information
2010	RICHARD HSIAO	Cole Information

81 PLAYA CIR

Year	Uses	Source
2020	SHIRLEY FENN	Cole Information
	VEENA FENN	Cole Information
	ROBERT FENN	Cole Information
2014	ROBERT FENN	Cole Information
2010	KIMBERLY STUVER	Cole Information

82 PLAYA CIR

Year	Uses	Source
2020	AMELIA PRAHASTO	Cole Information
	DONNY PRAHASTO	Cole Information
2014	DONNY PRAHASTO	Cole Information
2010	WILDAN ANWAR	Cole Information
	DONNY PRAHASTO	Cole Information

83 PLAYA CIR

Year	Uses	Source
2020	GIANCARLO DELAGARZA	Cole Information
	SOFIA DELAGARZA	Cole Information
	SOFIA BAEZ	Cole Information
2014	GIANCARLO DELAGARZA	Cole Information

FINDINGS

Year	Uses	Source
2010	GIANCARLO DELAGARZA	Cole Information

84 PLAYA CIR

Year	Uses	Source
2020	CHRIS STOLROW	Cole Information
2014	CHRISTOPHER STOLROW	Cole Information
2010	ANDREA STEPAN	Cole Information

85 PLAYA CIR

Year	Uses	Source
2020	WAYNE SLOMSKY	Cole Information
2014	JUAN SCIAMMARELLA	Cole Information
2010	JUAN SCIAMMARELLA	Cole Information

86 PLAYA CIR

Year	Uses	Source
2020	TIFFANY LE	Cole Information
	MAKSIM SLUKIN	Cole Information
	NATALIA SLUKINA	Cole Information
	TAMMY LE	Cole Information
2010	KIET LE	Cole Information

87 PLAYA CIR

Year	Uses	Source
2020	ANSELMA SICAT	Cole Information
	WILFREDO SICAT	Cole Information
2014	WILFREDO SICAT	Cole Information
2010	LUIS SORIANO	Cole Information

88 PLAYA CIR

Year	Uses	Source
2020	LYNN YUAN	Cole Information
	KAYLA NEREDITH	Cole Information
2014	DIANE LE	Cole Information
2010	DAMIAN DEBLIS	Cole Information

FINDINGS

89 PLAYA CIR

Year	Uses	Source
2020	MICHAEL GALLARDO	Cole Information
	GUILLERMINA GALLARDO	Cole Information
2014	TOM PHAM	Cole Information
	VINCENT SALINAS	Cole Information
2010	LISA TRAN	Cole Information

90 PLAYA CIR

Year	Uses	Source
2020	GEORGIO KASSIR	Cole Information
2014	ROSEMARY POLENSKI	Cole Information
2010	TIFFANY POLENSKI	Cole Information

91 PLAYA CIR

Year	Uses	Source
2020	ANTHONY SIOK	Cole Information
2014	ANTHONY SIOK	Cole Information

92 PLAYA CIR

Year	Uses	Source
2020	MYONGHO CHUNG	Cole Information
	SUN LEE	Cole Information
2014	SUN LEE	Cole Information
2010	MYONG CHUNG	Cole Information

93 PLAYA CIR

Year	Uses	Source
2020	YASMIN CUNANAN	Cole Information
2014	MARK PEPPING	Cole Information

94 PLAYA CIR

Year	Uses	Source
2020	AMY ARMOUR	Cole Information
	VENKATA KOTNANI	Cole Information
2014	JEFFREY ARMOUR	Cole Information

FINDINGS

95 PLAYA CIR

Year	Uses	Source
2020	JEIMAR SPELL	Cole Information
2014	DARRICK SIM	Cole Information

96 PLAYA CIR

Year	Uses	Source
2020	VIRGINIA LOPEZ	Cole Information
	MIKE DURAN	Cole Information
2014	MIKE DURAN	Cole Information

97 PLAYA CIR

Year	Uses	Source
2020	PATRICK GRIMM	Cole Information
2014	GARRET FRANK	Cole Information

98 PLAYA CIR

Year	Uses	Source
2020	ABEL WANG	Cole Information
	SUSAN HUANG	Cole Information
	CHEN HUANG	Cole Information
2014	CHEN HUANG	Cole Information

99 PLAYA CIR

Year	Uses	Source
2020	ELAINE ZHAO	Cole Information
2014	ELAINE ZHAO	Cole Information

100 PLAYA CIR

Year	Uses	Source
2014	BALINGIT JAMESON	Cole Information
	APRIL MYUNG	Cole Information
2010	JAMESON BALINGIT	Cole Information

101 PLAYA CIR

Year	Uses	Source
2020	ZACKARY RZEPKA	Cole Information

FINDINGS

Year	Uses	Source
2020	ROGER RZEPKA	Cole Information
2014	SABRINA GORDON	Cole Information
	BILEK DAVID	Cole Information

102 PLAYA CIR

Year	Uses	Source
2020	JEFFREY TURNER	Cole Information
2014	MONTE MCCANNE	Cole Information
2010	MONTE MCCANNE	Cole Information

103 PLAYA CIR

Year	Uses	Source
2020	ERIN SOOS	Cole Information
	JACOB MUNNS	Cole Information
2014	ERIN SOOS	Cole Information
	JACOB MUNNS	Cole Information
2010	ERIN SOOS	Cole Information
	JACOB MUNNS	Cole Information

104 PLAYA CIR

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information

105 PLAYA CIR

Year	Uses	Source
2020	MARYAM O'LOUGHLIN	Cole Information
	SEAN O'LOUGHLIN	Cole Information
2014	ALFRED BREMER	Cole Information
2010	TIMOTHY RABBITT	Cole Information

106 PLAYA CIR

Year	Uses	Source
2020	LORI GARDNER	Cole Information
	MICHAEL GARDNER	Cole Information
2014	DAVID RODIBAUGH	Cole Information
2010	DAVID RODIBAUGH	Cole Information

FINDINGS

107 PLAYA CIR

Year	Uses	Source
2020	CHRISTOPHER JONES	Cole Information
2014	DAVID LARSON	Cole Information

108 PLAYA CIR

Year	Uses	Source
2020	MILES SMITH	Cole Information
2014	JASON MEDNICK	Cole Information

109 PLAYA CIR

Year	Uses	Source
2020	CHARMAINE ASHTON	Cole Information
2014	FREDRIK BOHMAN	Cole Information

110 PLAYA CIR

Year	Uses	Source
2020	JESSICA BECK	Cole Information
2014	JESSICA BECK	Cole Information

111 PLAYA CIR

Year	Uses	Source
2020	SCOTT STEINMETZ	Cole Information
2014	SCOTT STEINMETZ	Cole Information

112 PLAYA CIR

Year	Uses	Source
2020	HERMAN NAKAMURA	Cole Information
2014	HERMAN NAKAMURA	Cole Information

113 PLAYA CIR

Year	Uses	Source
2014	JOSE GODINEZ	Cole Information

114 PLAYA CIR

Year	Uses	Source
2020	JWEN DU	Cole Information
2014	RYAN ROSETE	Cole Information

FINDINGS

115 PLAYA CIR

Year	Uses	Source
2020	GUADALUPE BAZAN	Cole Information
2014	GUADALUPE BAZAN	Cole Information

116 PLAYA CIR

Year	Uses	Source
2020	JOY BLAND	Cole Information
	HOWARD BLAND	Cole Information
2014	HOWARD BLAND	Cole Information

117 PLAYA CIR

Year	Uses	Source
2020	CHRISTOPHER COOMBES	Cole Information
	TONY CHU	Cole Information
2014	TONY CHU	Cole Information

118 PLAYA CIR

Year	Uses	Source
2020	B-MAGICAL	EDR Digital Archive
	MIND-BODY MEDICINAE	EDR Digital Archive
2014	BULENT GUNDOGAR	Cole Information

119 PLAYA CIR

Year	Uses	Source
2020	ALAYNA SCHRADER	Cole Information
	YU QIN	Cole Information
	CLINT SCHRADER	Cole Information
2014	PEIWEN CHENG	Cole Information

120 PLAYA CIR

Year	Uses	Source
2020	ALYSSA WALKER	Cole Information
2014	ARLYSSA WALKER	Cole Information

FINDINGS

121 PLAYA CIR

Year	Uses	Source
2020	BEASLEY LAHNA	Cole Information
	STEPHANIE NATION	Cole Information
2014	JOHN GAMBLE	Cole Information
	CARA KERR	Cole Information

122 PLAYA CIR

Year	Uses	Source
2020	WILLIAM COWDELL	Cole Information
2014	TIMOTHY ROBINSON	Cole Information

123 PLAYA CIR

Year	Uses	Source
2020	EMA BAYANI	Cole Information
2014	EMA BAYANI	Cole Information

124 PLAYA CIR

Year	Uses	Source
2020	SYLVIA HEREDIA	Cole Information
	ANOUSH METCHIKIAN	Cole Information
2014	DUY NGUYEN	Cole Information

PLAYA CIR # Q

80 PLAYA CIR # Q

Year	Uses	Source
2020	RICHARD HSIAO	Cole Information

PLAYA CIR # T

101 PLAYA CIR # T

Year	Uses	Source
2020	LUCINDA CORRAL-RZEPKA	Cole Information

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1 ARGONAUT	2017, 2002, 2001, 2000, 1997, 1995, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1 ARGONAUT STE C	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
1 BROOKLINE LN	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
100 PLAYA CIR	2020, 2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
101 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
101 PLAYA CIR # T	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
102 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
103 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
104 PLAYA CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
105 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
106 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
107 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
108 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
109 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
110 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
111 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
112 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
113 PLAYA CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
114 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
115 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
116 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
117 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
118 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
119 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
120 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
121 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
122 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
123 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
124 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
13 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
2 ARGONAUT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
2 BROOKLINE LN	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
21 Argonaut	2017, 2010, 2002, 2001, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
21 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
21 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
23002 ALISO CREEK RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
23002 Aliso Viejo Creek Road	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
23011 ALISO CREEK RD	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
23022 ALISO CREEK RD	2017, 2001, 2000, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
23022 Aliso Viejo Creek Road	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
27 ARGONAUT	2017, 2002, 2001, 2000, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
27 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
27 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
28 ARGONAUT	2017, 2002, 2001, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
28 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
29 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
3 ARGONAUT	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
3 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
3 BROOKLINE LN	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
31 ARGONAUT	2017, 2010, 2002, 2001, 2000, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
31 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
31 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
35 ARGONAUT	2017, 2002, 2001, 2000, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
35 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
35 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
36 ARGONAUT	2017, 2002, 2001, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
36 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
36 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
39 ARGONAUT	2020, 2017, 2002, 2001, 2000, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
39 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
39 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
5 ARGONAUT	2017, 2002, 2001, 2000, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
5 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
5 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
66 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
67 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
68 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
69 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
7 Argonaut	2017, 2014, 2005, 2002, 2001, 2000, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
7 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
7 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
70 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
71 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
72 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
73 PLAYA CIR	2020, 2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
74 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
75 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
76 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
77 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
78 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
79 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
8 Argonaut	2017, 2002, 2001, 2000, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
8 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
8 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
80 PLAYA CIR	2020, 2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
80 PLAYA CIR # Q	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
81 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
82 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
83 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
84 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
85 ARGONAUT	2017, 2002, 2001, 2000, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
85 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
85 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
85 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
86 PLAYA CIR	2017, 2014, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
87 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
88 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
89 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
90 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
91 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
92 ARGONAUT	2017, 2002, 2001, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
92 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1992, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
92 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
92 ARGONAUT STE 110	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
92 ARGONAUT STE 220	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
92 PLAYA CIR	2017, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
93 ARGONAUT	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
93 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
93 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
94 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
95 ARGONAUT	2017, 2002, 2001, 1997, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
95 ARGONAUT DR	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
95 ARGONAUT ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
95 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
96 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
97 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
98 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920
99 PLAYA CIR	2017, 2010, 2005, 2002, 2001, 2000, 1997, 1995, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
15 Argonaut	2017, 2001, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

APPENDIX F

Agency Records

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS #15 Argonaut

Bldg. Permit No.	Group	Lot	Block	Tract
66618		12		

Use: Two story concrete tilt-up office corporate building

ISSUED TO OWNER	ON
Kammari Business Partners	8-9-89

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

Kammari Business Partners
4350 Van Karman
Newport Beach, CA 92660

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
PO Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

F0260-138.6 (R1/89)

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION
P.O. BOX 4048, SANTA ANA, CA 92702

REGIONAL OFFICE
22982 TRITON WAY
LAGUNA HILLS, CA 92653
714-472-7979

CENTRAL OFFICE
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
714-834-2626

PRESS HARD WHEN WRITING.

37,151 SF

BUILDING ADDRESS #15 ARGONAUT
AREA LAGUNA HILLS
OWNER Kammann Business Partners
MAILING ADDRESS 4350 Von Karman PHONE
CITY Newport Beach ZIP 92660
ARCHITECT OR ENGINEER Bannuelo/Rierson PHONE
ADDRESS 4501 E La Palma #202 Anah.
CONTRACTOR PHONE
ADDRESS

CERTIFICATE FOR REGULATION PERMIT

Contractors

I certify that the following Contr Lic No ..... and Classification ..... is in full force and effect
Workman's Compensation Insurance Certificate on file verified by .....
Expiration Date .....

Owner (applicant)

I hereby certify I am exempt from Sect 7031 and the Business and Professional Code, Div. 3, Chap. 9, Contractor's License Law under the following section:

- ☒ Owner (Sect 7044), or
- ☐ Minor Work under $200 (Sect 7048), or
- ☐ Employee working for wages only (Sect 7053), or
- ☐ OTHER

Certification of Exemption from Sect 3800 of the California Labor Code, Article 3, Construction Permit

- ☐ The permit is for One Hundred Dollars ($100) or less
- ☐ I certify that in the performance of the work for which the permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation laws of California

If, after making such certification the applicant for this permit should become subject to the Workmen's Compensation provisions of the Labor Code, the applicant shall forthwith comply with the provisions of Sect 3700 or this permit shall be deemed revoked

I hereby acknowledge and state that the information I have provided is correct both on the permit and this certificate and agree to comply with all County ordinances and state laws regulating building construction

(Applicants Signature) Date 1/25/89 Permit No

ZONING REGULATIONS

LEGAL DESCRIPTION TRACT 85-158 BLOCK LOT 12
(PLEASE ATTACH METES AND BOUNDS)
ZONE PC VARIANCE NO. P88-186A
BUILDING SETBACK C/L ST. 67' PROPERTY LINE
SIDE YARD, RIGHT 76' EAVE PROJECTION
SIDE YARD, LEFT 58' EAVE PROJECTION
REAR YARD (TO P/L) 135' STREET WIDTH
PARKING SPACE REQUIRED PROVIDED
MISC.
A.P. 623-093-10 DIST. NO 5B
ZONING APPROVED [signature] DATE 1-25-89

DESCRIPTION OF WORK

NEW X ADD ☐ ALTER ☐ REPAIR ☐ DEMOLISH ☐
SIZE SQ FT ~~39000~~ NO OF STORIES
PROPOSED USE OF STRUCTURE Two Story Concrete tilt-up Office corporate Building
CONSTRUCTION LENDER NAME ☐ UNKNOWN
BRANCH
ADDRESS
GRADING PRE INSP FEE $ VALUATION $ 3,576.32
PC FEE $ 25.76
BP FEE $ 41.52 + 18.03
OCCUP CLASS B2 TYPE OF CONST SN SPRINK CODE YEAR 85 OCC CODE
PLANS CHECKED BY [signature] PERMIT ISSUANCE APPROVED [signature]
GRADING PERMIT REQ'D YES ☒ NO ☐ 412,453 ROUGH GRADING OK 1-26-89 Hertel *

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIG
FOUNDATION REINFORCED OVER	3-13-89	Sep
SLAB SHRINK REINFORCE	3/10/89	Sep
UNDERPINNING	5/5/89	Sep
MASONRY BOND BEAM PANELS POURED	3/29/89	Sep
FIREPLACE Above Strip	4-18-89	Sep
ROOF SHEATING ROOF FRAMING	4/11/89	Sep
FRAMING Above	6/7/89	Sep
INSULATION (SOUND ENERGY)		
LATH EXTERIOR Stucco	6/15/89	Sep
LATH ☐ DRYWALL ☐ INTERIOR	6/15/89	Sep
PLASTER BROWN COAT		
FINAL BUILDING	8/9/89	Sep
FINAL ZONING		

REMARKS YARD LETTER ATTACHED

* Type V concrete for footings & slabs on grade

VALIDATION

~~4 01/25/89 64617 4,160.31 NRB250~~ 2,576.30 NRA240 $$$$6,736.61 TOTAL
~~6,736.61 TRD002~~

CASHIER DATE PERMIT NO PERMIT FEE CODE PLAN CHECK TOTAL

INSTRUCTIONS TO APPLICANT: Use indelible pencil or ball point pen and PRINT
Otherwise, fill out form with typewriter.

4 01/25/89 64618 4,160.31 NRB250 4,160.31 TRD002 $$$$4,160.31 TOTAL

OCT 11 1989

1557

2-8-89 COLUMN PAD FOOTINGS B-2, C-2, B-3, C-3, C-4, B-5, C-5, E-6, C-6, D-8, D-9, BETWEEN D+E ON 9, E-8 & F-8 OK TO POUR
S Pinson

2-8-89 INTERIOR COLUMN PAD FOOTINGS + GRADE BEAM + A COUPLE FEET OF EXT. FOOTING @ END OF GRADE BEAM OK TO POUR

2/15/88 INT Ftg 001 Pads & Entrance Slabs. Insp OK for concrete - Sid

2/22/89 Ext. Footings Line A 1-8 OK to pour - Sid

3/10/89 Pins 5 20 to 31 OK - Sid

3/20/89 more of partial Pts OK to pour — As high Lighted, see plans — Sid

5/30/89 Tin Can Frame OK other than at ping areas - Sid

6/27/89 East Stairway to the rear flr & 2nd level deck & Trash slab OK to pour — Sid

7/11/89 Trash partial OK to pour — Sid

8/3/89 Temp Col OK Sid

APPLICATION FOR ELECTRICAL PERMIT

REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92653
(714) 472-7922 / 7923

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

CL[illegible]CE
12 [illegible] PLAZA
P[illegible]
S[illegible]A CA 92702
(714) 834-2630 / 2631

1

BUILDING ADDRESS #15 ARGONAUT DRIVE
COUNTY AREA ALISO VIEJO
NEAREST CROSS ST GLENWOOD
OWNER KAMINARI BLDG PARTNERS
PROPOSED USE
PRESENT USE

TRACT LOT NO
CONTRACTOR TRAIL ELECTRIC
ADDRESS 5462 ELSWICK DR.
CITY HUNTINGTON BEACH TEL NO (714) 898-5501

TYPE OF FIXTURE OR ITEM		PER UNIT	FEE
Relocated Dwelling 10 sq ft or fraction			
Garage 100 sq ft or fraction			
Relocated Dwelling Pre-Lowering Inspection (In addition to fees shown above)		16 00	
Above Fees Cover All Electrical Installations Within New or Relocated Dwellings Except Air Conditioner Does Not Include Service Meter			
600 AMP SWBD			33 --
Fixtures 554	1 - 20	70 ea	14 --
	Additional	40 ea	213 60
Outlets 246	1 - 20	70 ea	14 --
	Additional	40 ea	90 40
Electrical Appliances or Factory-wired Appliances not listed above	(No)	3 00 ea	
Time Clocks 1	(No)	3 00 ea	51 --
Pole Mount		2 50 ea	15 --
Fixtures No 6	Add'l Fixtures	50 ea	
Special Equipment	(Min)	16 00	
Inspection (No Hours)	1 Hour	33 00	
Residential Service Meter Underground (No)		8 00 ea	
Commercial Service Meter Underground	(No 1)	16 00 ea	16 --
Work with Service	Residential	24 00	
	Commercial	33 00	
Construction or Permanent Pole Pedestal or Piggy Back (No)	Metered pole	24 00	
	Add'l poles on same service	8 00 ea	
Other Unit generators motors transformers etc & generating capacity in HP KW or KVA		(See schedule)	
Motors up to 5 HP	3	3 50 ea	10 50
1 to 10 / 10 to 50	17 / 2	8 00 / 16 00	136 -- / 32 --
50 to 100 / Over 100 & not over 500	1	24 00 / 41 00	41 --
Permit Issuance Fee			6 10
Sub-Total			674 50
Construction Index		14 %	--
Building Permit Number	64618	Volume Factor	.88 +
Verified By		TOTAL PERMIT FEE	676 66

CERTIFICATE FOR REGULATION PERMIT

Contractors

I certify that the following Contr Lic No 399313 and Classification C10 is in full force and effect Workmen's Compensation Insurance Certificate on file with by [illegible]
Expiration date 10/1/89

Other Applicants

I hereby certify I am exempt from Sec 7031 5 of the Business and Professional Code Div 3 Chap 9 Contractors License Law under the following section

- ☐ Owner (Sect 7044) or
- ☐ Minor Work under $200 (sect 7048) or
- ☐ Employee working for wages only (sect 7053) or
- ☐ OTHER

Certification of Exemption from Sect 3800 of the California Labor Code Article 3 Construction Permit

- ☐ The permit is for One Hundred Dollars ($100) or less
- ☐ I certify that in the performance of the work for which the permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation laws of California

If after making such certification the applicant for this permit should become subject to the Workmen's Compensation provisions of the Labor Code the applicant shall forthwith comply with the provisions of Sect 3700 or this permit shall be deemed revoked

I hereby acknowledge and state that the information I have provided is correct both on the permit and this certificate and agree to comply with all County Ordinances and State laws regulating building construction

[signature] Date 2-1-89
(Applicant's Signature)

APPLICATION APPROVED BY _____ (SIGNATURE) (DATE)

METERS AND SERVICES	LIGHT	POWER	AC & RFG	VOLT	PHASE

INSPECTION RECORD

APPROVALS	DATE	INSP SIGNATURE
UNDERGROUND	6-12-89	DKS
ROUGH WIRING	6-12-89	[signature]
FIXTURES	7-18-89	[signature]
SERVICE *	7-19-89	SANDERS
WORK-WITH RELEASE		
FINAL APPROVAL	8-8-89	[signature]
UTILITY NOTIFIED	POWER	IS ON

02/01/89 214890 676.66 ELB250 VALIDATION * TEMPT QQQ $$$$$676.66

ELECTRICAL INSPECTION RECORD

LOT NOS. _____ THRU _____ TRACT NO. _____

BUILDING PERMIT NO. _____ ISSUED FOR LOT NO. _____ ELECTRICAL PERMIT NO. _____

LOT UNDERGROUND ROUGH WIRING FINAL

PVC – METAL	D.B.C.	SPAC. – SERV. – CIRC.		FIXTURES BONDING	
INSPR. SIGN.	DATE	INSPR. SIGN.	DATE	INSPR. SIGN.	DATE
UFER 3/0 Cu	2-3-89	FOOTH			
Brolf	2/15/89	u/ground service		Natural stee-	
		u/ground floor ht/ins		OK	
[illegible]	3/10/89	Electric Panels		OK	
[illegible]	3/14/89	Electrical [illegible]		OK	
[illegible]	4/10/89	Electrical [illegible]		OK	
Lander	5-11-89	6 POLES - PVC ONLY 24" DEEP 5-11-89 Lander			
ALL WALLS ONLY MOSTY EMT FEX WITH BOX					
5-26-89 Lander		1ST & 2ND FLOOR OK Lander			
6-2-89	6 POLE BASES PVC APP 36" Lander				
ALL WALLS CIELN OK - 800 MAIN GEAR OK COLD WATER					
BOND MISSING 6-12-89 Lander		ROOF TOP DUCTS OK 7-19-89 Lander			
7-18-89	1ST & 2ND FLOOR 2X4 T-BAR CEIL OK Lander				
RELEASE T-O TO LOCKED MAIN				7-19-89 Lander	
TORQUE LETTER IN MAIN					

REGIONAL OFFICE
22982 [illegible]
LAGUNA HILLS CA 92653
(714) 472-[illegible]

APPLICATION FOR PLUMBING PERMIT

COUNTY OF ORANGE
EMA — REGULATION

CENTRAL OFFICE
P.O. BOX 4048
12 CIVIC CENTER PLAZA
SANTA ANA CA 92702
(714) 834-2630/2631

BUILDING ADDRESS 15 ARGONAUT
AREA ALISO VIEJO
NEAREST CROSS STREET KAMANARI HEADQUARTERS
OWNER
PROPOSED USE OFFICES PRESENT USE

TRACT LOT NO
CONTRACTOR ADVANCE FIRE
ADDRESS 1451 W LAMBERT RD.
CITY LA HABRA TEL NO 526-2231

CERTIFICATION FOR REGULATION PERMIT

Contractor's I certify that the following Contr Lic No 251934 and Classification C-16 is in full force and effect Workers Compensation Insurance Certificate on file verified by T.A.B. Expiration date 1-1-90

Other Applicants
I hereby certify I am exempt from Sec 7031 5 of the Business and Professional Code Div 3 Chap 9 Contractors License Law and under the following section
☐ Owner (Sect 7044) or
☐ Minor Work under $200 aggregate, (labor, materials etc) (Sect 7048) or
☐ Employee working for wages only (Sect 7053) or
☐ Other

Certification of Exemption from Sect 3800 of the California Labor Code, Article 3, Construction Permit
☐ The permit is for One Hundred Dollars ($100) or less
☐ I certify that in the performance of the work for which the permit is issued I shall not employ any person in any manner so as to become subject to the Workers Compensation laws of California
If after making such certification the applicant for this permit should become subject to the Workers Compensation provisions of the Labor Code the applicant shall forthwith comply with the provisions of Sect 3700 or this permit shall be deemed revoked

I hereby acknowledge and state that the information I have provided is correct both on the permit and this certificate and agree to comply with all County Ordinances and State laws relating to building construction

Robert W. Thies Date 4-23-89
(Applicant's Signature)

NO	TYPE OF FIXTURE OR ITEM	PER UNIT	FEE
	WATER CLOSET (TOILET)	5.00	
	BATH TUB	5.00	
	SHOWER STALL	5.00	
	LAVATORY (WASH BASIN)	5.00	
	KITCHEN SINK ☐ GARBAGE DISPOSAL ☐	5.00 ea	
	AUTO WASHING MACH	5.00	
	DISHWASHER	5.00	
	SERVICE SINK OR LAUNDRY TRAY	5.00	
	FLOOR SINK OR FLOOR DRAIN	5.00	
	ROOF DRAIN (INC. OVERFLOW)	5.00	
	URINAL	5.00	
	DRINKING FOUNTAIN	5.00	
	SAND TRAP ☐ INTERCEPTOR ☐	11.50	
	WATER HEATER	5.00	
	WATER SOFTENER	5.00	
	LAWN SPRINKLERS RES / COMM	5.00 / 22.00	
	GAS SYSTEM 1-5 OUTLETS / LPG ☐ NAT ☐ / EACH ADD'L	5.00 / 1.25P/OUTLET	
1	AUTO FIRE SPR SYSTEM 560 Heads	515	00
	HOUSE SEWER	18.00	
	SEPTIC TANK	18.00	
	SEEPAGE PIT(S) LEACHING FIELD	18.00	
	PRIVATE SEWAGE DISPOSAL	33.00	
	PERMIT ISSUANCE		8 00
	CONSTRUCTION COST INDEX %		
	SUB TOTAL		596 22
	VOLUME FACTOR ( )		
BUILDING PERMIT NO. 64618	TOTAL FEE		524 67
VERIFIED BY: T.A.B.	VALIDATION		

INSPECTION RECORD
Overhead Rough 5-25-89 OCFD.

APPROVALS	DATE	Inspector's Signature
GROUND WORK-SOIL ONLY		
GROUND WORK WITH WATERPIPE ☐ GASPIPE ☐		
ROUGH PLUMBING		
GAS PIPING TO		
WATER HEATER		
SEPTIC TANK		
SEEPAGE PIT		
SEWER		
GAS TEST		
SPRINKLER SYSTEM		
FINAL 8-1-89	Rider	
UTILITY CO NOTIFIED		
RECD BY	PLANS CHECKED BY:	

[illegible]/89 221494 524.67 PBB250 OCT 13 1989 $$$$$524.67

1561

REGIONAL OFFICE
22921 TRITON WAY
[illegible] CA 92653
(714) 472-[illegible]

APPLICATION FOR PLUMBING PERMIT

COUNTY OF ORANGE
EMA -- REGULATION

CENTRAL OFFICE
P.O. BOX 4048
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702
(714) 834-2630/2631

BUILDING ADDRESS 10 ARGONAUT
AREA ALISO VIEJO
NEAREST CROSS STREET
OWNER KAMMARI BUSINESS PRTNRS
PROPOSED USE OFFICE BLDG.
PRESENT USE

TRACT LOT NO.
CONTRACTOR ADVANCE FIRE PROTECTION
ADDRESS 1451 W. LAMBERT RD
CITY LA HABRA TEL NO. 526-2231

NO	TYPE OF FIXTURE OR ITEM	PER UNIT	FEE
	WATER CLOSET (TOILET)	5.00	
	BATH TUB	5.00	
	SHOWER STALL	5.00	
	LAVATORY (WASH BASIN)	5.00	
	KITCHEN SINK ☐ GARBAGE DISPOSAL ☐	5.00 ea	
	AUTO WASHING MACH	5.00	
	DISHWASHER	5.00	
	SERVICE SINK OR LAUNDRY TRAY	5.00	
	FLOOR SINK OR FLOOR DRAIN	5.00	
	ROOF DRAIN (INC. OVERFLOW)	5.00	
	URINAL	5.00	
	DRINKING FOUNTAIN	5.00	
	SAND TRAP ☐ INTERCEPTOR ☐	11.50	
	WATER HEATER	5.00	
	WATER SOFTENER	5.00	
	LAWN SPRINKLERS PER CONN	22.00	
	GAS SYSTEM 1-5 OUTLETS LPG ☐ NAT ☐ EACH ADD'L 1.25/OUTLET	5.00	
1	AUTO FIRE SPR SYSTEM U.G.		43 —
	HOUSE SEWER	16.00	
	SEPTIC TANK	16.00	
	SEEPAGE PIT(S) LEACHING FIELD	16.00	
	PRIVATE SEWAGE DISPOSAL	33.00	
	2 Hydrants		
	PERMIT ISSUANCE		8 00
	~~CONSTRUCTION COST INDEX~~		
	SUB TOTAL		51 —
	C.I. 14 %		—
	VOLUME FACTOR ($8)		—
	BUILDING PERMIT NO. 64618 TOTAL FEE		51 16
	VERIFIED BY: [illegible] 4/5/89 VALIDATION		

CERTIFICATION FOR REGULATION PERMIT

Contractors

I certify that the following Contractor's Lic No. _____ and Classification _____ is in full force and effect. Worker's Compensation Insurance Certificate on file verified by _____ Expiration date 1/1/90

Other Applicants

I hereby certify I am exempt from Sec. 7031.5 of the Business and Professional Code Div. 3 Chap. 9 Contractor's License Law and under the following section:

☐ Owner (Sect 7044) or
☐ Minor Work under $200 aggregate, (labor, materials, etc.) (Sect. 7048) or
☐ Employee working for wages only (Sect 7053) or
☐ Other: _____

Certification of Exemption from Sect 3800 of the California Labor Code, Article 3 Construction Permit

☐ The permit is for One Hundred Dollars ($100) or less
☐ I certify that in the performance of the work for which the permit is issued I shall not employ any person in any manner so as to become subject to the Workers Compensation laws of California

If, after making such certification the applicant for this permit should become subject to the Workers Compensation provisions of the Labor Code, the applicant shall forthwith comply with the provisions of Sect 3700 or this permit shall be deemed revoked

I hereby acknowledge and state that the information I have provided is correct both on the permit and this certification and I agree to comply with all County Ordinances and State laws relating to building construction.

X [signature] Date 4-5-89
(Applicant's Signature)

INSPECTION RECORD

7-18-89 Final by O.C.F.D. (Allen)
7-25-89

APPROVALS	DATE	Inspector's Signature
GROUND WORK-SOIL ONLY		
GROUND WORK WITH WATERPIPE ☐ GASPIPE ☐		
ROUGH PLUMBING	[illegible]	[illegible]
GAS PIPING TO	7/11/89	[illegible]
WATER HEATER		
SEPTIC TANK		
SEEPAGE PIT		
SEWER		
GAS TEST		
SPRINKLER SYSTEM		
FINAL	7-25-89	[illegible]
UTILITY CO NOTIFIED		
REC'D BY	PLANS CHECKED BY:	

OCT 13 1989

04/05/89 219689 51.16 PEB250 $$$$$$51.16

REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92653
(714) 472-7927/1923

APPLICATION FOR PLUMBING PERMIT

COUNTY OF ORANGE
EMA — REGULATION

CENTRAL OFFICE
P.O. BOX 4048
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702
(714) 834-2630/2631

BUILDING ADDRESS 1788 Argonaut
AREA
NEAREST CROSS STREET
OWNER Kamiwari
PROPOSED USE Misc BLDG
PRESENT USE

TRACT 85-157 LOT NO. 12
CONTRACTOR [illegible] Kamiwari's Bldg
ADDRESS [illegible] 42-00 Parkway Van Kerkwijk
CITY [illegible] Newport Bch PHONE NO. 67[illegible]-2990

CERTIFICATION FOR REGULATION PERMIT 752-0700

Contractors

I certify that the following Contr Lic No _____ and Classification _____ is in full force and effect Worker's Compensation Insurance Certificate on file verified by _____ Expiration date _____

Other Applicants

I hereby certify I am exempt from Sec 7031 5 of the Business and Professional Code, Chap 3 Div 9 Contractor's License Law and under the following section

☒ Owner (Sect 7044) or
☐ Minor Work under $200 aggregate, (labor, materials, etc) (Sect 7048) or
☐ Employee working for wages only (Sect 7053), or
☐ Other _____

Certification of Exemption from Sect 3800 of the California Labor Code, Article 3, Construction Permit

☒ The permit is for One Hundred Dollars ($100) or less
☐ I certify that in the performance of the work for which the permit is issued I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California

If after making such certification the applicant for this permit should become subject to the Worker's Compensation provisions of the Labor Code, this applicant shall forthwith comply with the provisions of Sect 3700 or this permit shall be deemed revoked

I hereby acknowledge and state that the information I have provided is correct both on the permit and this certificate and agree to comply with all County Ordinances and State laws regulating building construction

(Applicant's Signature) _____ Date 3-30-89

NO	TYPE OF FIXTURE OR ITEM	PER UNIT	FEE
	WATER CLOSET (TOILET)	5.00	
	BATH TUB	5.00	
	SHOWER STALL	5.00	
	LAVATORY (WASH BASIN)	5.00	
	KITCHEN SINK ☐ GARBAGE DISPOSAL ☐	5.00 ea	
	AUTO WASHING MACH	5.00	
	DISHWASHER	5.00	
	SERVICE SINK OR LAUNDRY TRAY	5.00	
	FLOOR SINK OR FLOOR DRAIN	5.00	
	ROOF DRAIN (INC. OVERFLOW)	5.00	
	URINAL	5.00	
	DRINKING FOUNTAIN	5.00	
	SAND TRAP ☐ INTERCEPTOR ☐	11.50	
	WATER HEATER	5.00	
	WATER SOFTENER	5.00	
	RES / COMM	5.00 / 22.00	
	LAWN SPRINKLERS		
	GAS SYSTEM 1-5 OUTLETS	5.00	
	LPG ☐ NAT ☐ 6 OR MORE 1.25P/OUTLET		
	AUTO FIRE SPR SYSTEM		
	HOUSE SEWER	15.00	
	SEPTIC TANK Valuation	15.00	
	SEEPAGE PIT(S) LEACHING FIELD	17.00	
	PRIVATE SEWAGE DISPOSAL	33.00	
	Sewer C.O. System		69 60
	PERMIT ISSUANCE		8 00
	CONSTRUCTION COST INDEX %		1 12
	SUB TOTAL		78 72
	VOLUME FACTOR ( )		7.84
	TOTAL FEE		86 56

BUILDING PERMIT NO. 64618
VERIFIED BY: [illegible]
VALUATION

INSPECTION RECORD

APPROVALS	DATE	Inspector's Signature
GROUND WORK-SOIL ONLY		
GROUND WORK WITH WATERPIPE ☐ GASPIPE ☐		
ROUGH PLUMBING		
GAS PIPING TO		
WATER HEATER		
SEPTIC TANK		
SEEPAGE PIT		
SEWER	7/19/89	[illegible]
GAS TEST		
SPRINKLER SYSTEM		
FINAL	7-25-89	[illegible]
UTILITY CO NOTIFIED		

ISSUED BY
PLANS CHECKED BY:

03/30/89 219258 69.27 PBB250 OCT 13 1989 $86.56 9/27 T

REGIONAL OFFICE
[illegible]
LAGUNA HILLS CA 92653
(714) [illegible]

APPLICATION FOR PLUMBING PERMIT

COUNTY OF ORANGE
EMA — REGULATION

CENTRAL OFFICE
P.O. BOX 4048
12 CIVIC CENTER PLAZA
SANTA ANA CA 92702
(714) 834-2630/2631

BUILDING ADDRESS 75 ARGONAUT
AREA ALISO VIEJO
NEAREST CROSS STREET ALICIA
OWNER KAMINARI
PROPOSED USE MANUFACTURING PRESENT USE NONE

TRACT LOT NO
CONTRACTOR ACADEMY MECHANICAL
ADDRESS 7592 REYNOLDS CIRCLE
CITY HUNT. BCH 92647 TEL NO 841-6222

CERTIFICATION FOR REGULATION PERMIT

Contractor's
I certify that the following Contr Lic No 452440 and Classification C-36 is in full force and effect. Worker's Compensation Insurance Certificate or No verified by V Expiration date 11/15/89.

Other Applicants

I hereby certify I am exempt from Sec 7031.5 of the Business and Professional Code, Div 3, Chap 9, Contractor's License Law and under the following section

- ☐ Owner (Sect 7044); or
- ☐ Minor Work under $200 aggregate, (labor, materials, etc.) (Sect 7048) or
- ☐ Employee working for wages only (Sect 7053); or
- ☐ Other

Certification of Exemption from Sect 3800 of the California Labor Code, Article 3, Construction Permit

- ☒ The permit is for One Hundred Dollars ($100) or less
- ☒ I certify that in the performance of the work for which the permit is issued I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California

If, after making such certification the applicant for this permit should become subject to the Worker's Compensation provisions of the Labor Code, the applicant shall forthwith comply with the provisions of Sect 3700 or this permit shall be deemed revoked

I hereby acknowledge and state that the information I have provided is correct both on the permit and this certificate and agree to comply with all County Ordinances and State laws regulating building construction

Applicant's Signature X [signature] Date 2-2-89
(Agent's Signature)

NO	TYPE OF FIXTURE OR ITEM	PER UNIT	FEE	
7	WATER CLOSET (TOILET)	5.00	35	-
	BATH TUB	5.00		
4	SHOWER STALL	5.00	20	--
8	LAVATORY (WASH BASIN)	5.00	40	--
4	KITCHEN SINK ☒ GARBAGE DISPOSAL ☒	5.00 EA	20	--
	AUTO WASHING MACH	5.00		
	DISHWASHER	5.00		
1	SERVICE SINK OR LAUNDRY TRAY	5.00	5	--
6	FLOOR SINK OR FLOOR DRAIN	5.00	30	--
8	ROOF DRAIN (INC OVERFLOW)	5.00	40	--
2	URINAL	5.00	10	--
2	DRINKING FOUNTAIN	5.00	10	--
	SAND TRAP ☐ INTERCEPTOR ☐	11.50		
1	WATER HEATER	5.00	5	--
	WATER SOFTENER	5.00		
	LAWN SPRINKLERS RES / COM	5.00		
	GAS SYSTEM LPG ☐ NAT ☐ 1-5 OUTLETS / EACH ADD'L 1.25P/OUTLET	22.00		
	AUTO FIRE SPR SYSTEM			
1	HOUSE SEWER	16.00	16	--
	SEPTIC TANK	16.00		
	SEEPAGE PIT(S) / LEACHING FIELD	16.00		
	PRIVATE SEWAGE DISPOSAL	33.00		
	PERMIT ISSUANCE		8	00
	~~CONSTRUCTION COST INDEX~~			
	SUB TOTAL		239	--
	C.I. 14%			--
	VOLUME FACTOR 1.88			--
	BUILDING PERMIT NO. 6468 TOTAL FEE		239	76

VERIFIED BY: V

INSPECTION RECORD

2/2/89 pre-final inspection of all approved plans installed

APPROVALS	DATE	Inspector's Signature
GROUND WORK-SOIL ONLY	1/16/89	[signature]
GROUND WORK WITH WATERPIPE ☐ GASPIPE ☐		
ROUGH PLUMBING	6/12/89	[signature]
GAS PIPING TO		
WATER HEATER	[illegible]	
SEPTIC TANK		
SEEPAGE PIT		
SEWER	2/3/89	[signature]
GAS TEST	no gas	
SPRINKLER SYSTEM		
FINAL	8-8-89	[signature]
UTILITY CO NOTIFIED		

REC'D BY PLANS CHECKED BY

OCT 10 1989

VALIDATION

02/02/89 215040 239.76 PBB250 $$$$$239.76

W/O# 7476

APPLICATION FOR MECHANICAL PERMIT
COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

[illegible] OFFICE
[illegible] IN WAY
AGUNA [illegible] CA 92653
(71[illegible]) 472-[illegible]22/7923

CENTRAL OFFICE
P.O. BOX 4048
12 CIVIC CENTER PLAZA
SANTA ANA CA 92702
(714) 834-2810/2631

1

BUILDING ADDRESS: 15 ARGONAUT DRIVE
TRACT: LOT NO:
COUNTY AREA: ALISO VIEJO
NEAREST CROSS ST:
OWNER: KAMINARI BUILDING PARTNERS
CONTRACTOR: BLAKE AIR CONDITIONING & SERVICE CO, INC.
ADDRESS: 1175 NORTH OSPREY CIRCLE
CITY: ANAHEIM
TEL NO: (714)630-6412
PROPOSED USE: B2 SN
PRESENT USE:

NO.	TYPE OF FIXTURE OR ITEM	PER UNIT	FEE
	EACH CENTRAL FURNACE INCL DUCTS & VENTS		
	MFGR TYPE BTU		
	UP TO AND INCLUDING 100 000 BTU	18.00	
	UP TO AND INCLUDING 500 000 BTU	24.00	
	UP TO AND INCLUDING 1 000 000 BTU	33.00	
	UP TO AND INCLUDING 2 000 000 BTU	19.00	
	OVER 2 000 000 BTU	12.00	
	EACH BOILER OR ABSORPTION UNIT INCL VENT	SAME AS BELOW	
	MFGR TYPE BTU		
	EACH REFRIGERATION SYSTEM		
	MFGR TYPE BTU		
15	UP TO AND INCLUDING 5 HP	24.00	360 00
2	UP TO AND INCLUDING 15 HP	33.00	66 00
	UP TO AND INCLUDING 30 HP	49.00	
	UP TO AND INCLUDING 50 HP	65.00	
	OVER 50 HP	82.00	
	____ FLOOR FURNACE ____ SUSPENDED HEATER		
	____ WALL HEATER ____ UNIT HEATER	18.00	
	____ DECORATIVE APPLIANCE (INCL VENT)		
	MFGR TYPE BTU		
	EACH ALTERATION REPAIR OR ADDITION INCL CONTROLS DUCTS REGISTERS ETC	12.50	
	EACH COMBUSTION PRODUCT VENT NOT INCLUDED WITH AN APPLIANCE PERMIT	8.00	
	EACH AIR HANDLING UNIT INCLUD DUCTS		
	UP TO AND INCLUDING 2 000 CFM	8.00	
	UP TO AND INCLUDING 10 000 CFM	15.00	
	OVER 10 000 CFM	33.00	
	EACH EVAPORATIVE COOLER (COMMERCIAL)	10.00	
2	EACH VENTILATION FAN CONNECTED TO A SINGLE OUTLET OR INLET (COMMERCIAL)	6.50	19 50
	EACH VENTILATION FAN CONNECTED TO MORE THAN ONE OUTLET OR INLET (COMMERCIAL)	12.50	
	EACH HOOD SERVED BY A MECHANICAL EXHAUST (INCL FAN - COMMERCIAL TYPE)	16.00	
	EACH INCINERATOR (DOMESTIC TYPE)	16.00	
	EACH INCINERATOR (COML OR INDUS TYPE)	57.00	
	INCIDENTAL GAS PIPING	5.00	
	ANY APPLIANCE OR EQUIP REGULATED BY THIS CODE BUT NOT SPECIFICALLY LISTED (LIST BELOW)	10.00	
	PERMIT ISSUANCE		8.00
	Sub Total		453 50
	Construction Cost Index 14 %		63 49
	Volume Factor (.88)		-
	TOTAL PERMIT FEE		464 75

BUILDING PERMIT NO.: 64618
VERIFIED BY: VL 4/12/89

CERTIFICATE FOR REGULATION PERMIT

Contractors

I certify that the following Contr Lic No 396-109 and Classification C-20 is in full force and effect Worker's Compensation Insurance Certificate on file verified by VL Expiration date 7/1/89

Other Applicants

I hereby certify I am exempt from Sec 7031.5 of the Business and Professional Code Div 3 Chap 9 Contractor's License Law under the following section

- ☐ Owner (Sect 7044) or
- ☐ Minor Work under $200 (sect 7048) or
- ☐ Employee working for wages only (sect 7053) or
- ☐ OTHER

Certification of Exemption from Sect 3800 of the California Labor Code, Article 3 Construction Permit

- ☐ The permit is for One Hundred Dollars ($100) or less
- ☐ I certify that in the performance of the work for which the permit is issued I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California

If after making such certification the applicant for this permit should become subject to the Worker's Compensation provisions of the Labor Code, the applicant shall forthwith comply with the provisions of Sect 3700 or this permit shall be deemed revoked

I hereby acknowledge and state that the information I have provided is correct both on the permit and this certificate and agree to comply with all County programs and State laws regulating building construction

Randall D. Work V.P. Date 4-4-89
(Applicant's Signature) Permit No

Application Approved By _____ (SIGNATURE) (DATE)

INSPECTION RECORD

APPROVALS	DATE	INSP. SIGNATURE
Underground		
Rough	7/7/89	
Final	8-8-89	
Utility Notified		

4 04/12/89 220145 454.95 MEB250 VALIDATION OCT 13 1989 $$$$$454.95 T
CASHIER DATE RECEIPT NO. BATCH NO. CODE PLANCHECK TOTAL

MECHANICAL INSPECTION RECORD

LOT NOS. _____ THRU _____ TRACT NO. _____

BUILDING PERMIT NO. _____ ISSUED FOR LOT NO. _____ MECHANICAL PERMIT NO. _____

LOT	UN. GRD.	DATE	ROUGH	DATE	COMB. VENT	DATE	AIR COND.	DATE	FINAL	DATE
	Partial	Fire dampers			2 thru 150K.	as	marked on	approved	plans	

1

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

Regional Office: 22621 Trabuco Way, Lagu[illegible] Hills, CA 92653, (714) 472-7922/7923

Central Office: 12 Civic Center Plaza, P.O. Box 4048, Santa Ana, CA 92702, (714) 834-2630/2631

SCRB

780-886

APPLICATION FOR A GRADING PERMIT

PRESS HARD WHEN WRITING

JOB ADDRESS: 15 Argonaut — AREA: Laguna Hills

LEGAL DESCRIPTION (OR ATTACH): TRACT PM 85-153 — BLOCK — LOTS INCLUSIVE Pcl 2

A.P. NO. — SUPERVISOR NO 5B — LAND USE WAIVER GLA — TOTAL NO. LOTS/UNITS

CROSS STREETS: Aliso Creek Rd AND Greenwood

PURPOSE: grading for comm'l building

OWNER: Kaminari Building Partners — PHONE

OWNER'S ADDRESS: 4350 Von Karman Ste 990 — CITY: Newp Bch — ZIP CODE: 92660

PLANNER: The Keith Companies — STATE LICENSE: C040995 — PHONE: 540-0800

ADDRESS: 200 Baker — CITY: Costa Mesa — ZIP CODE: 92660

APPLICANT: [redacted] — FIRM: Schaefer Dixon Ass

ADDRESS: 2168 S. Hathaway — CITY: Santa Ana — ZIP CODE:

SOILS ENGINEER: Timothy Simpson RCE 41121 — PHONE:

ADDRESS: Same — CITY: — ZIP CODE:

ENGINEERING GEOLOGIST: James J. Weaver GE 884 — PHONE:

ADDRESS: Same — CITY: — ZIP CODE:

GRADING CONTRACTOR — STATE LICENSE — PHONE

ADDRESS — CITY — ZIP CODE

REVIEWING OFFICE [ ] C.O. [ ] SCRB

INSPECTING OFFICE [ ] C.O. [ ] SCRB

ZONE: PC

PROPOSED USE: grading for comm'l building

NOTICE

Issuance of this permit does not authorize the establishment or maintenance of any use of land or structures prior to approval of the uses proposed.

LAND OWNER APPROVAL: [signature] — DATE: 10-13-88

BOND [ ] NOT REQUIRED

BONDING CO: Planet Insurance Comp

BOND NO: P1461827

BOND AMOUNT $: 16,750.00

X [signature]

[ ] LETTER OF CREDIT (Expiration date)

CERTIFICATION FOR REGULATION PERMIT

Contractors

I certify that the following Contr. Lic. No. and Classification is in full force and effect. Workmen's Compensation insurance Certificate on file verified by Expiration date

Other Applicants

I hereby certify I am exempt from Sec. 7031.5 of the Business and Professions Code. Div. 3, Chap. 9, Contractor's License Law under the following section:

[X] Owner (Sect 7044), or
[ ] Minor Work under $200 (Sect 7048), or
[ ] Employee working for wages only (Sect 7053), or
[ ] OTHER

WORKERS COMPENSATION DECLARATION

Certification of Exemption from Sect 3800 of the California Labor Code Article 3, Construction Permit:

[ ] The permit is for One Hundred Dollars ($100) or less. I certify that in the performance of the work for which the permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.

If, after making such certification the applicant for this permit should become subject to the Workmen's Compensation provisions of the Labor Code, the applicant shall forthwith comply with the provisions of Sect 3700 or this permit shall be deemed revoked.

I hereby acknowledge and state that the information I have provided is correct both on the permit and this certificate and agree to comply with all County Ordinances and State laws regulating building construction.

X Joan Duncan Date: 10-13-88 12-13-88

(SIGNATURE REQUIRED)

APPLICATION APPROVED: [signature] DATE: 12.22.88

FINAL APPROVED: J. Todd DATE: 8/3/89

BOND RELEASED: J. Todd DATE: 8/3/89

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION I HAVE PROVIDED IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

CONSENT IS HEREBY GIVEN TO THE COUNTY OF ORANGE, ITS OFFICERS, AGENTS AND EMPLOYEES, TO ENTER UPON THE LAND FOR THE PURPOSES OF SUCH INSPECTIONS, INVESTIGATIONS, OR CORRECTIVE ACTION AS THE BUILDING OFFICIAL OF SUCH COUNTY DEEMS NECESSARY.

I AM AWARE OF ORDINANCE NO. 2717 CONCERNING THE DISCLOSURE OF LOBBYIST.

SIGNATURE: JOAN Duncan, As Agent — OWNER OR AUTHORIZED AGENT — 12-13-88

TYPE OF PERMIT

[ ] ~~PRELIMINARY~~ NO BUILDING PERMITS TO BE ISSUED UNTIL THIS PERMIT IS SUPERCEDED BY A PRECISE GRADING PERMIT

[ ] PRECISE BUILDING PERMITS MAY BE ISSUED AFTER ROUGH GRADING HAS BEEN APPROVED

NUMBER OF CUBIC YARDS

CUT: 1800

BORROW FILL:

NATURAL FILL: 1800

FEE YARDAGE: 1800

VALUATION OF PROTECTIVE DEVICES AND IMPROVEMENTS: $ 20,632.00

GRADING FEES

PLAN CHECK		TOTAL P.C.
IMPROVEMENTS (DIA 235)	$ 204.87	
GRADING (GRA 235)	$ 308.97	$ 513.84
GRADING PERMIT		**TOTAL PERMIT**
IMPROVEMENTS (DIB 235)	$ 241.02	
GRADING (GRB 235)	$ 363.40	
ISSUANCE FEE	$ 6.74	$ 611.26

THIS FORM WHEN PROPERLY VALIDATED IS A PERMIT TO DO THE WORK DESCRIBED FOR A PERIOD OF 2 YEARS FROM DATE OF ISSUANCE

VALIDATION

THIS PERMIT SUPERCEDES A PORTION/ALL OF GRADING PERMIT NO. ..... HAVING FEE YARDAGE IN THE AMOUNT OF ..... YD.

4/12/22/88 212453 370.24 GRB235 241.02 DIB235 $$$$$816.13 TOTAL

204.87 DIA235

DATE — PERMIT NO. — NUMBER — CODE — PLAN CHECK — TOTAL

1567

GRADING INSPECTIONS RECORD

	INSPECTOR'S SIGNATURE	DATE
PRE-GRADING MEETING		
PRELIMINARY SOIL/GEOLOGY REPORT		
EARTHWORK:		
EXCAVATION		
FILLS		
SUBDRAINS		
BUTTRESSES		
OTHER		
DRAINAGE DEVICES		
OTHER		
ROUGH GRADING RELEASE:		
CIVIL CERTIFICATION		
SOILS/GEOLOGY REPORT		
CONTRACTORS STATEMENT OF COMPLIANCE		
OTHER		
PAVING:		
PRE-PAVING MEETING		
SUBGRADE		
AGG BASE		
WATER TEST & SEAL COAT		
ASPHALT CONC		
CIVIL CERT		
SOILS ENG CERT		
OTHER		
FINALS:		
SOILS/GEOL REPORTS		
CIVIL CERT		
AS-BUILTS		
OTHER		

SPECIAL DATA FOR RECORD:

1/9/89 SOIL TO START WORK 2H
1/17/89 OK - OB 2H
1/18/89 MADE SITE - OB - REQ APPROVAL 2H
1/20/89 SOIL REPORT APPROVED - ROUGH RELEASE REQ
5/15/89 REQ FINAL ENG CERT - 2H
6/23/89 REQ FINAL SOIL REPORT 2H
6/27/89 REQ FINAL DATA REQ FROM ENGINEERING 2H
7/25/89 REQ FINAL APPROVED SOILS REQ SENT
7/28/89 FINAL PERMIT 2H

FOR ADDITIONAL REQUIRED REMARKS ATTACH FORM F0260-455(9/77)

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

REGIONAL OFFICE
23021 LAKE FOREST DRIVE
LAGUNA HILLS, CA 92653
714 472 7979

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION
P.O. BOX 4048, SANTA ANA, CA 92702-4048

1 BUILDING INSPECTOR
CENTRAL OFFICE
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702
714 834 2626

PRESS HARD WHEN WRITING

BUILDING ADDRESS 15 Argonaut

TRACT	BLOCK	LOT
BUILDING ADDRESS 15 Argonaut		
AREA Aliso Viejo	CROSS STREET glenwood	
OWNER KAMINARI Building Partners		
ADDRESS 4200 VON KARMAN		
CITY Newport Beach 92660 PH 757-0100		
ARCHITECT DESIGNER	LIC NO	
ADDRESS		
CITY SPECIAL SERVICES ZIP PH		
ENGINEER	LIC NO	
ADDRESS		
CITY ZIP PH		

LICENSED CONTRACTORS DECLARATION
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class _____ License Number _____
Date _____ Company _____
ADDRESS _____
CITY AND ZIP _____ PHONE _____

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). LENDER'S NAME _____
LENDER'S ADDRESS _____

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
☒ I as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
☐ I as owner of the property, am exclusively contracting with licensed contractors to construct the project.
☐ I am exempt under Sec. _____ B&P C. for this reason _____
Date 8/9/89 OWNER Sandra Hauser

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. POLICY NO. _____
COMPANY _____
DATE EXPIRES _____
VERIFIED _____
Date _____ APPLICANT _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if permit is for $100 or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date _____ APPLICANT _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.

Sandra Hauser 8/9/89
Signature of Applicant or Agent Date
SANDRA HAUSER
Print Applicant's Agent's Name

INSTNS./ REMARKS:
SPECIAL SERVICES

THE FOLLOWING WORK IS AUTHORIZED IN THIS PERMIT:
☒ STRUCT ☐ PLUMB ☐ MECH ☐ ELECT SPECIFY OTHER BELOW

TYPE OF PROJECT ☒ NEW ☐ ALTER ☐ ADDIT
☐ REPAIR ☐ CONVERT ☐ DEMO ☐ OCCUPANCY PMT

A.P. 622-093-10		SUP DIST/ INSP AREA 5B	CLIMATE ZONE
ZONE PC	FLOOD PLAIN *	SPL PMT NO.	
SET BACKS:	P/L FRONT	C/L ST	STREET WIDTH
YARDS:	LEFT	RIGHT	REAR
PROJECTIONS:	LEFT EAVE	RIGHT EAVE	FP
PARKING SPACES:	REQ'D	PROVID	COVERED

per plans

STRUCT HEIGHT	NO. OF STORIES	NO. OF FAMILIES
PARK FEES REQUIRED ☐ YES ☐ NO	C.T. NO.	FEE RECEIPT NO.
ZONING APPROVED BY K Rothman		DATE 8-9-89
REMARKS		

PROPOSED USE OF STRUCTURE monument address sign access to comm'l Bldg.

OCC. CLASS	TYPE CONST.	CODE YEAR	OCC. CODE #
M2	VN	85	

	USE/OCCUPANCY	SIZE SQ. FT.
1	11 15"	3764
2		
3		

TOTAL VALUATION $ 500

GRADING PMT REQUIRED	☐ YES ☒ NO	GRADING PMT NO.	
ROUGH GRADING APPROVED BY		DATE	
REMARKS INSTNS./			

PERMIT FEES

ELECT. SERV. METER		STRUCTURAL	16.05
ELECTRICAL		ISSUANCE FEE	8.03
PLUMBING		SUBTOTAL	24.08
MECHANICAL			
GAS SERV. METER		PLAN CHECK	6.42
PRE GRADE INSPN.		TOTAL PERMIT FEE:	30.50

SEP 7 1989

PLAN CHECK BY _____ ISSUANCE APPROVED _____

5 Argonaut

4 08/09/89 69693 24.08 ASB260 6.42 ASA240 $$$$$$$30.50 TOTAL

PERMIT NO. FEE CODE TOTAL

1569

TYPE INSPECTION

INSPECTION RECORDS

PLUMBING	DATE	APPROVED INSPR'S SIGNATURE	REMARKS
GROUND SOIL			
GROUND WATER			
TOP OUT			
SEWER			
GAS TEST			
SANI-DIST. CERT REQ'D			
FINAL PLUMBING			
MECHANICAL	**DATE**	**APPROVED INSPR'S SIGNATURE**	**REMARKS**
UNDERGROUND			
ROUGH			
COMB. VENT			
AIR COND			
FINAL MECHANICAL			
ELECTRICAL	**DATE**	**APPROVED INSPR'S SIGNATURE**	**REMARKS**
TEMP CONSTN. POWER			
UNDERGROUND PVC-METAL-D.B.C.			
ROUGH WIRING RECEPT. SPACING SERVICE - CIRCUIT			
FIXTURES - TRIM BONDINGS			
POOL LIGHT			
REQ'D. FENCE/WALL			
FINAL ELECTRICAL			
STRUCTURAL	**DATE**	**APPROVED INSPR'S SIGNATURE**	**REMARKS**
FOUNDATION LOCATION REINFORCED ✓	8/15/69	m c a n l o	
SLAB REINF ☐ MEMBRANE ☐			
UNDERPINNING			
MASONRY BOND BEAM			
FIREPLACE			
ROOF FRAMING ROOF SHEATHING			
FRAMING			
INSULATION SOUND-ENERGY			
LATH EXTERIOR			
LATH INTERIOR			
DRYWALL			
PLASTER BROWN COAT			
		APPROVED INSPR'S	
BUILDING FINAL	8/29/69	D.I. Cox	
ZONING FINAL			

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

1 - BUILDING INSPECTOR

REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92653
714 472-7979

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION
P.O. BOX 4048, SANTA ANA, CA 92702-4048

CENTRAL OFFICE
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702
714 834-2626

PRESS HARD WHEN WRITING

BUILDING ADDRESS

TRACT: TPM 85-58 | BLOCK: — | LOT: 12

BUILDING ADDRESS: 15 Argonaut

AREA: Aliso Viejo | CROSS STREET:

OWNER: Kaminari Inc.

ADDRESS: 515 Lambert Rd

CITY: Brea ZIP: 92621 PH:

ARCHITECT/DESIGNER: LIC NO:

ADDRESS:

CITY: ZIP: PH:

ENGINEER: LIC NO:

ADDRESS:

CITY: ZIP: PH:

SPECIAL SERVICES

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License Number _____

Date 8-2-89 Contractor KAMINARI Build.

ADDRESS 4200 Von Karman Ave. CITY AND ZIP Newport Bch PHONE 752-0700

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097 Civ. C.) LENDER'S NAME _____

LENDER'S ADDRESS _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

☐ I am exempt under Sec. _____ B&P C. for this reason _____

Date 8/2/89 OWNER Sandra Hausen

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. POLICY NO. _____

COMPANY _____

DATE EXPIRES _____

VERIFIED _____

Date _____ APPLICANT _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if permit is for $100 or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ APPLICANT _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

X Sandra Hausen 8/2/89

Signature of Applicant or Agent — Date

X SANDRA HAUSEN

Print Applicant's Agent's Name

INSTNS./ REMARKS:

THE FOLLOWING WORK IS AUTHORIZED IN THIS PERMIT:

X STRUCT ☐ PLUMB ☐ MECH ☐ ELECT SPECIFY OTHER BELOW

TYPE OF PROJECT: X NEW ☐ ALTER ☐ ADDIT ☐ REPAIR ☐ CONVERT ☐ DEMO ☐ OCCUPANCY PMT

AP 623-093-10, 11		SUP DIST/ INSP AREA 3B	CLIMATE ZONE
ZONE PC	FLOOD PLAIN #	SPL PMT NO	
SET BACKS:	P/L FRONT	C/L ST	STREET WIDTH
YARDS:	LEFT	RIGHT	REAR
PROJECTIONS:	LEFT EAVE	RIGHT EAVE per Plot Plan	FP
PARK'G. SPACES:	REQ'D	PROVID	COVER'D
STRUCT HEIGHT	NO. OF STORIES		NO. OF FAMILIES
PARK FEES REQUIRED ☐ YES ☐ NO	C.T. NO		FEE RECEIPT NO.
ZONING APPROVED BY Abell			DATE 8-2-89

REMARKS:

PROPOSED USE OF STRUCTURE: One monument sign - one non illuminated foam letter sign

OCC CLASS	TYPE CONST	CODE YEAR	OCC CODE #
M2	VN	85	

USE/OCCUPANCY	SIZE SQ. FT.
1 "Monument" 15'	37.5 ft
2 (Logo) KAMINARI	80 ft
3	
TOTAL VALUATION $2000	

GRADING PMT REQUIRED ☐ YES X NO | GRADING PMT NO

ROUGH GRADING APPROVED BY: | DATE

REMARKS INSTNS.:

PERMIT FEES

ELECT. SERV. METER		STRUCTURAL	46.15
ELECTRICAL		ISSUANCE FEE	8.03
PLUMBING		SUBTOTAL	54.18
MECHANICAL			
GAS SERV. METER		PLAN CHECK	18.46
PRE GRADE INSPN.		TOTAL PERMIT FEE:	72.64

SEP 7 1989

PLAN CHECK BY: F. Farrell | ISSUANCE APPROVED: F. Farrell

(8817) 7-85 5020

1 08/02/89 69572 54.18 ASB260 18.46 ASA240 $$$$$$72.64 TOTAL

PAID DATE PERMIT NO. PERMIT FEES CODE PLAN CHECK FEE TOTAL FEES

VALIDATION USE ONLY

TYPE INSPECTION

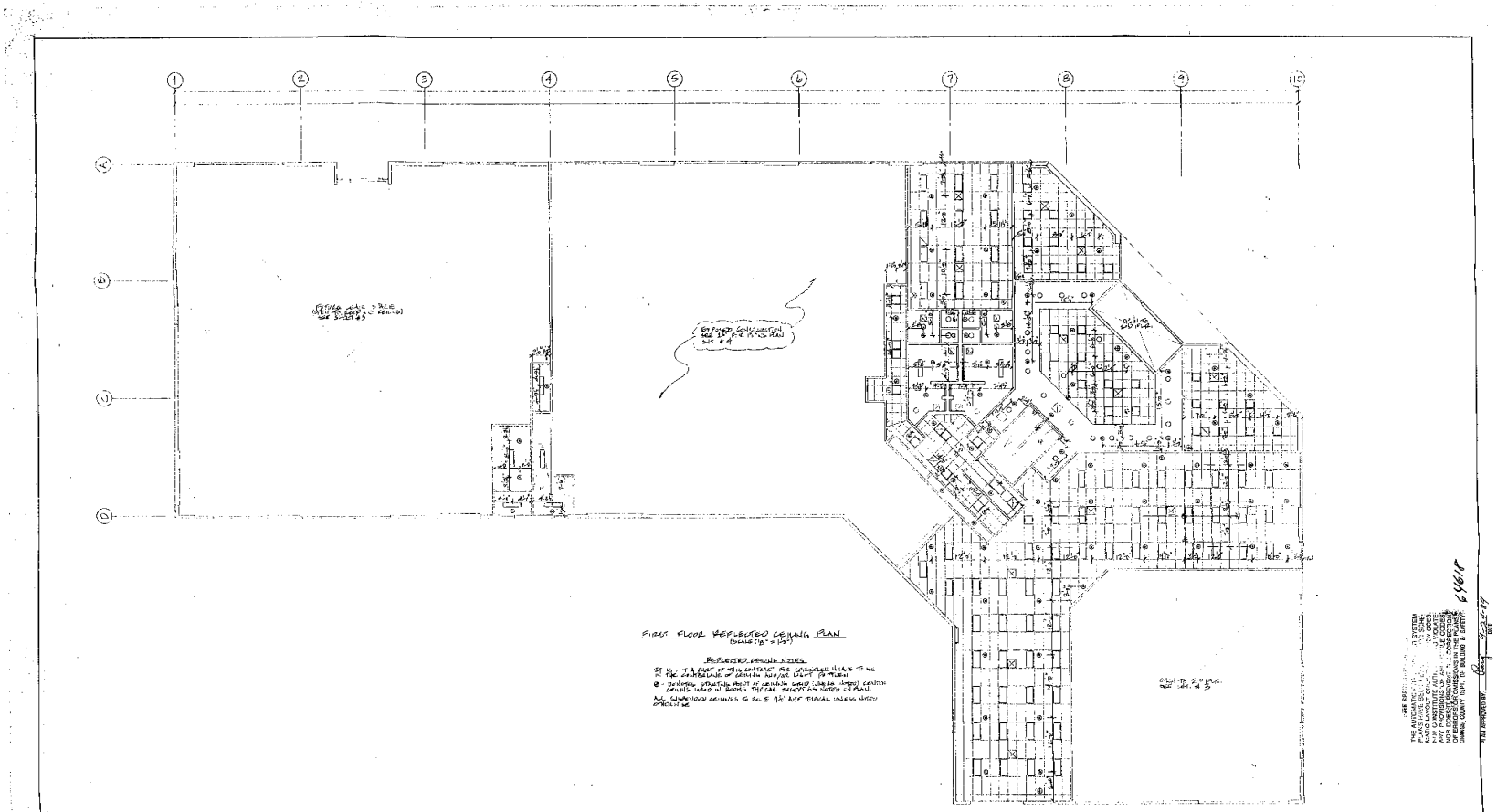
INSPECTION RECORDS

PLUMBING	DATE	APPROVED INSP'R'S SIGNATURE	REMARKS
GROUND SOIL			
GROUND WATER			
TOP OUT			
SEWER			
GAS TEST			
SANI DIST CERT. REQ'D			
FINAL PLUMBING			

MECHANICAL	DATE	APPROVED INSP'R'S SIGNATURE	REMARKS
UNDERGROUND			
ROUGH			
COMB. VENT			
A/C COND.			
FINAL MECHANICAL			

ELECTRICAL	DATE	APPROVED INSP'R'S SIGNATURE	REMARKS
TEMP. CONSTN. POWER			
UNDERGROUND PVC METAL CONDUIT			
ROUGH WIRING RECEPT. SPACING SERVICE - CIRCUIT			
FIXTURES - TRIM BONDINGS			
POOL LIGHT			
REQ'D FENCE/WALL			
FINAL ELECTRICAL			

STRUCTURAL	DATE	APPROVED INSP'R'S SIGNATURE	REMARKS
FOUNDATION LOCATION REINFORCED ✓	8/15/89	[illegible]	
SLAB REINF. MEMBRANE			
UNDERPINNING			
MASONRY BOND BEAM			
FIREPLACE			
ROOF FRAMING ROOF SHEATHING			
FRAMING			
INSULATION SOUND/ENERGY			
LATH EXTERIOR			
LATH INTERIOR			
DRYWALL			
PLASTER, BROWN COAT			
		APPROVED INSP'R	
BUILDING FINAL	8/29/89	[illegible]	
ZONING FINAL			



FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

REFLECTED CEILING NOTES:

1. ALL SPRINKLER WORK TO BE DESIGN BUILD UNDER SEPARATE PERMIT.

Orange County Fire Department
Fire Prevention Bureau
APPROVED
This plan is approved subject to the following conditions and those noted on the plans. This approval does not constitute approval of any items not listed on the plans or any violations of codes or ordinances which may exist. Approval of these plans does not permit the violation of any law.
By: [signature] Date: 4-13-89

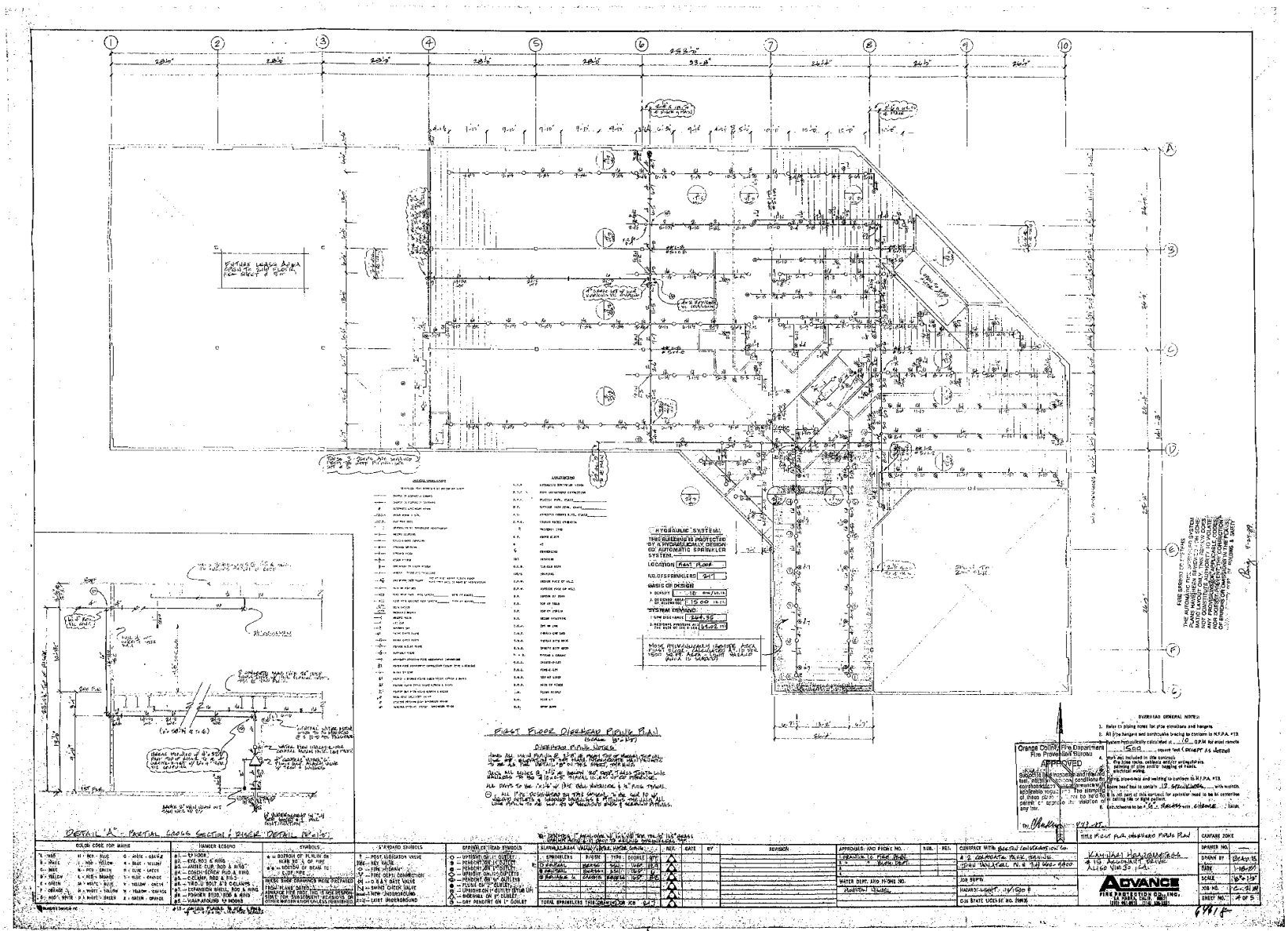
CALL 2 WKG. DAYS IN ADVANCE TO SCHEDULE INSPECTION. LIC. TECTO CONSTRUCTORS PHONETIC: 466-3675

COLOR CODE FOR MAINS				HANGER LEGEND	SYMBOLS	STANDARD SYMBOLS	SPRINKLER HEAD SYMBOLS	ALARM VALVE / WATER FLOW DATA	REVISION	APPROVALS AND PHONE NO.	TITLE 1ST FLR. HI FLEXED CEILING PLAN	CONTRACT WITH (SEATTLE CALIFORNIA) Co.	DRAWING NO.
A - NEW	H - RED - BLUE	O - WHITE - ORANGE	B1 — U HOOK	B2 — EYE ROD & RING	# = BOTTOM OF PURLIN OR SLAB TO ♀ OF PIPE	↑ — POST INDICATOR VALVE	○ — UPRIGHT ON 1" OUTLET	SPRINKLERS: FINISH / TYPE / SCHED / QTY		1. DESIGN BY: RICK RAY / DAVID DEAN	KAMAN HEADQUARTERS	2. CONTRACT WORK: SPRINK 92-114	
B - WHITE	J - RED - YELLOW	R - WHITE - YELLOW	B3 — ANGLE CLIP, ROD & RING	B4 — COACH SCREW ROD & RING	## = BOTTOM OF BEAM TO ♀ OF PIPE	PIV — PIV VALVE	● — PENDANT ON 1" OUTLET	10 PRIMARY "A" / PATCHER / BRONZE / 155° / 88		2.	1 GRANITE HILL 4 16 606-9400	3. CONTRACT NO.: 92-114	
C - BLUE	K - RED - GREEN	S - BLUE - GREEN	B5 — COACH SCREW ROD & RING	B6 — SCISSOR ROD & RING		OS&Y — OS&Y VALVE	◇ — PENDANT ON 1" OUTLET						
D - YELLOW	L - RED - ORANGE	T - BLUE - WHITE	B7 — TYPE 'U' BOLT & 2 C-CLAMPS	B8 — TYPE 'U' BOLT & 2 C-CLAMPS	THRUST BLOCK DIMENSIONS WITHIN PREPARED TRENCH AS ALL BENDS — TO BE FURNISHED AND INSTALLED BY THE INSTALLING CONTRACTOR UNLESS OTHERWISE NOTED ON PLANS	FDC — FIRE DEPT. CONNECTION	◈ — UPRIGHT ON 1" OUTLET	WIDER DEPT. AND PHONE NO.					
E - GREEN	M - WHITE - RED	V - YELLOW - GREEN	B9 — CONCRETE INSERT, ROD & RING	B10 — CONCRETE INSERT, ROD & RING		PIV — G.A.V. ANTI VALVE	◈ — PENDANT ON 1" OUTLET						
F - ORANGE	N - WHITE - VIOLET	W - YELLOW - ORANGE	B11 — HANGER SPRD. ROD & RING	B12 — WRAP AROUND 12 HOOKS		DCV — DOUBLE CHECK VALVE	● — FLUSH ON 1" OUTLET						
G - RED - WHITE	P - WHITE - VIOLET	X - GREEN - ORANGE				PIV — UNDERGROUND	◈ — UPRIGHT CM" OUTLET STUB UP						
							◈ — SIDEWALL ON 1" OUTLET						
							◇ — DRY PENDENT ON 1" OUTLET	TOTAL SPRINKLERS THIS DRAWING OR JOB					

CONTRACT WORK:	
JOB SUPPLY (GAS - 714)	
WATER SUPPLY:	
HAZARD LIGHT SYS.	
CSB STATE LICENSE NO. 358106	

ADVANCE FIRE PROTECTION CO., INC.
P.O. BOX 1000 - 1000 W. 1000 S.
ANAHEIM, CALIFORNIA 92805

DRAWN BY	BMD
DATE	7-10-89
SCALE	1/8"=1'-0"
JOB NO.	C-2181
SHEET NO.	E OF S

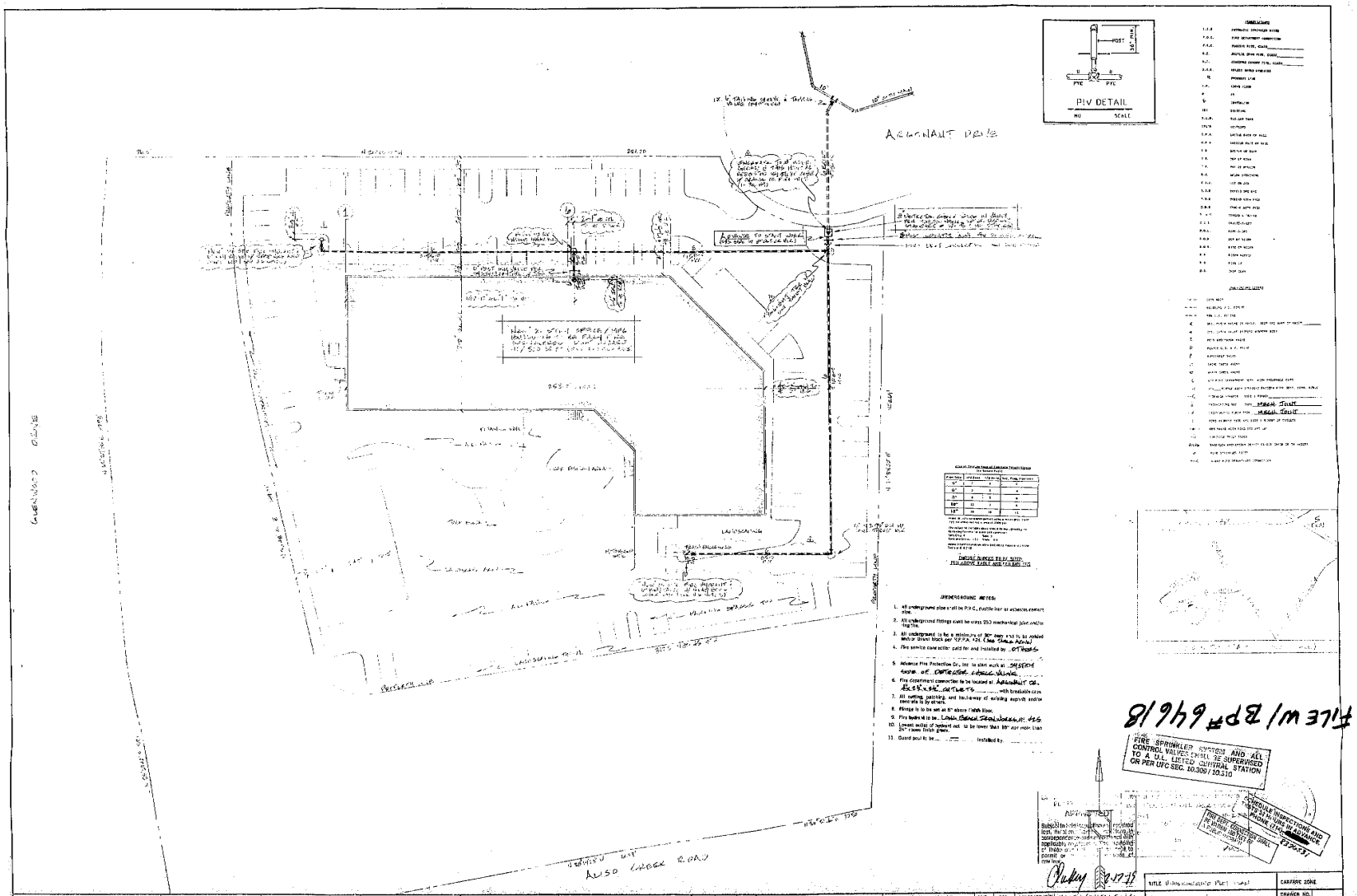


DETAIL "A" - PARTIAL LOBBY SECTION & RISER DETAIL (N.T.S.)

FIRST FLOOR DIGITAL PIPING PLAN

Orange County Fire Department
Fire Prevention Bureau
APPROVED

ADVANCE FIRE PROTECTION CO., INC.



COLOR CODE FOR MAINS		
A - RED	H - RED - BLUE	O - WHITE - ORANGE
B - WHITE	I - RED - YELLOW	R - BLUE - YELLOW
C - BLUE	K - RED - GREEN	S - BLUE - GREEN
D - YELLOW	L - RED - ORANGE	T - BLUE - ORANGE
E - GREEN	M - WHITE - BLUE	V - YELLOW - GREEN
F - ORANGE	N - WHITE - YELLOW	W - YELLOW - ORANGE
G - RED - WHITE	P - WHITE - GREEN	X - GREEN - ORANGE

HANGER LEGEND
#1 - SPHDDP
#2 - EYE ROD & RING
#3 - ANGLE CLIP, ROD & RING
#4 - COACH SCREW ROD & RING
#5 - C-CLAMP, ROD & RING
#6 - TWO-U BOLT & I-BEAMS
#7 - EXPANSION SHIELD, ROD & RING
#8 - POWDER DRIVE, ROD & RING
#9 - WOOD-SCREW TO WOOD

SYMBOLS
A = BOTTOM OF FINISH OR SLAB TO ↓ OF PIPE
A & = BOTTOM OF BEAM TO ↓ OF PIPE
THESE SHOP DRAWINGS WERE PREPARED FROM PLANS DATED:
ADVANCE FIRE DEPT. (NOT TO BE RESPONSIBLE FOR SUBSEQUENT REVISIONS OR OTHER INFORMATION UNLESS FURNISHED

STANDARD SYMBOLS
PIV — POST INDICATOR VALVE
RV — RISER VALVE
FH — FIRE HYDRANT
FDC — FIRE DEPT. CONNECTION
G — 0.5 % RATE VALVE
S — SWING CHECK VALVE
NU — NEW UNDERGROUND
EU — EXIST UNDERGROUND

SPRINKLER HEAD SYMBOLS
O — UPRIGHT ON 1" OUTLET
P — PENDENT ON 1" OUTLET
R — RESIDENTIAL ON 1" OUTLET
⊙ — UPRIGHT ON ½" OUTLETS
⊕ — PENDENT ON ½" OUTLETS
⊗ — FLUSH ON ½" OUTLET
⊖ — UPRIGHT ON 1" OUTLET (STUB-UP)
△ — SIDEWALL ON 1" OUTLET
▽ — DRY PENDENT ON 1" OUTLET

ALARM: Audible UL/NFPA Horns, Strobe

SPRINKLERS	FINISH	TYPE	DIGGLE	QTY.

TOTAL SPRINKLERS THIS DRAWING OR JOB

REV.	DATE	BY	REVISION
1	1-24-01	MARK	VALVE SHT. 1 SHOWN IN TO FDC SHT. 2 SHOWN IN FROM FDC
2			ADD FIRE DEPT. CONNECTION
3			
4			
5			
6			

APPROVALS AND PHONE NO.

		SUB.	RET.
1	FIRE DEPT.	YES	YES
2	PLAN CHECK		
3			
4			
5			
6			

WATER DEPT. AND PHONE NO.
MARIPOSA IRRIGATED WATER CO.
PO. B. 761 924 9500

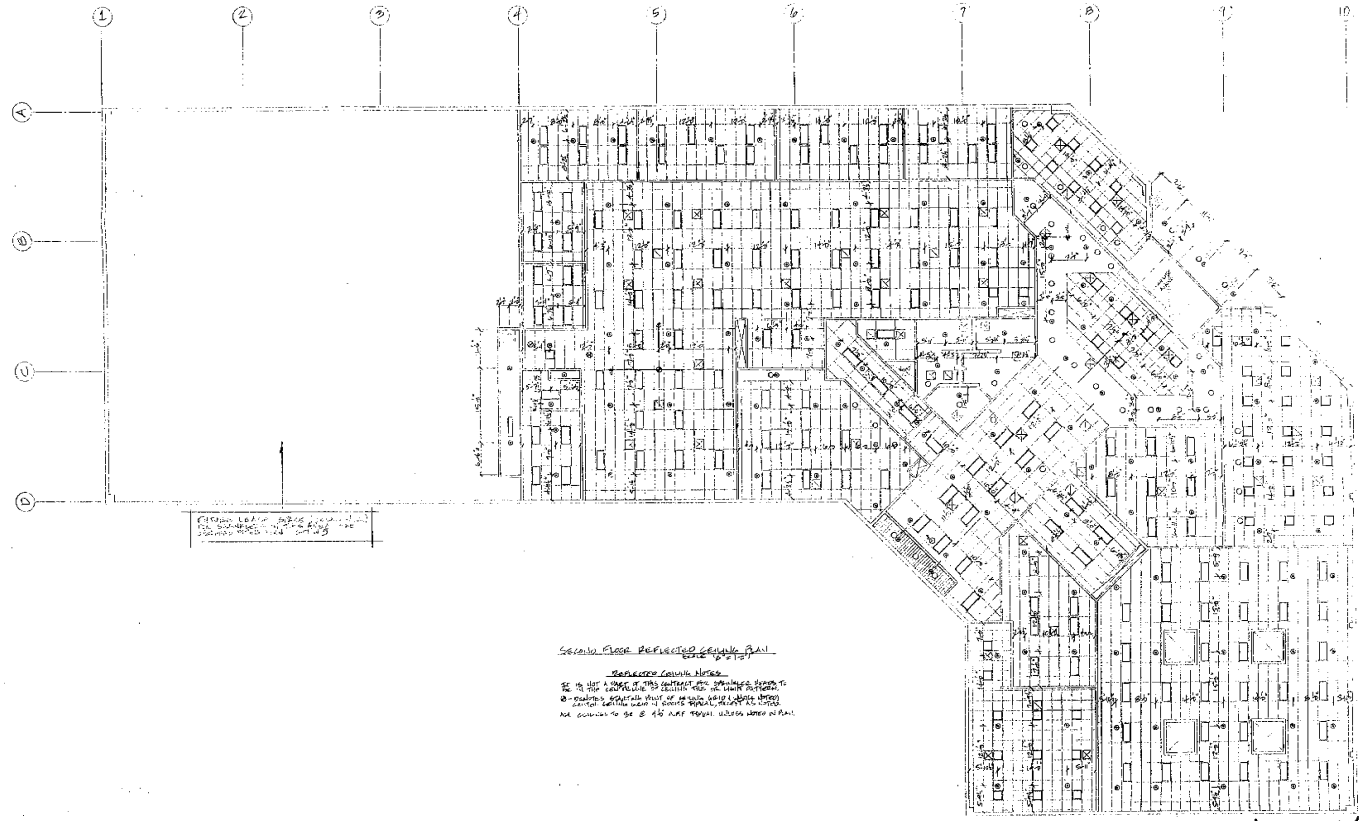
CONTRACT WITH LICENSED CONTRACTOR
I, CONTRACTOR FOR SPRINKLER INSTALL HEREBY AGREE TO INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE SUM OF $ 1,400
JOB SUM$
HAZARD: LIGHT (LIGHT HAZARD OCCUPANCY)
CA STATE LICENSE NO. 760018

TITLE: SPRINKLER PLAN
MARIPOSA LANDMARK APTS.
415 ARGONAUT DRIVE
MARIPOSA, CA. 95338

ADVANCE
FIRE PROTECTION CO., INC.
P.O. BOX 1660
(209) 966-4836 (559) 683-8621

CAMARC ZONE	
DRAWN NO.	
DRAWN BY	MARK
DATE	1-18-01
SCALE	1" = 20'-0"
JOB NO.	C-1241
SHEET NO.	1 OF

6418



SECOND FLOOR REFLECTED CEILING PLAN

REFLECTED CEILING NOTES

1. THIS IS NOT A SHOP DRAWING. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS FROM THIS DRAWING AND SUBMIT TO OWNER FOR APPROVAL BEFORE ANY WORK IS STARTED.
2. ALL SPRINKLERS SHALL BE CENTERED IN CEILING TILES OR CENTERED IN LIGHTING FIXTURES UNLESS OTHERWISE NOTED.
3. ALL SPRINKLERS SHALL BE INSTALLED PLUMB AND SQUARE WITH CEILING OR WALLS UNLESS NOTED OTHERWISE.
4. ALL SPRINKLERS SHALL BE CENTERED IN CEILING TILES OR CENTERED IN LIGHTING FIXTURES UNLESS OTHERWISE NOTED.
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19. ALL SPRINKLERS SHALL BE INSTALLED PLUMB AND SQUARE WITH CEILING OR WALLS UNLESS NOTED OTHERWISE.
20. ALL SPRINKLERS SHALL BE CENTERED IN CEILING TILES OR CENTERED IN LIGHTING FIXTURES UNLESS OTHERWISE NOTED.

THE AUTOMATIC FIRE SPRINKLER SYSTEM IS AND HAS BEEN INSPECTED BY THE FIRE MARSHAL AND IS READY FOR USE. THIS DOES NOT CONSTITUTE APPROVAL TO USE OCCUPANCY. ALL CORRECTIONS MUST BE COMPLETED BEFORE OCCUPANCY. NON-OBSERVANCE OF THIS CORRECTION OF IMPROPER USE OF BUILDING & SAFETY

PLAN APPROVED BY [signature] DATE 1-24-06

File with B.P. 646818

Orange County Fire Department
Fire Prevention Bureau
APPROVED
Subject to field inspection and approval
Corrections noted on these plans shall be made
Approval of these plans shall not be construed
By Charley DATE 2-1-06

COLOR CODE FOR MAILS		
A - RED	M - RED - WHITE	S - WHITE - ORANGE
B - WHITE	J - RED - YELLOW	R - RED - YELLOW
C - BLUE	N - RED - GREEN	B - BLUE - GREEN
D - YELLOW	L - RED - ORANGE	T - BLUE - ORANGE
E - GREEN	W - WHITE - RED	X - YELLOW - GREEN
F - ORANGE	H - WHITE - YELLOW	W - YELLOW - ORANGE
G - RED - WHITE	P - WHITE - GREEN	Y - GREEN - ORANGE

HANGER LEGEND
#1 — U-HOOK
#2 — EYE ROD & RING
#3 — ADJUSTABLE CLEVIS, ROD & RING
#4 — COACH SCREW ROD & RING
#5 — C-CLAMP, ROD & RING
#6 — TWO U BOLTS & 2 C-CLAMPS
#7 — EXPANSION SHIELD, ROD & RING
#8 — POWDER STUD, ROD & RING
#9 — WRAP-AROUND "U" HOOKS

SYMBOLS
⊕ = BOTTOM OF PIPELINE OR STUB TO ℄ OF PIPE
⊕⊕ = BOTTOM OF BEAM TO ℄ OF PIPE
SEE SHOP DRAWINGS WERE PREPARED FROM PLANS DATED 10/24/05. ADVANCE FIRE PROTECTION, INC. IS NOT RESPONSIBLE FOR SUBSEQUENT REVISIONS OR OMITTED INFORMATION UNLESS FURNISHED

STANDARD SYMBOLS	
T	POST INDICATOR VALVE
KEY	KEY VALVE
◇	FIRE HYDRANT
Y	FIRE DEPT. CONNECTION
GV	GATE VALVE
CV	SWING CHECK VALVE
AGV	ANGLE GATE VALVE
NEW UNDERGROUND	
EXIST UNDERGROUND	

SPRINKLER HEAD SYMBOLS
○ — UPRIGHT OR 1" OUTLET
● — PENDENT ON 1" OUTLET
⊙ — PENDENT ON ½" OUTLETS
◇ — PLENUM ON ½" OUTLETS
◈ — FLUSH ON 1" OUTLET
⊕ — UPRIGHT ON 1" OUTLET (STUB UP)
△ — SIDEWALL ON 1" OUTLET
▽ — DRY PENDENT ON 1" OUTLET

HAZARD	SPRINKLERS	FINISH	TYPE	DEGREE	QTY.
LIGHT	½ GRAPHIC	RESPONSE	½"	155°	1855

TOTAL SPRINKLERS THIS DRAWING OR JOB

REV.	DATE	BY	REVISION
1	1-18-06		ADD 2 SPRINKLERS
2	1-24-06		ADD 1 SPRINKLER
3	2-1-06		ADD 1 SPRINKLER
4			
5			
6			

APPROVALS AND PHONE NO. — SUB. — REF.
UNDERGROUND FIRE MAIN
OVERHEAD PIPING
WATER DEPT. AND PHONE NO.
MUNICIPAL UNDERGROUND WATER SUPPLY

CONTRACT WORK SUBJECT TO CONSTRUCTION LOAN
2 SIDEWALK PARK - 714-765-7810
JUDGE ITE PLATFORM 714-765-7810

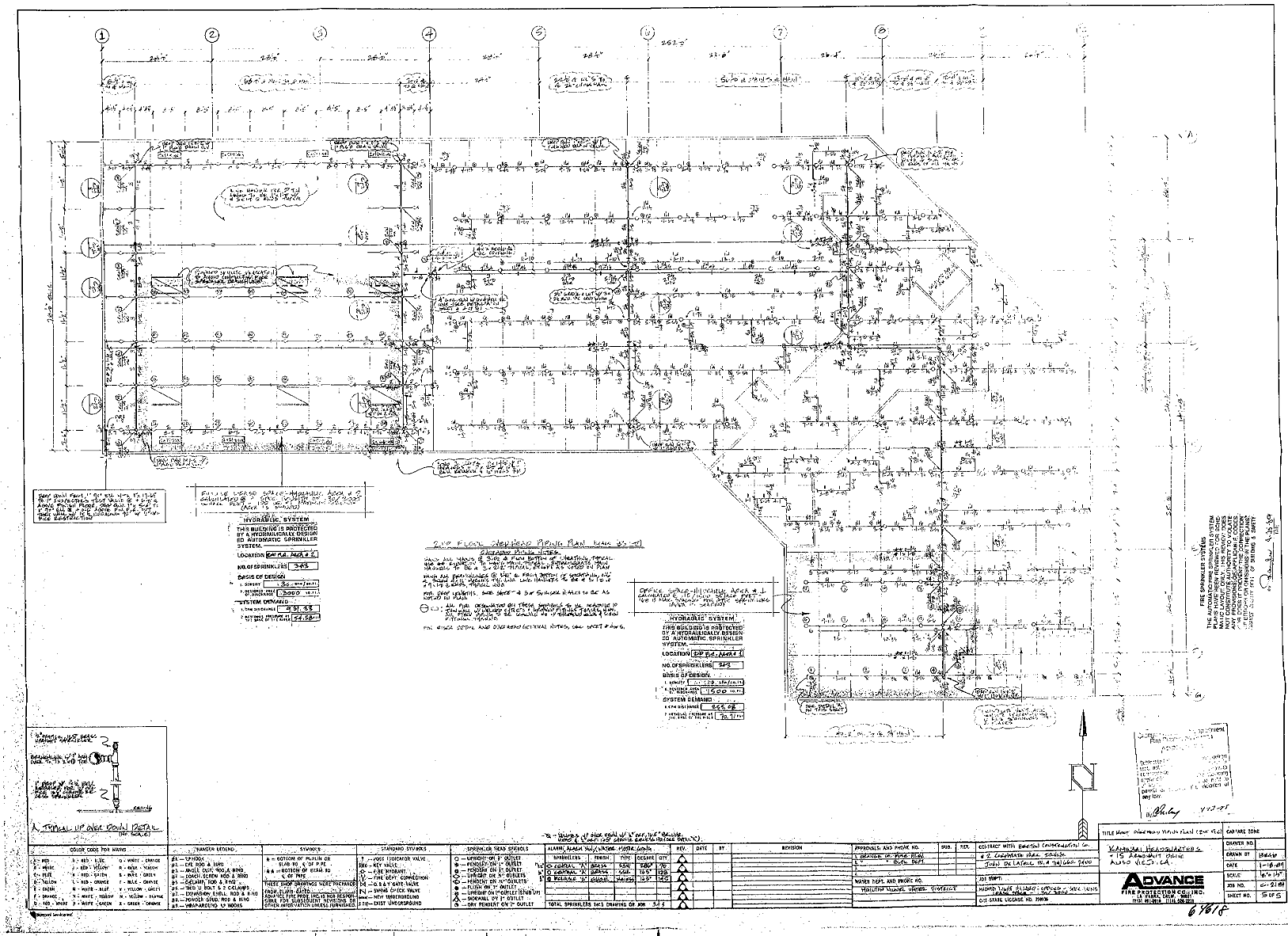
JOB SUPPLY
HAZARD: LIGHT - 10,000 SQ FT. MAX. SPACING 15' x 15'
ORDINARY - 10,000 SQ FT. MAX. SPACING 15' x 15'
O.S.H. STATE LICENSE NO. 11998

TITLE 2ND FLR REFLECTED CEILING PLAN

KAMINAKI HEADQUARTERS
515 ANAHEIM BLVD
ANAHEIM, CA

ADVANCE
FIRE PROTECTION CO., INC.
14 PARK CIRCLE, IRVINE
(714) 751-0900 (714) 529-2021

GARAGE ZONE	
DRAWING NO.	
DRAWN BY	DEAP
DATE	1-18-06
SCALE	1/8" = 1'-0"
JOB NO.	C-5181
SHEET NO.	3 OF 5



COLOR CODE FOR MAINS	HANGER LEGEND	SYMBOLS	STANDARD SYMBOLS	SPRINKLER HEAD SYMBOLS
1 - RED	A1 - SPANDREL	⊕ - BOTTOM OF MAIN OR SLAB TO ℄ OF PIPE	↑ - POST INDICATOR VALVE	○ - UPRIGHT OR 3" OUTLET
2 - WHITE	A2 - CVE. ROD & RING	⊕ - BOTTOM OF BEAM TO ℄ OF PIPE	RPV - REY VALVE	⊕ - PENDENT ON 1" OUTLET
3 - BLUE	B1 - ANGLE CLIP, ROD & RING		F - FIRE HYDRANT	⊙ - PENDENT ON 1" OUTLET
4 - YELLOW	B2 - BEAM CLAMP, ROD & RING		FDC - FIRE DEPT. CONNECTION	⊙ - UPRIGHT OR 1" OUTLETS
5 - GREEN	B3 - C CLAMP, ROD & PIPE		M - O & Y GATE VALVE	⊙ - HEADING OR 1" OUTLETS
6 - ORANGE	B4 - "U" BOLT & 2 C CLAMPS		PIV - SWING DIVOK VALVE	⊕ - FLUSH ON 1" OUTLET
7 - BLUE - BLUE	B7 - EXPANSION SHELL, ROD & RING		— NEW UNDERGROUND	⊕ - UPRIGHT ON 1" OUTLET (CONCEALED)
8 - WHITE - YELLOW	B8 - POWDER STUD, ROD & RING		— EXIST UNDERGROUND	△ - SIDEWALL OR 1" OUTLET
9 - RED - WHITE	B9 - WALL BRACING TO HOOKS			◇ - DRY PENDENT ON 1" OUTLET

SPRINKLERS	MAKE	TYPE	ORIFICE	QTY
A CENTRAL "A"	RELIA	K56	1/2"	70
B CENTRAL "A"	RELIA	K56	1/2"	128
C WEARE "A"	RELIA	K5.6	1/2"	125
TOTAL SPRINKLERS EACH DRAWING OR JOB				323

REVISION	BY	DATE	REV.

APPROVALS AND PHONE NO.	SUB.	REV.
1 DEVIATION OK - FIRE PLAN		
2 " " - PLUMB. DEPT.		
3		
4		
WATER DEPT. AND PHONE NO.		
INSPECTION REQUIRED BEFORE: SHEETROCK		

CONTRACT WITH: Bakersfield Construction Co.
2 Coordinate Mark. Stadium
Job# De La Torre Jr. H. Yd/Dist. Field

JOB SHIFT:
HANGER SPACING: SPRINKLER - SEE TABLE
BRANCH LINES - SEE TABLE
CITY STATE LICENSE NO. 398936

TITLE SHEET - Grand Heavy Metals Plant (See Plan)

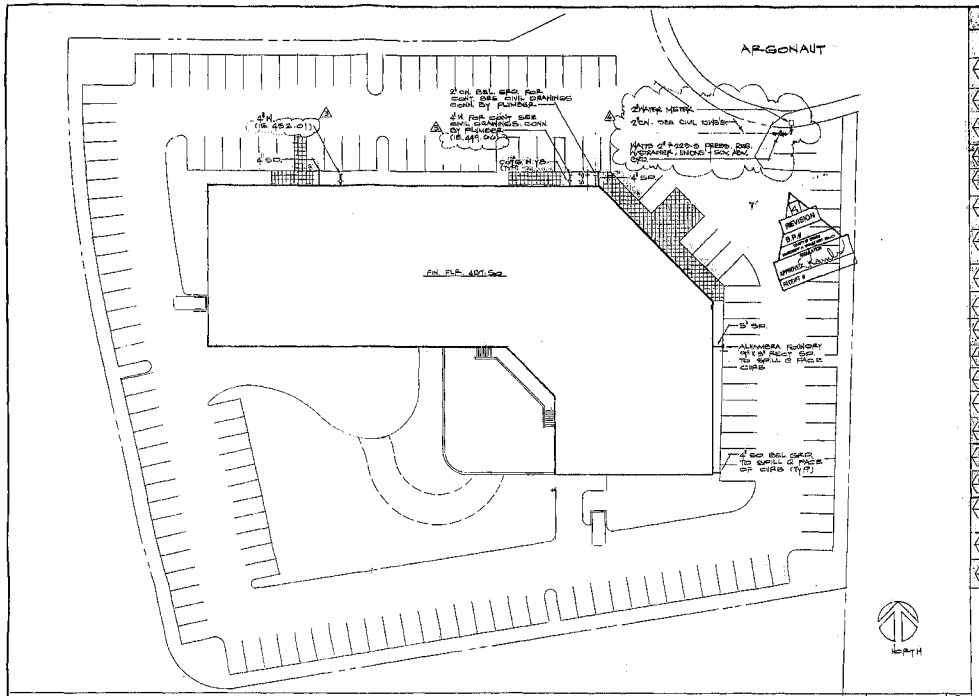
V-Natural Headquarters
- 15 Aerowatt Drive
Aubo Vic. Ca.

ADVANCE FIRE PROTECTION CO., INC.
P.O. BOX 81666 - 93384
TYPE OF WORK: TITLE AND DETAIL

CAD FILE NO.

DRAWN BY: [illegible]
DATE: 1-16-19
SCALE: 1/8"=1'-0"
JOB NO.: 6-2188
SHEET NO.: SPS

6/6/18



PLUMBING SITE PLAN SCALE: 1"=20'-0"

PLUMBING FIXTURE SCHEDULE

ITEM	FIXTURE	SOIL OR WASTE	VENT	COLD WATER	HOT WATER	WASTE FU	COLD WATER FU	DESCRIPTION (AMERICAN STANDARD FIXTURE EXCEPT AS NOTED)
WC-1	WATER CLOSET	4"	2"	1½"	—	6	10	WATER-SAVER MODEL #2231.018 FLR. MTD. SIPHON JET ACTION. ELONGATED BOWL, VITREOUS CHINA. 1½" CW SPUD. "ULTIMATE HEAVY DUTY, 195 #BLUE OPEN FRONT SEAT #405 HINGE WITHDRAWN. SLOAN 1191 FLUSH VALVE
WC-2	WATER CLOSET	4"	2"	1½"	—	6	10	SAME AS WC-1 EXCEPT WAY-720-1 TRAP PRIMER OUTLET & SLOAN ROYAL 111-3 FLUSH VALVE
WC-3	HANDICAPPED WATER CLOSET	4"	2"	1½"	—	10	6	ELONGATED WATER SAVER CHAIR #3466.016, FLR. MOUNTED ELONGATED BOWL. 15" RIMS. SIPHON JET ACTION, VITREOUS CHINA. 2-BOLT CAPS. SUPPLY, CHLORITE #95 OPEN FRONT, WHITE SEAT. SLOAN 1190-3 FLUSH VALVE, 1½" TOP SPUD
U-1	URINAL	2"	1½"	¾"	—	2	5	LEVENTON #6320.018, 14 7/8 RIMS, VITREOUS CHINA. SIPHONIC ACTION. PRIVACY SHIELDS, WALL HANGER. SLOAN ROYAL 186 FLUSH VALVE
LAV-1	LAVATORY	2"	1½"	½"	½"	1	2	AQUALIA #3474.028, 20"x17", VITREOUS CHINA. SELF-RIMMING. FRONT OVERFLOW. #2365.038 FAUCET, 4"-#4812.015 BRASS-MONOBAR, PORCELAINED GRID, 4" TAILPIECE, CHROME FINISH. SUPPLIES, ADJUSTABLE P-TRAP.
SK-1	SINK	2"	1½"	½"	½"	2	2	JUST SSL-2125-AGR-2, 18-GAUGE, SINGLE COMPARTMENT STAINLESS STEEL COMBINATION SINK. SELF-RIMMING, SOUND DAMPENING, 21" x 25" x 7½" DEEP. #DRTH04 44100.132, SWING SPOUT, AERATOR, CHROME FINISH, STRAINER, P-TRAP, TAILPIECE #2305.154 SUPPLIES. 1-HOLE-SINK-MOUNTED DISPOSER #333/DS, 1/2 HP, 120V, 10, 60 Hz
SK-2	BAR SINK	2"	1½"	½"	½"	2	2	JUST BAR SINK SSL-1515-AGR-2, 20-GAUGE STAINLESS STEEL, SELF-RIMMED, SOUND DAMPENING, EACH LEDGE: 15" x 15" x 6" DEEP. JUST BAR #FDRTH04-2 GOOSENECK SWING SPOUT, AERATOR, CHROME FINISH, SUPPLIES, P-TRAP, TAILPIECE.
TP-1	AUTOMATIC TRAP PRIMER	—	—	½"	—	—	—	J.R. SMITH AUTOMATIC TRAP PRIMER #2699, CAST BRONZE WITH ½" N.P.T. FEMALE CONNECTION
FD-1	FLOOR DRAIN	2"	2"/3"	—	—	3	—	J.R. SMITH #3005-A, CAST IRON BODY, 5" ROUND, POLISHED NICKEL BRONZE GRATE, ADJUSTABLE STRAINER HEAD, CAULK, BOTTOM OUTLET WITH TRAP PRIMER CONNECTION. JOSAM #30000-5A
SF-1	SERVICE SINK	3"	2"	¾"	½"	3	4	LAWLER: #7692.049, 22"x18", ENAMELED CAST IRON. #8341.075 SERVICE SINK FAUCET W/VACUUM BREAKER, SPOUT IN BRASS, ROUGH CHROME FINISH. 7796.170 P-TRAP. #8701.061 STRAINER, #8279.010 HOE GUARD
HB-1	HOSE BIBB	—	—	¾"	—	—	5	MOORE #8121 FOOSE BRASS, VACUUM BREAKER. LOOSE KEY
RD-1	ROOF DRAIN	—	—	—	—	—	—	J.R. SMITH #1800 CAST IRON BODY, LARGE POLYPROPYLENE DOME, UNDERDECK CLAMP, SUMP, DECK FLANGE, BOTTOM OUTLET. JOSAM #27100
OFD	OVERFLOW ROOF DRAIN	—	—	—	—	—	—	TERMINATE 12" ABOVE FIN. ROOF IN WEATHER HEAD ROOF FLASHING WITH COLLAR
WH-1	WATER HAMMER ARRESTOR	—	—	—	—	—	—	JOSAM SHOCK ABSORBER #1498 SERIES PRE-CHARGED NITROPE DIAPHRAGM HYDRAULIC DISPLACEMENT FLUID PERMANENTLY SEALED. SIZE IN ACCORDANCE TO SCHEDULE
DF-1	DRINKING FOUNTAIN	1"	1½"	½"	—	1	2	HALSTEAD WALL-MOUNTED, BUBBLER, SINGLE WATER COOLER, STAINLESS STEEL BASIN, MODEL #EWM-8, 8.0 GPH OF 50° WATER, 1/3 HP, 120V, 1Ø, 60. STAINLESS STEEL SPOUT
DF-2	DRINKING FOUNTAIN	2"	1½"	½"	—	2	2	HALSTEAD WALL-MOUNTED SEMI-RECESSED REFRIGERATED WATER COOLER, MODEL #EWM-8, 8.0 GPH OF 50° WATER, 1/3 HP, 120V, 1Ø, 60. STAINLESS STEEL SPOUT
WH-1	WATER HEATER	—	—	1½"	1½"	—	—	A.O. SMITH CONSTRUCTOR/MIGHTY MIGHT-80-LB ELECTRIC WATER HEATER, 80 GAL. CAPACITY, 72 GPH RECOVERY @ 80° RISE, 80 GAL. 3000 KILOWATTS, 18,000 WATT, 208 VOLT, 3Ø, 60 Hz, 50.0 FLA COMP. PHASE. ICMA RELIEF VALVE. PIPE DISCHARGE TO 12-1, U.L. LISTED. ASHRAE STD. 90-1-75. 5-YEAR WARRANTY
SH-1	HANDICAPPED SHOWER	2"	1½"	¾"	¾"	2	4	SYMMETRIX FIBERGLASS SHOWER #4230-HC, INCLUDING GRAB BARS. SHOWER CURTAIN ROD, DRAIN/WASTE. SHOWER VALVE, SHOWERHEAD SPRAY
SH-2	SHOWER	2"	1½"	¾"	¾"	2	4	SYMMETRIX FIBERGLASS SHOWER #3636-C, INCLUDING SHOWER CURTAIN ROD, DRAIN/WASTE. SHOWER VALVE, SHOWER HEAD

NOTES:
NO FIXTURE SUBSTITUTIONS

WATER HAMMER ARRESTOR SCHEDULE

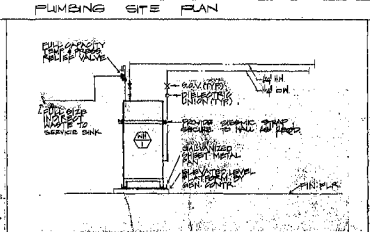
SHOCK ABSORBER SIZE	CAPACITY UNIT RATING	FIXTURE UNIT RATING	ACCESS. SHOCK ABSORBER SIZE
1498-A	1 - 11	1 - 32	3/4"
1498-B	12 - 32	33 - 60	1"
1498-C	33 - 60	61 - 113	1¼"
1498-D	61 - 113	114 - 154	1½"
1498-E	114 - 154	155 - 330	2"
1498-F	155 - 330	331 - 600	2½"

PLUMBING LEGEND

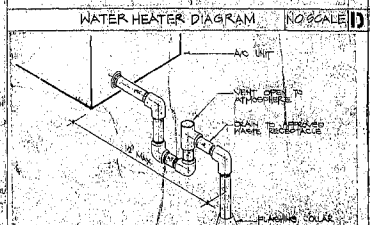
SYMBOL	ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
	S/SD or W	SOIL OR WASTE	R.D.	ROOF DRAIN
	C.O.	CLEANOUT	A.P.	ACCESS PANEL
	C.W.	COLD WATER	P.D.C.	POINT OF CONNECTION
	ENV.	ENVIRONMENTAL	P.I.	PENETRATE
	H.W.R.	HOT WATER RETURN	P.V.	PLUMBING VENT
	V.	VENT	P.O.T.	PLUGGED OUTLET
S.G.	S.D.	STORM DRAIN ABOVE GRADE	V.T.R.	VENT THRU ROOF
C.O.	C.O.	CLEANOUT TO GRADE	H.W.	HEADER
	FCO or CO	FLOOR CLEANOUT OR CLEANOUT TO GRADE	H.W.C.	HOT WATER CIRCULATION
	W.C.O.	WALL CLEANOUT	H.W.R.	HOT WATER RETURN
	H.B.V.	HOSE BIBB VALVE	R.P.B.P.	REDUCED PRESSURE BACKFLOW PREVENTER
	S.H.C.V.	SHUT OFF SCALD VALVE	V.B.P.	VACUUM BREAKER PIPE
	S.I.C.	SAND INTERCEPTOR	C.I.O.	CAST IRON
	C.I.V.	CHECK VALVE	V.C.P.	VITRIFIED CLAY PIPE
	P.T.F.V.	PRESS-TEMP RELIEF VALVE	P.V.C.	POLYVINYL CHLORIDE
		VACUUM BREAKER		
F.C.O.	F.C.O.	FLOOR CLEANOUT	D.F.	DRINKING FOUNTAIN
H.S.P.	H.S.P.	HEAVY SERVICE PIPE	R.C.P.	REINFORCED CONCRETE PIPE
M.S.	M.S.	MEDIUM PRESSURE GAS	C.I.	CAST IRON
	W.H.	WATER HEATER	F.H.	FIRE HYDRANT
	R.W.	RAINWATER	A.C.P.	ASBESTOS CEMENT PIPE
	EX.	EXISTING	NEW	NEW

PLUMBING GENERAL NOTES:

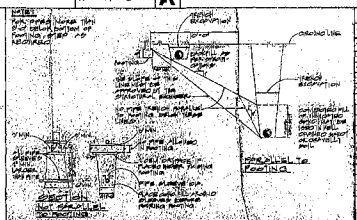
1. INSTALLATION SHALL CONFORM TO THE ENERGY CONSERVATION DESIGN MANUAL STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS.
2. CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FIELD BEFORE STARTING WORK.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAYS OR INTERFERENCES.
4. ALL PLUMBING WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN ALL APPROVALS REQUIRED FROM REGULATING AGENCIES BEFORE STARTING WORK.
5. SOIL AND WASTE PIPE SHALL SLOPE AT 2% MINIMUM UNLESS OTHERWISE NOTED.
6. ALL PLUMBING WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE UNIFORM PLUMBING CODE, UNLESS OTHERWISE REQUIRED BY THE DEPT. OF INDL. & SAFETY.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL BACKFLOW PROTECTION DEVICES REQUIRED BY AGENCIES HAVING JURISDICTION.
8. PLUMBING CONTRACTOR: CONDENSATE DRAIN FROM A/C UNITS TO APPROVED DRAIN POINT. ON WATER MAKE-UP TO MECHANICAL EQUIPMENT, GAS PIPING TO UNITS & FINAL CONNECTIONS.
9. OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES.
10. CONDENSATE DRAINS THAT TERMINATE AT TRAILPIECE OF LAVATORIES SHALL BE ENLARGED TO 1¼" TO RECEIVE DISPOSAL TYPE TEE 1¼"x1¼"x¾". EXPOSED TEES & PIPING TO BE CHROMEPLATED.
11. DOMESTIC WATER PIPING: SHOWN UNDER CONCRETE TYPE K/L BELOW GROUND OUTSIDE OF BLDG. IN 1½" ANNEALED PVC SCHEDULE 40 WITH SCHEDULE 80 FITTINGS, 2" AND LARGER PVC CLASS 315 1½" WITH SCHEDULE 80 FITTINGS.
12. ~~GAS PIPING: CONCEAL BELOW GRADE OR UNDER CONCRETE AS BLACK STEEL PIPE. PAINT EXPOSED OUTSIDE OF BUILDING BLACK~~ SEE GAS RISER DIAGRAM.
13. SOIL PIPING: BELOW SLAB BEARING BUILDING, SERVICE WEIGHT COATED CAST IRON HUBLESS PIPE AND FITTINGS. OUTSIDE OF BUILDING, VITRIFIED CLAY PIPE WITH "SPEED SEAL" OR "HERCULOCK" JOINTS.
14. VENT PIPING: BELOW GROUND CAST IRON, ABOVE GROUND SCHEDULE 40 GALVANIZED STEEL PIPE.
15. CONDENSATE DRAIN PIPING: COPPER TYPE M/L
16. ~~SOUND ENCASEMENT: CONCRETE ENCASEMENT OF PIPING WITH 2½" MINIMUM CONCRETE ON ALL SIDES OF PIPE. PIPING WITH 2½" MINIMUM CONCRETE ENCASEMENT SHALL BE WRAPPED WITH 1" THICK FIBERGLASS INSULATION WITH STANDARD CANVAS JACKET. OTHER EXPOSED INDOOR AND OUTDOOR INSULATION SHALL BE AS NOTED.~~
17. STORM DRAINAGE: ABOVE GROUND INSIDE BUILDING: SCHEDULE 40 PVC, SCHEDULE 40 CAST IRON, SCREWED DRAINAGE FITTINGS AND LONG SWEEP ELBOWS. UNDERGROUND INSIDE BUILDING: SERVICE WEIGHT COATED CAST IRON HUBLESS PIPE AND FITTINGS. UNDERGROUND OUTSIDE OF BUILDING: NON-REINFORCED CONCRETE PIPE.
18. FIRE-SPRINKLER SYSTEM PIPING: UNDERGROUND FROM POINT 5'-0" OUTSIDE OF BUILDING: CEMENT-ASBESTOS (CLASS 150), PLASTIC OF INSIDE BUILDING SCHEDULE 40 STEEL PIPE WITH 150 POUND MALLEABLE IRON SCREWED FITTINGS.
19. REFER TO KITCHEN CONSULTANTS DRAWINGS FOR PLUMBING ROUGH-IN SCHEDULE AND FOR ADDITIONAL WORK TO BE PERFORMED AND INSTALLED BY THIS CONTRACTOR.
20. PIPING SHALL BE INSULATED AS PER U.B.C. SECTION 3-5312.
21. PLUMBING EQUIPMENT CONCEALED PER U.B.C. SECTION 3-5314(5).
22. WATER HEATERS FOR DOMESTIC HOT WATER PER U.B.C. SECTION 3-5318.



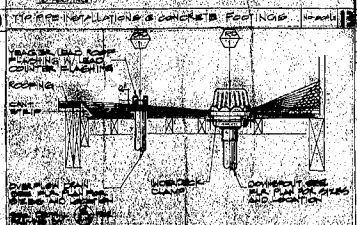
WATER HEATER DIAGRAM NO SCALE D



CONDENSATE DRAIN DETAIL NO SCALE E



PIPE INSTALLATIONS & CONCRETE FOOTINGS NO SCALE F



ROOF DRAIN & OVERFLOW DETAIL NO SCALE G

WATER CALCULATION

MAX. PRESSURE 2 REV. : 65 PSI
MIN. PRESSURE : 35 PSI

LOSSES:
METER LOSS = 12.0 : 250 GPM
BACKFLOW PREVENTER : 10.00
TOTAL LOSSES = 22.50 PSI

MINIMUM AVAILABLE FOR SYSTEM = 42.5 PSI

ALLOWABLE FRICTION LOSS FOR 60 OR MORE = 22.5 X 100 = 18.4 PSI
TO

WATER VELOCITY NOT TO EXCEED 8 FPS

JUN 15 1989
E4615

DEVELOPER:
KAMINARI BUILDING PARTNERS
#150 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)852-2080 FAX (714)852-7858

ARCHITECTURE
RANZUELO / NERSON / DUFF
& ASSOCIATES, INC.
4301 BIRCH, SUITE 100, NEWPORT BEACH, CA 92660 (714) 752-7777

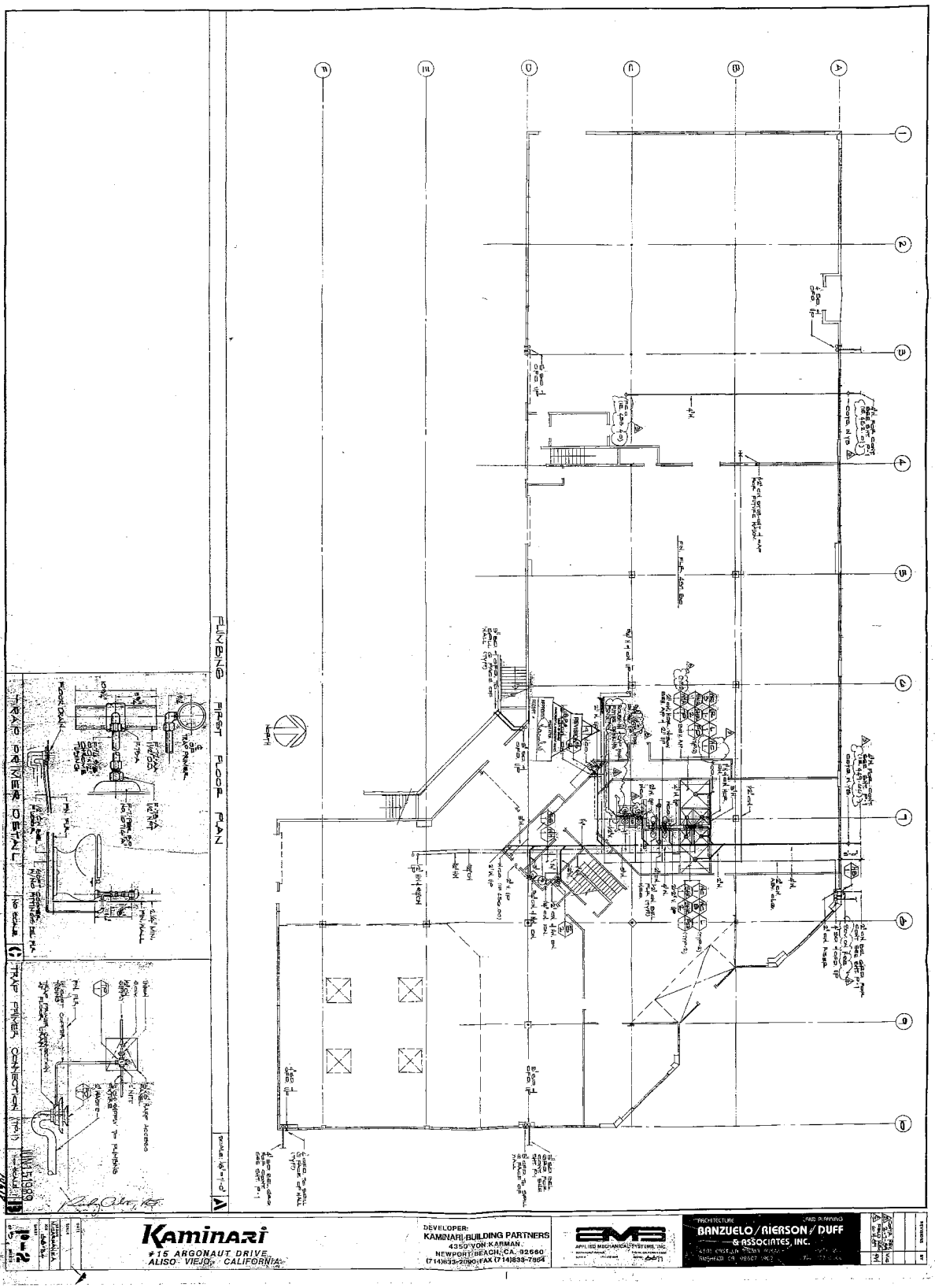
STRUCTURAL ENGINEERING
EMS
JEFFRIES-MEMMINGER SYSTEMS, INC.
4301 BIRCH, SUITE 100, NEWPORT BEACH, CA 92660 (714) 752-7777

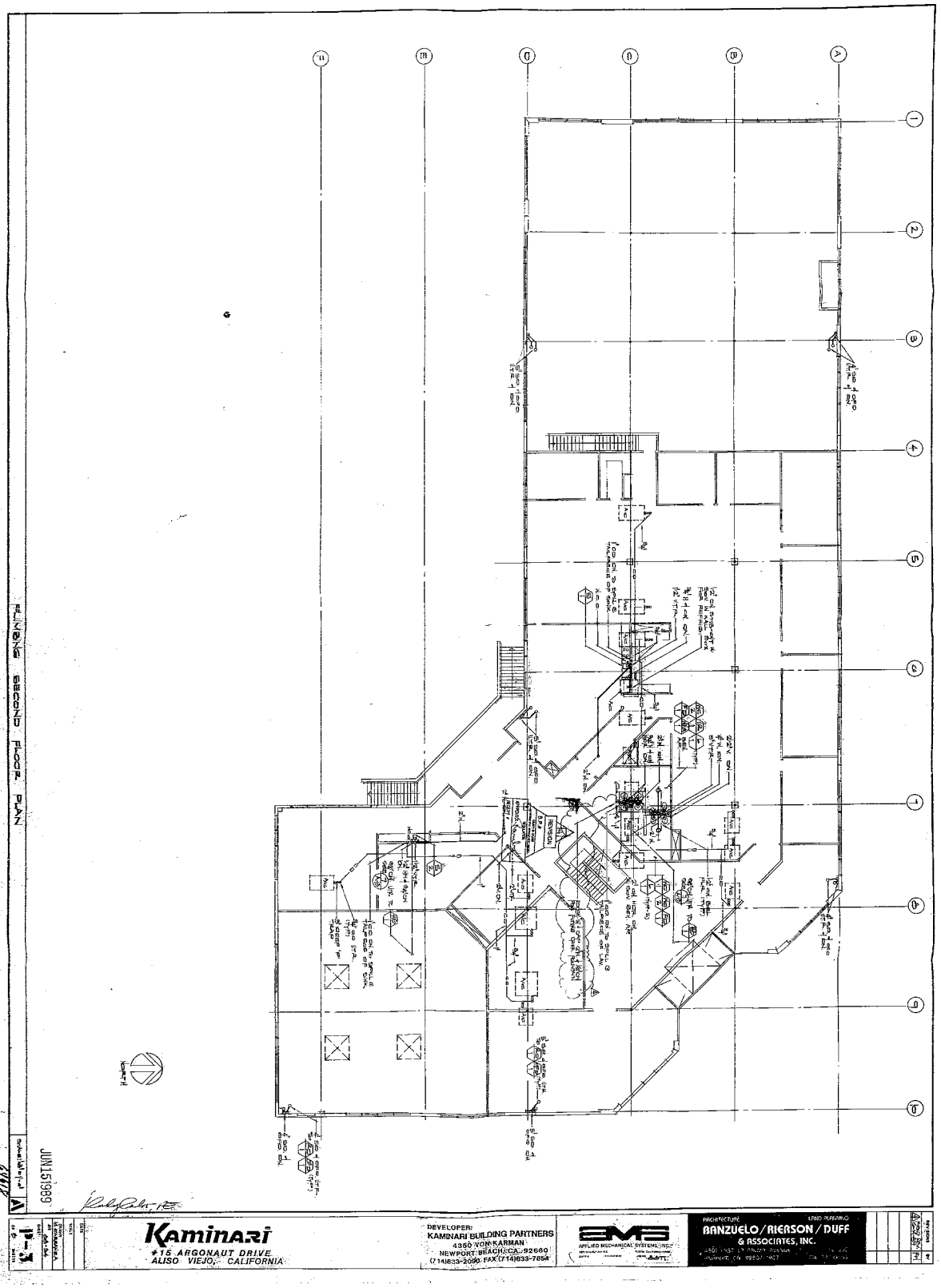
CIVIL ENGINEERING
ALTA SURVEYING
KEITH P. FISHER

Kaminari
#15 ARGONAUT DRIVE
ALISO, VIEJO, CALIFORNIA

REVISIONS	BY
ADDITIONAL PLAN CHECK COMMENTS 4-7-89	MJS
FINAL PLAN CHECK COMMENTS 5-19-89	MJS

DATE: 5/19/89
SCALE: AS SHOWN
SHEET NO. P-1


FURNISHED FIRST FLOOR PLAN
TRAP PRIMER DETAIL
TRAP PRIMER CONNECTION
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2090 FAX (714)833-7864
BANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.



SECOND FLOOR PLAN

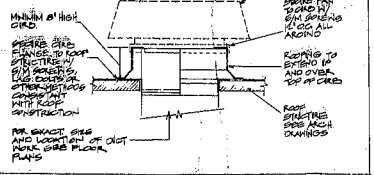
JUN 15 1999

Kaminari
*15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

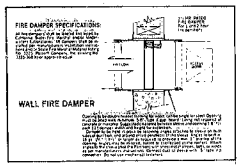
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2000 FAX (714)833-7058

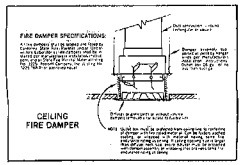
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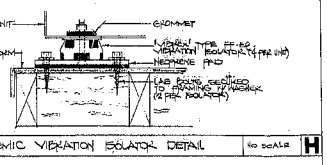
ARCHITECTURE LAND PLANNING
BANZUELO/RIERSON/DUFF
& ASSOCIATES, INC.



PRE-FAB EXH. FAN CURB DETAIL — NO SCALE — G





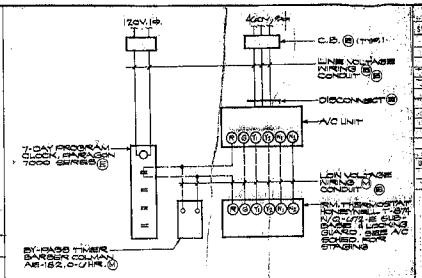


SEISMIC VIBRATION ISOLATOR DETAIL — NO SCALE — H

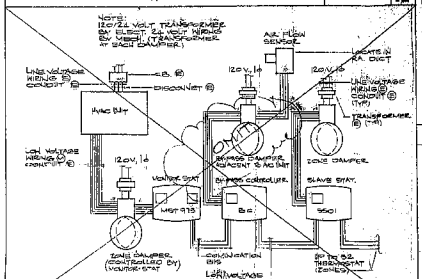
AIR DISTRIBUTION SCHEDULE
(UNLESS OTHERWISE INDICATED)

CEILING DIFFUSERS			
CFM	SIZE	CFM	SIZE
0 - 100	6 x 6	501 - 675	16 x 16
100 - 175	8 x 8	675 - 875	18 x 18
176 - 275	10 x 10	875 - 1000	20 x 20
276 - 375	12 x 12	1001 - 1250	22 x 22
376 - 500	14 x 14		

NOTES: CEILING DIFFUSER THROWS SHALL BE 4-WAY UNLESS OTHERWISE INDICATED.
CEILING DIFFUSERS: ANEMOSTAT RND W/FILLER PANEL
SUPPLY WALL REGISTER: WATERLOO K2SWG W/OBD
RETURN AIR & EXHAUST CEILING GRILLE: 24x24 PERFORATED PLATE
RETURN AIR WALL GRILLE: WATERLOO K3SWG
LINEAR WALL DIFFUSER: ANEMOSTAT AL W/OBD
LINEAR CEILING DIFFUSERS: ANEMOSTAT SLAD W/OBD
EQUIVALENTS: METAL AIRE, ADP



A/C CONTROL DIAGRAM — NO SCALE — E

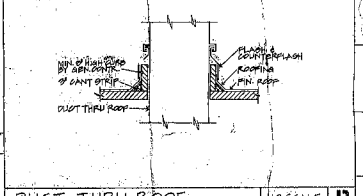


VVT. CONTROL DIAGRAM — NO SCALE — F

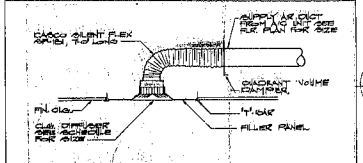
A/C GENERAL NOTES:

1. INSTALLATION SHALL CONFORM TO THE ENERGY CONSERVATION DESIGN MANUAL STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH GOVERNING CODES, SAFETY ORDERS AND REGULATIONS.
3. OBTAIN AND PAY FOR ALL NECESSARY PERMITS, FEES, AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES.
4. ALL MATERIALS AND EQUIPMENT PROVIDED AND/OR INSTALLED SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY DEFECTIVE MATERIALS OR INFERIOR WORKMANSHIP SHALL BE CORRECTED TO THE ENTIRE SATISFACTION OF THE OWNER.
5. WITHIN 14 DAYS AFTER AWARD OF CONTRACT SUBMIT FIVE (5) COPIES OF REQUIRED SHOP DRAWINGS, MATERIAL LISTS, AND EQUIPMENT SPECIFICATIONS OF ITEMS PROPOSED FOR INSTALLATION.
6. ELECTRICAL CONTRACTOR: CONDUIT FOR LINE & LOW VOLTAGE WIRING, LINE VOLTAGE WIRING, DISCONNECTS, DISCONNECTS, CIRCUIT BREAKERS, FINAL CONNECTIONS, ITEMS INDICATED THUS (E)
7. MECHANICAL CONTRACTOR: TEMPERATURE CONTROLS, LOW VOLTAGE WIRING & ITEMS INDICATED THUS (M). LIVERY SHALL CONFORM TO LOCAL CODES.
8. PLUMBING CONTRACTOR: CONDENSATE DRAIN FROM A/C UNITS TO APPROVED DRAIN POINT, DX WATER MAKE-UP TO MECHANICAL EQUIPMENT, GAS PIPING TO UNITS & FINAL CONNECTIONS.
9. GENERAL CONTRACTOR: CURBING, LEVEL PLATFORMS, FRAMED OPENINGS, DOOR LOUVERS, (OL), UNDERCUT DOORS (UC), EXTERIOR LOUVERS.
10. ALL EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING. EXCLUDING SUBSTITUTE EQUIPMENT NOTED IN THIS SECTION OF THE SPECIFICATIONS.
11. ALL SHEET METAL CONSTRUCTION AND GAUGE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL ANDTHERMIE CODES. TAPE ALL TRANSVERSE AND LONGITUDINAL JOINTS, SUPPLY AND RETURN DUCTS.
12. ROUND (OR OVAL) ALL SUPPLY AND RETURN AIR DUCTS EXPOSED TO WEATHER AND AS NOTED. ACOUSTICAL LINER (NFI-INSTON, AND EXCLUSIVE OF FILM RESISTANCE, NFPU RATED. (DUCT SIZES SHOWN INCLUDE LINER).
13. ALL CONCEALED SUPPLY AND RETURN AIR DUCTS TO BE INSULATED WITH 2" THICK FIBERGLAS BLANKET WITH FHG EXCLUSIVE OF FILM RESISTANCE.
14. AT CONTRACTOR'S OPTION CONCEALED DUCTWORK MAY BE APPROVED TO BE ARRANGED IN LIEU OF CONCEALED SHEET METAL ROUND PIPE. THE DUCT SHALL BE UNDERWRITERS' LABORATORIES LABELED AS A CLASS-1 AIR DUCT IN ACCORDANCE WITH U.L. STANDARDS TEST METHOD 181.
15. END CONNECTION TO CEILING DIFFUSERS AND RETURN AIR GRILLS SHALL BE "CANCO SILENT FLEX" INSULATED LOW PRESSURE 07-181 " 0" LONG FLEXIBLE DUCT.
16. WHERE INTERIOR OF OUTDOOR OR EXTERNAL SUPPLY AIR OUTLET, LOUVRE OR DUCT SHALL BE PAINTED WITH A FLAT BLACK PRIMER, OR LINING SHALL HAVE BLACK FACING.
17. ALL JOINTS OF OUTDOORS EXPOSED TO WEATHER SHALL BE SEALED WATERTIGHT WITH CAULK AND CANVAS.
18. HVAC EQUIPMENT CONTAINED FOR C.E.C. SECTION 2-5314(b).
19. AUTOMATIC CONTROLS FOR OFF-HOURS SHALL COMPLY WITH C.E.C. SECTION 2-5315(a)(1).
20. THERMOSTAT SET POINT REQUIREMENTS SHALL COMPLY WITH C.E.C. SECTION 2-5315(d).
21. ECONOMICAL CONTROL OF HEATING & COOLING SHALL COMPLY WITH C.E.C. SECTION 2-5315(e)(1).
22. VENTILATION SHALL BE PROVIDED PER C.E.C. SECTIONS 2-5315 & 2-5345.

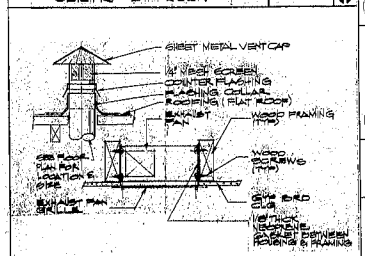
A/C UNIT ELEVATION — NO SCALE — A



DUCT THRU ROOF — NO SCALE — B



CEILING DIFFUSER — NO SCALE — C



CEILING MOUNTED EXH. FAN DETAIL — NO SCALE — D

A/C EQUIPMENT SCHEDULE

AC/1, AC/2	2 TON ROOF MOUNTED AIR CONDITIONING UNIT: CARRIER HEAT PUMP MODEL NO. 50QD030, EER 9.2 24,000 BTU/HR COOLING @ 95°F AMB. ± 67°DWB/59°WB ENT. EVAP. AIR 800 CFM @ 0.50" ESP HEATING CAPACITY: 24,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 16.5 FLA @ 208/230 VOLTS. 1Ø, 60 VIBRATION ISOLATORS: VIBREX RF-40 REFRIGERANT: R-22, 6 LBS. 8 OZ. FILTERS: (1)20x25x1. PART 30/30 FURNISH WITH: AUTO-THERMOSTAT W/LOCKING COVER & ON-OFF SUBBASE. UNIT SIZE: 48"x44"x22" HIGH OPERATING WT. 450 LBS.
AC/3, AC/4, AC/5, AC/6	2-1/2 TON ROOF MOUNTED AIR CONDITIONING UNIT: CARRIER ROOF PUMP MODEL NO. 50QD030, EER 9.2 28,000 BTU/HR COOLING @ 95°F AMB. ± 67°DWB/59°WB ENT. EVAP. AIR 1000 CFM @ 0.70" ESP HEATING CAPACITY: 25,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 13.0 FLA @ 208/230 VOLTS. 3Ø, 60 VIBRATION ISOLATORS: VIBREX RF-50 FILTERS: (1)20x30x2. PART 30/30 REFRIGERANT: R-22, 7 LBS. 8 OZ. FURNISH WITH: AUTO-THERMOSTAT W/LOCKING COVER & On-Off SUBBASE. UNIT SIZE: 48"x44"x22" HIGH OPERATING WT. 450 LBS.
AC/7, AC/8, AC/9, AC/10	3 TON ROOF MOUNTED AIR CONDITIONING UNIT: SIDE DISCHARGE CARRIER HEAT PUMP MODEL NO. 50QD036, EER 8.6 34,000 BTU/HR COOLING @ 95°F AMB. ± 67°DWB/59°WB ENT. EVAP. AIR 1200 CFM @ 0.70" ESP HEATING CAPACITY: 35,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 9.0 FLA @ 460 VOLTS. 3Ø, 60 VIBRATION ISOLATORS: VIBREX RF-50 FILTERS: (1)20x30x2 PART 30/30 REFRIGERANT: R-22 FURNISH WITH: AUTO-THERMOSTAT W/LOCKING COVER & ON-OFF SUBBASE, ALUMINUM MOTOR, MANUAL OUTDOOR AIR HOOD UNIT SIZE: 74"x65"x39" HIGH OPERATING WT. 500 LBS.
AC/11, AC/12, AC/13	3-1/2 TON ROOF MOUNTED AIR CONDITIONING UNIT: CARRIER HEAT PUMP MODEL NO. 50QD042, EER 8.0 41,000 BTU/HR COOLING @ 95°F AMB. ± 67°DWB/59°WB ENT. EVAP. AIR 1400 CFM @ 0.90" ESP HEATING CAPACITY: 42,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 9.0 FLA @ 460 VOLTS. 3Ø, 60 VIBRATION ISOLATORS: VIBREX RF-60 FILTERS: (1)20x30x2 PART 30/30 REFRIGERANT: R-22 FURNISH WITH: AUTO-THERMOSTAT W/LOCKING COVER & ON-OFF SUBBASE, ALUMINUM MOTOR, MANUAL OUTDOOR AIR HOOD UNIT SIZE: 45"x41"x37" HIGH OPERATING WT. 525 LBS.
EF/1	ROOF MOUNTED EXHAUST FAN LOREN COOK TYPE ACE-D, MODEL NO. 139C1B 1166 CFM @ 1/2" S.P., 1065 FAN RPM ± 3/39 FAN TIP SPEED, 1/4 HP, 120V. 1Ø, 60 FURNISH WITH: SPUN-FAU BOUND CURB, BIRD SCREEN, DISCONNECT SWITCH OPER. WT. 150 LBS.
EF/2	ROOF MOUNTED EXHAUST FAN LOREN COOK CO. TYPE ACE-D, MODEL NO. 139C2A 1550 CFM @ 1/2" S.P., 1075 FAN RPM ± 3/39 FAN TIP SPEED, 1/4 HP, 120V. 1Ø, 60 FURNISH WITH: SPUN-FAB BOUND CURB, BIRD SCREEN, DISCONNECT SWITCH, INTERNAL OVERLOAD PROTECTION, BACKDRAFT DAMPER, WIRE TO THERMOSTAT OPER. WT. 150 LBS.
AC/14, AC/15, AC/16	4 TON ROOF MOUNTED AIR CONDITIONING UNIT: SIDE DISCHARGE CARRIER HEAT PUMP MODEL NO. 50QD048, EER 8.6 48,000 BTU/HR COOLING @ 95°F AMB. ± 67°DWB/59°WB ENT. EVAP. AIR 1600/CFM @ 0.80" ESP HEATING CAPACITY: 48,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 16.5 FLA @ 460 VOLTS. 3Ø, 60 VIBRATION ISOLATORS: VIBREX RF-60 FILTERS: (2)16x25x2, PART 30/30 REFRIGERANT: R-22, 8 LBS., 2 OZ. FURNISH WITH: AUTO-THERMOSTAT W/LOCKING COVER & ON-OFF SUBBASE, ALUMINUM MOTOR, MANUAL OUTDOOR AIR HOOD UNIT SIZE: 74"x65"x39" HIGH OPERATING WT. 600 LBS.
AC/17, AC/18, AC/19, AC/20, AC/21	5 TON ROOF MOUNTED AIR CONDITIONING UNIT: SIDE DISCHARGE CARRIER HEAT PUMP MODEL NO. 50QD060, EER 8.6 60,000 BTU/HR COOLING @ 95°F AMB. ± 67°DWB/59°WB ENT. EVAP. AIR 2000 CFM @ 0.80" ESP HEATING CAPACITY: 60,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 1174 FLA @ 460 VOLTS. 3Ø, 60 VIBRATION ISOLATORS: VIBREX RF-60 FILTERS: (2)16x25x2, PART 30/30 REFRIGERANT: R-22, 9 LBS., 2 OZ. FURNISH WITH: AUTO-THERMOSTAT W/LOCKING COVER & ON-OFF SUBBASE, ALUMINUM MOTOR, ECONOMIZER WITH W/BAROMETRIC RELIEF DAMPER UNIT SIZE: 74"x65"x39" HIGH OPERATING WT. 600 LBS.
AC/22, AC/23, AC/24, AC/25, AC/26	7-1/2 TON ROOF MOUNTED AIR CONDITIONING UNIT: SIDE DISCHARGE CARRIER HEAT PUMP MODEL NO. 50QD090, EER 8.3 87,000 BTU/HR COOLING @ 95°F AMB. ± 67°DWB/59°WB ENT. EVAP. AIR 3000 CFM @ 1.20 ESP HEATING CAPACITY: 90,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 28.0 FLA @ 460 VOLTS. 3Ø, 60 VIBRATION ISOLATORS: VIBREX RF-60 REFRIGERANT: R-22, 14 LBS. EACH FILTERS: (2)20x30x2, PART 30/30 FURNISH WITH: AUTO-THERMOSTAT W/LOCKING & ON-OFF SUBBASE, ALUMINUM MOTOR, TURN GUARD II UNIT SIZE: 89"x76"x39" HIGH OPERATING WT. 1300 LBS.
EF/3	ROOF MOUNTED EXHAUST FAN LOREN COOK CO. TYPE ACE-D, MODEL NO. 139C3B 1100 CFM @ 3/8" S.P., 1145 FAN RPM 3/39 FAN TIP SPEED, 1/4 HP, 120 HP, 120V. 1Ø, 60 FURNISH WITH: SPUN-FAB CURB, BIRD SCREEN, DISCONNECT SWITCH, INTERNAL OVERLOAD PROTECTION, BACKDRAFT DAMPER OPER. WT. 150 LBS.

Title 24, State of California
Energy Conservation Requirements
Standard 2-5314(a)
Compliance Statement
For Mechanical Systems and Equipment
(Heating, Ventilating and Air Conditioning Systems)
(Nonresidential Buildings)

JUN151989

Exp. 6/30/14

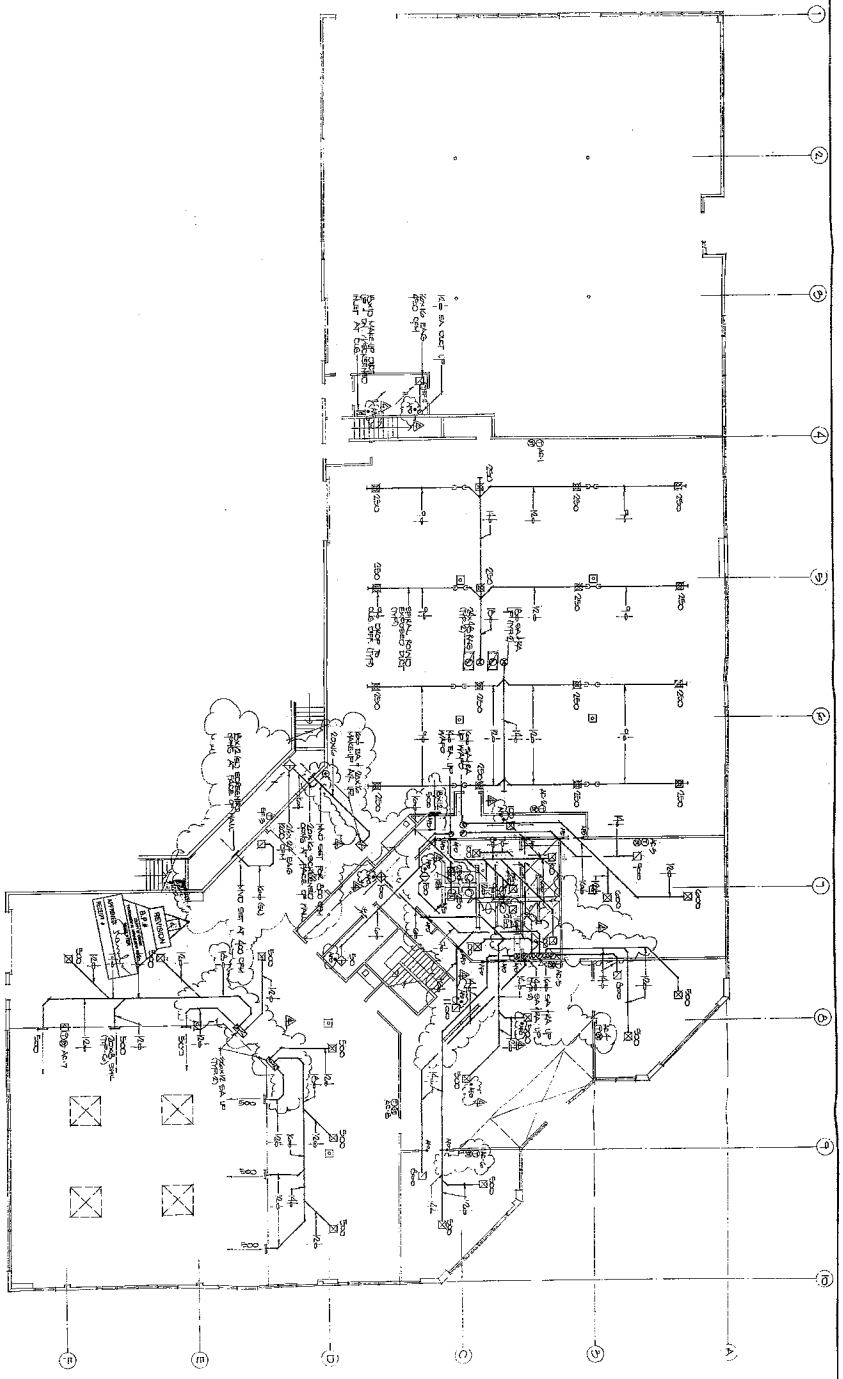
DEVELOPER:
KAMNARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA 92660
(714)852-2000 FAX(714)833-7854

BRIDGEWORK BY:
BRINZVELO/RIENSON/DUFF
& ASSOCIATES, INC.
[illegible]

EMS
APPLIED MECHANICAL SYSTEMS, INC.
[illegible]

Kaminari
416 ARGONAUT DRIVE
ALISO, VIEJO, CALIFORNIA

DATE
SCALE
DRAWN
CHECKED
JOB NO.
SHEET
M-1



AIR CONDITIONING FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

DATE: 1-13-1989

A1C-2

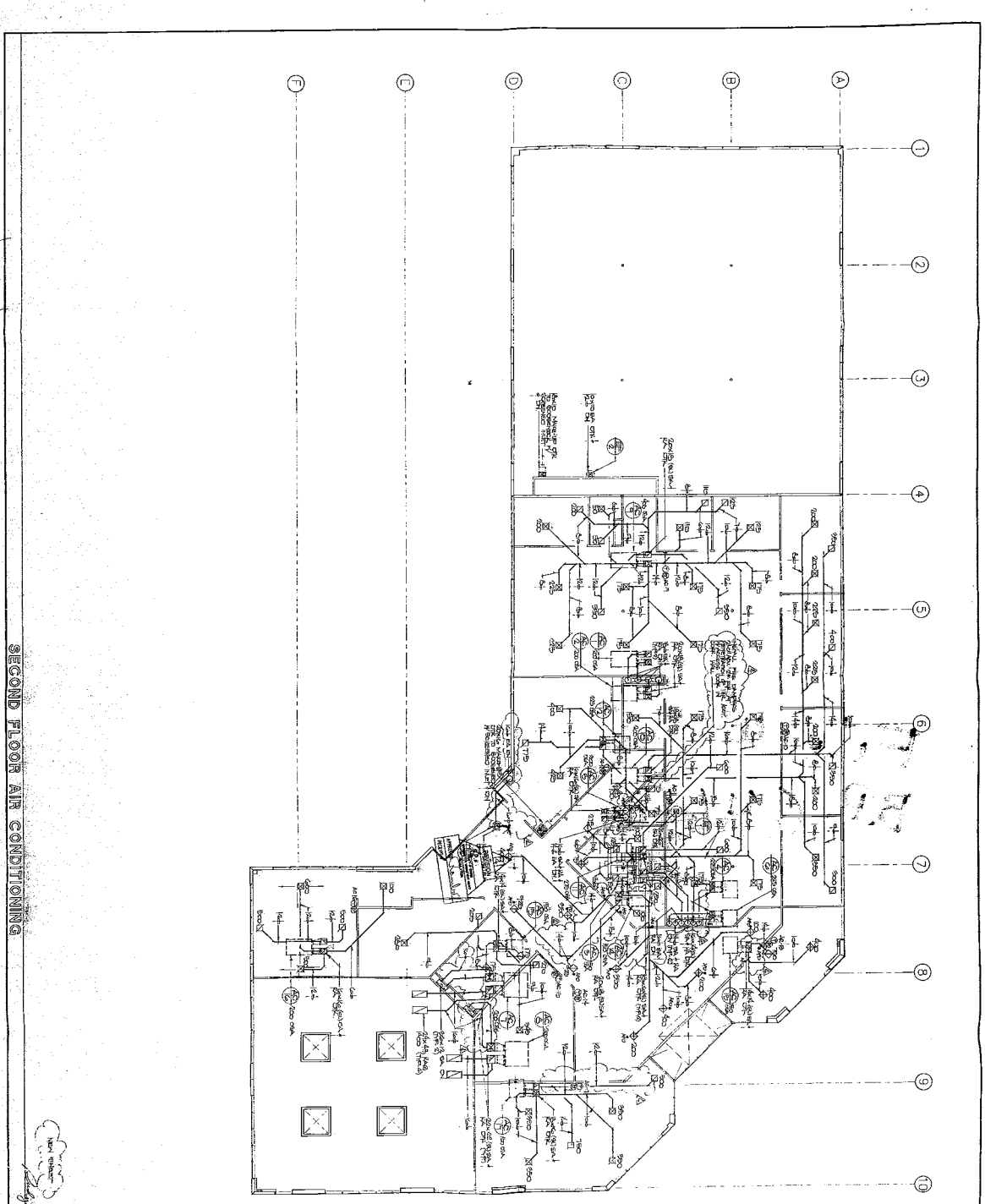
Kaminari

#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2060 FAX (714)833-7854

APPLIED MECHANICAL SYSTEMS, INC.

ARCHITECTURE / LAND PLANNING
BANZUELO / RIERSON / DUFF & ASSOCIATES, INC.
4501 EAST LA PALMA AVENUE, SUITE 205
ANAHEIM, CA. 92807-1907 (714) 777-0660



SECOND FLOOR AIR CONDITIONING

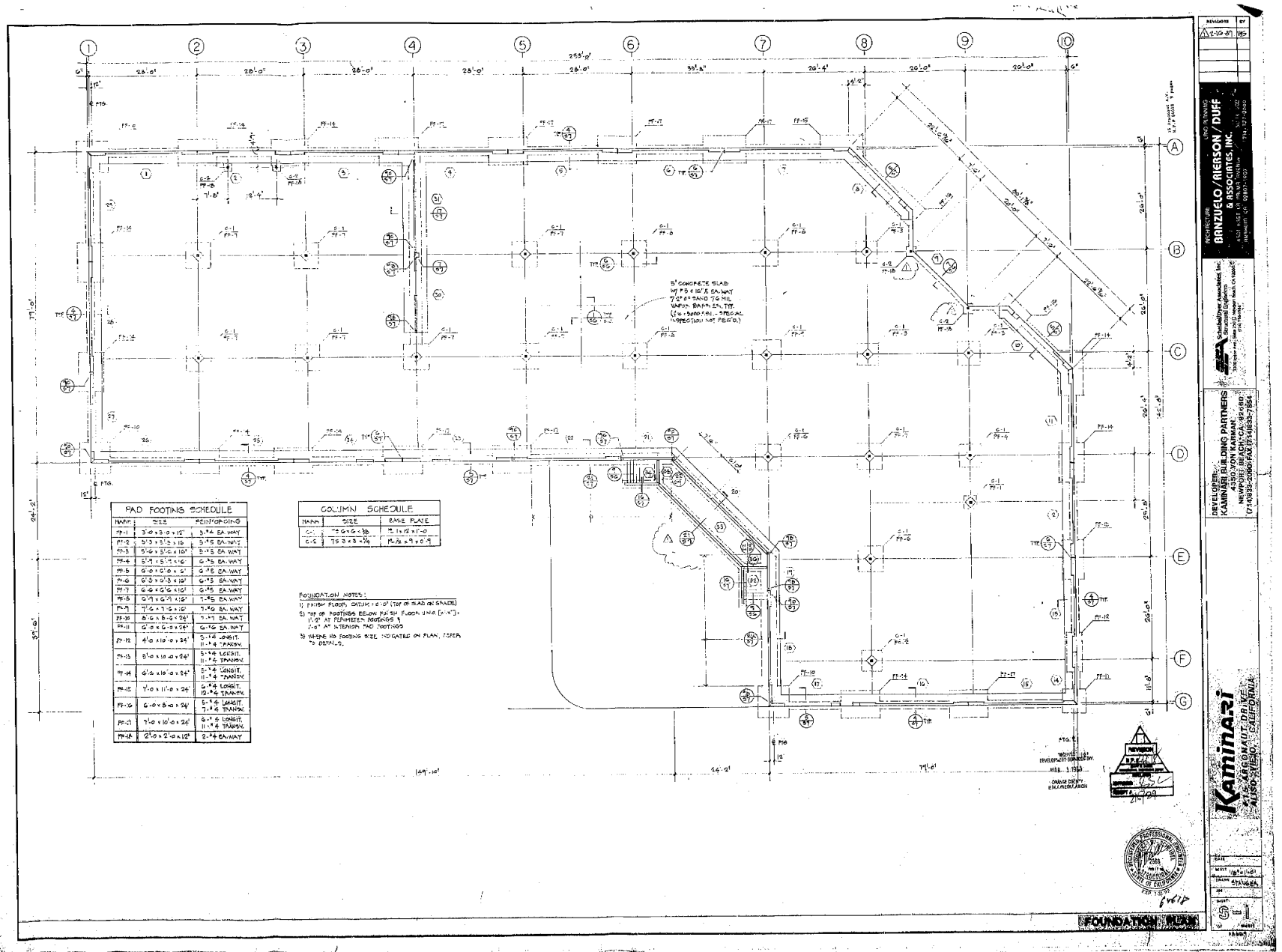
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

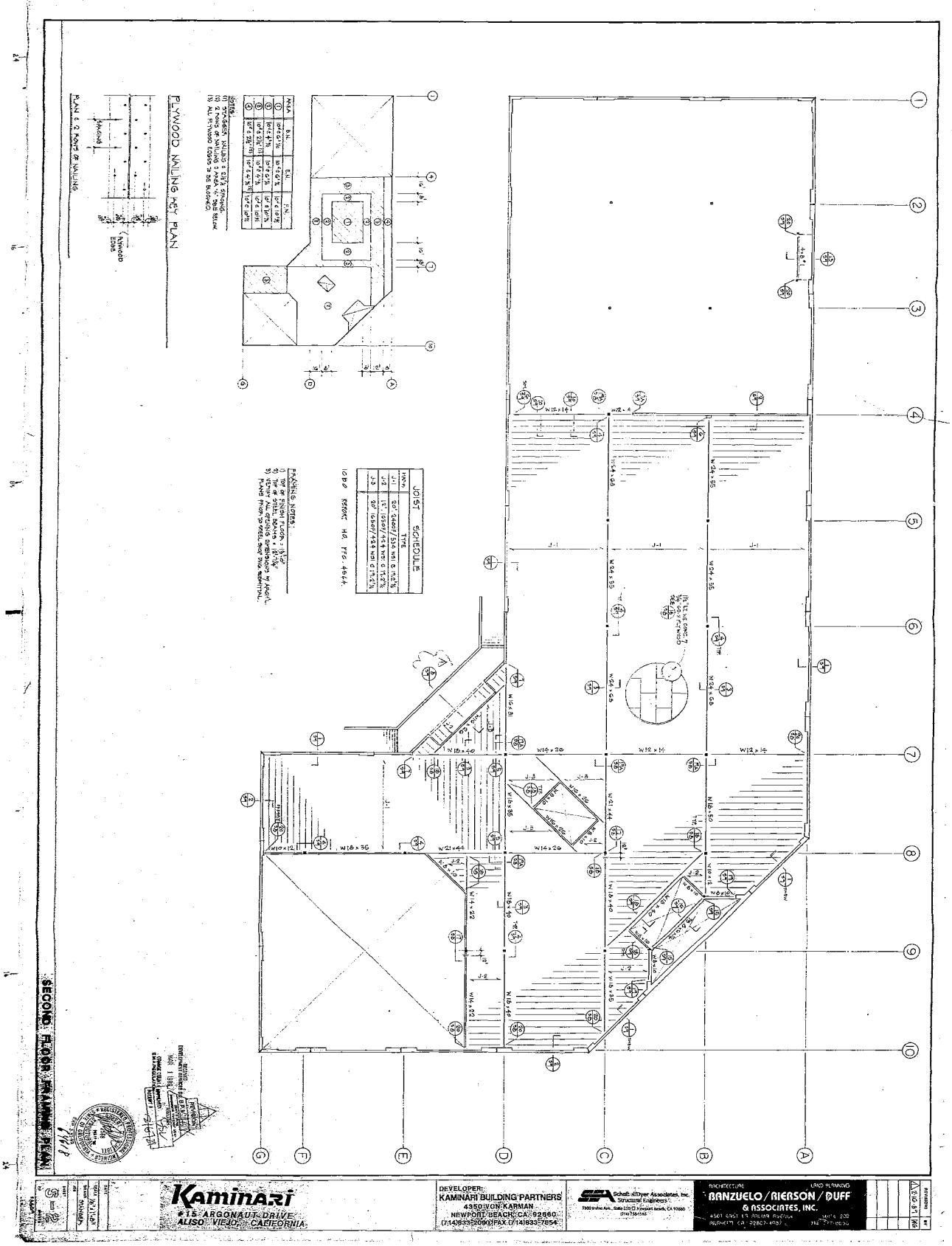
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2090 FAX (714)833-7854

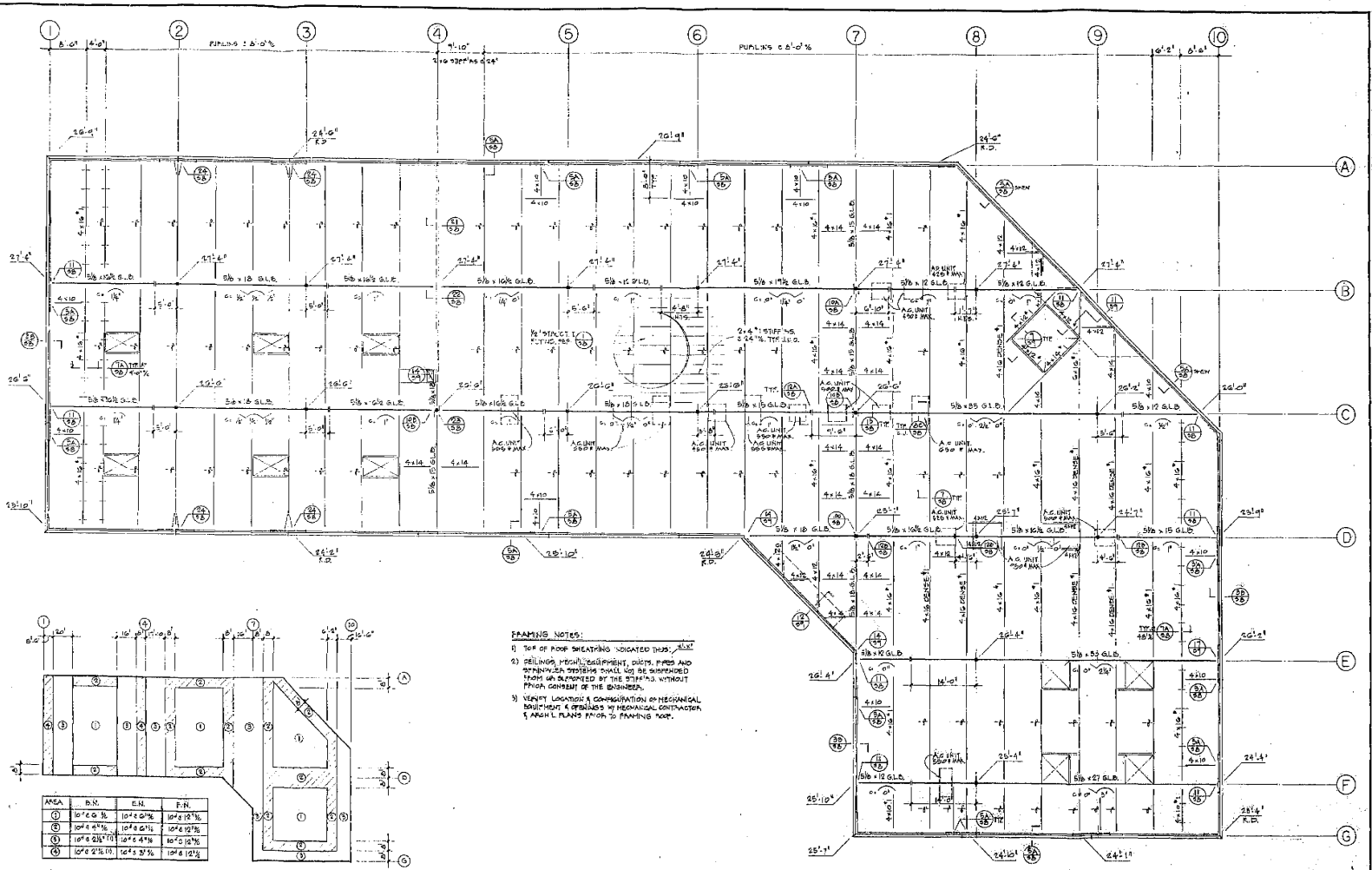
APPLIED MECHANICAL SYSTEMS, INC.
CONTRACTOR
0577

ARCHITECTURE
BANZUELO/NIERSON/DUFF
& ASSOCIATES, INC.
4501 E. LA PALMA AVENUE, SUITE 202
ANAHEIM, CA. 92807-1903 (714) 777-0666

M-3


FOUNDATION PLAN
5" CONCRETE SLAB W/ #5 @ 18" E.B.WAY 7"x8" SAND 7G MIL VAPOR BARRIER, TYP. (6"x 3000 PSI - STEEL REINFORCEMENT NOT REQ'D.)
PAD FOOTING SCHEDULE
MARK | SIZE | REINFORCING
FP-1 | 3'-0 x 3'-0 x 12" | 3-#4 EA WAY
FP-2 | 5'-3 x 5'-3 x 16" | 5-#5 EA WAY
FP-3 | 5'-6 x 5'-6 x 16" | 5-#5 EA WAY
FP-4 | 5'-9 x 5'-9 x 16" | 6-#5 EA WAY
FP-5 | 6'-0 x 6'-0 x 16" | 6-#5 EA WAY
FP-6 | 6'-3 x 6'-3 x 16" | 6-#5 EA WAY
FP-7 | 6'-6 x 6'-6 x 16" | 6-#5 EA WAY
FP-8 | 6'-9 x 6'-9 x 16" | 7-#5 EA WAY
FP-9 | 7'-0 x 7'-0 x 16" | 7-#6 EA WAY
FP-10 | 8'-0 x 8'-0 x 24" | 5-#7 EA WAY
FP-11 | 9'-0 x 9'-0 x 24" | 6-#8 EA WAY
FP-12 | 4'-0 x 10'-0 x 24" | 5-#6 LONGIT. 11-#6 TRANSV.
FP-13 | 8'-0 x 10'-0 x 24" | 5-#6 LONGIT. 11-#6 TRANSV.
FP-14 | 6'-6 x 10'-0 x 24" | 5-#6 LONGIT. 11-#6 TRANSV.
FP-15 | 7'-0 x 11'-0 x 24" | 6-#6 LONGIT. 12-#6 TRANSV.
FP-16 | 6'-0 x 8'-0 x 24" | 5-#6 LONGIT. 7-#6 TRANSV.
FP-17 | 7'-0 x 10'-0 x 24" | 6-#6 LONGIT. 11-#6 TRANSV.
FP-18 | 2'-0 x 2'-0 x 12" | 3-#4 EA WAY
COLUMN SCHEDULE
MARK | SIZE | BASE PLATE
C-1 | TS 6 x 6 x 3/16 | 14 x 14 x 1'-0
C-2 | TS 8 x 8 x 1/4 | 14-3/8 x 9 x 0'-9
FOUNDATION NOTES:
1) FINISH FLOOR ELEV. = 0'-0" (TOP OF SLAB ON GRADE)
2) TOP OF FOOTINGS BELOW FINISH FLOOR UNLESS [X'-X"]: 1'-0" AT PERIMETER FOOTINGS & 1'-6" AT INTERIOR PAD FOOTINGS
3) WHERE NO FOOTING SIZE INDICATED ON PLAN, REFER TO DETAILS.
ARCHITECTURE BANZUELO / NIERSON / DUFF & ASSOCIATES, INC.
DEVELOPER: KAMINARI BUILDING PARTNERS 4350 VON KARMAN NEWPORT BEACH, CA. (714)833-2060 FAX (714)833-7854
Kaminari
25 ARGONAUT, DRIVE ALISO VIEJO, CALIFORNIA
FOUNDATION PLAN
S1


SECOND FLOOR FRAMING PLAN
PLYWOOD NAILING KEY PLAN
JOIST SCHEDULE
FRAMING NOTES:
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2000 FAX (714)833-7054
Schatt/Myer Associates, Inc.
Structural Engineers
BANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.



AREA	B.N.	E.N.	F.N.
①	10"c @ 12"	10"c @ 6"	10"c @ 12"
②	10"c @ 12"	10"c @ 6"	10"c @ 12"
③	10"c @ 6"	10"c @ 4"	10"c @ 12"
④	10"c @ 4"	10"c @ 3"	10"c @ 12"

NOTES:
(1) STAGGER NAILS @ 2" & 2½" SPACINGS.
(2) PANEL EDGE STIFFENERS TO BE 3 x MINIMUM AT NAIL SPACINGS OF 2" & 2½".

PLYWOOD NAILING KEY PLAN

FRAMING NOTES:
1) TOP OF ROOF SHEATHING INDICATED THUS: 24'-0"
2) CEILINGS, MECH. EQUIPMENT, DUCTS, PIPES AND PLUMBING SYSTEMS SHALL NOT BE SUSPENDED FROM OR SUPPORTED BY THE STIFFENING WITHOUT PRIOR CONSENT OF THE ENGINEER.
3) VERIFY LOCATION & CONFIGURATION OF MECHANICAL EQUIPMENT & OPENINGS W/ MECHANICAL CONTRACTOR & ARCH'L PLANS PRIOR TO FRAMING ROOF.

REVISIONS

ARCHITECTURE: BRINZUELO / RIGNSON / DUFF AND ASSOCIATES, INC.

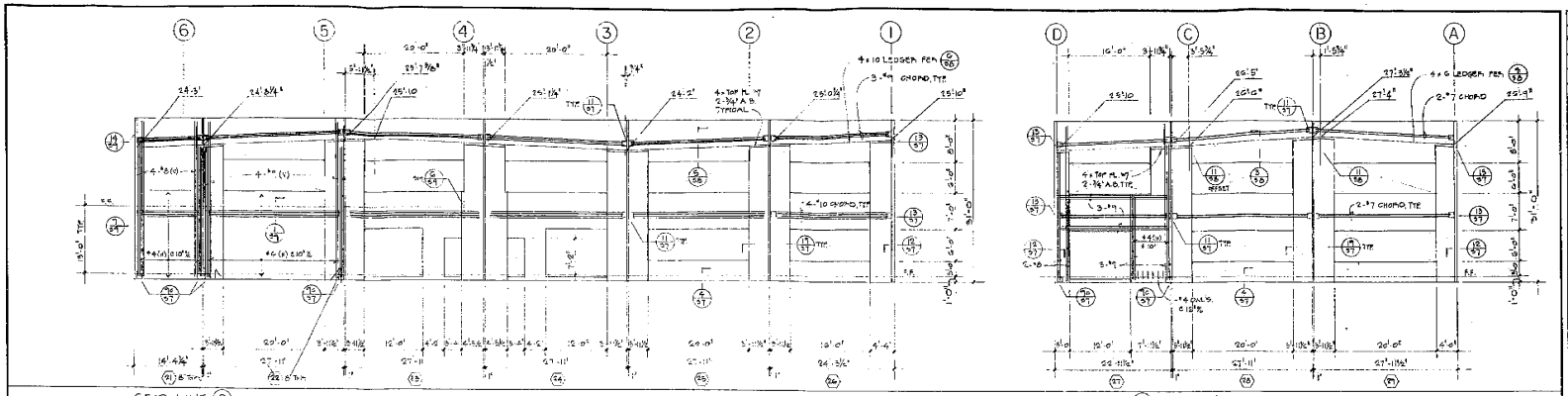
DEVELOPER: KAMINARI BUILDING PARTNERS 4300 VON KARMAN, SUITE 200 NEWPORT BEACH, CA 92660 (714) 833-3000 FAX (714) 833-3001

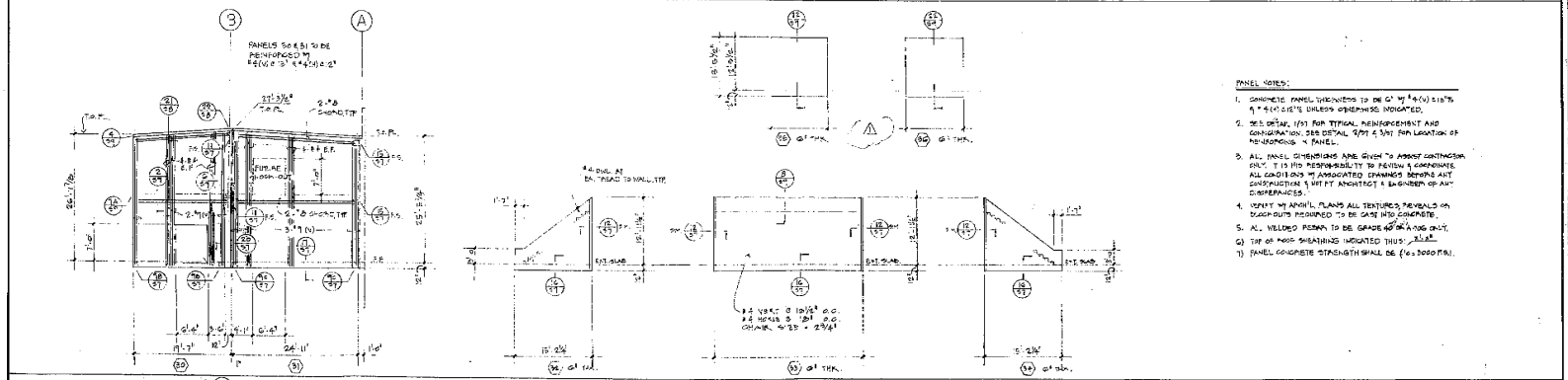
Kaminari
CARSON MUSEUM PLAZA
CARSON, CALIFORNIA

DATE
SCALE 1/8"=1'-0"
DRAWN STANDER
CHECKED
JOB NO.
SHEET NO. S-4

1586

GRID LINE 6
GRID LINE 7
GRID LINE 10
GRID LINE A
KAMINARI
755 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
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Schellenberger Associates, Inc.
Structural Engineers
ARCHITECTURE
LAND PLANNING
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PANEL NOTES:

1. CONCRETE PANEL THICKNESS TO BE 6" W/ #4@12" E.W. U.N.O.
2. SEE DETAIL 1/S7 FOR TYPICAL REINFORCEMENT AND CONFIGURATION. SEE DETAIL 9/S7 & 3/S7 FOR LOCATION OF REINFORCING IN PANEL.
3. ALL PANEL DIMENSIONS ARE GIVEN TO ASSIST CONTRACTOR ONLY. T.I.S. HAS RESPONSIBILITY TO REVIEW & COORDINATE ALL CONDITIONS W/ ASSOCIATED DRAWINGS BEFORE ANY CONSTRUCTION & SHIFT IT ARCHITECT & ENGINEER OF ANY DISCREPANCIES.
4. VERIFY W/ ARCH'L. PLANS ALL TEXTURES, REVEALS OR BLOCKOUTS REQUIRED TO BE CAST INTO CONCRETE.
5. ALL WELDED REBAR TO BE GRADE 60 OR A706 ONLY.
6. TOP OF WOOD SHEATHING INDICATED THUS: T.O.S.
7. PANEL CONCRETE STRENGTH SHALL BE f'c = 3000 PSI.

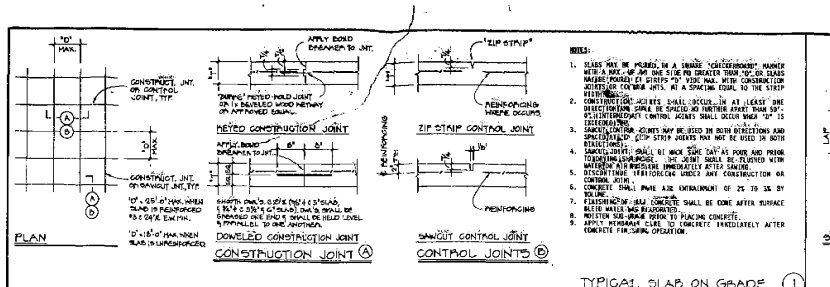
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN AVE.
NEWPORT BEACH, CA. 92660
(P) 949.833.2600 FAX (F) 949.833.7864

ARCHITECTURE
BANZUELO / RIENSON / DUFF
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LONG RANGE PLANNING
400 WEST 1ST PLAZA AVENUE SUITE 207
ENCINITAS, CA. 92024 (760) 753-6626

Kaminari
1155 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

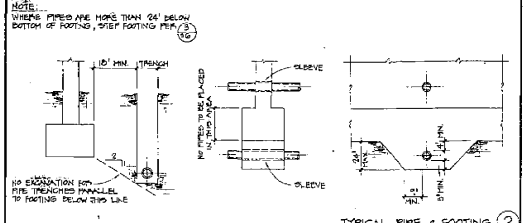
S-5

1588

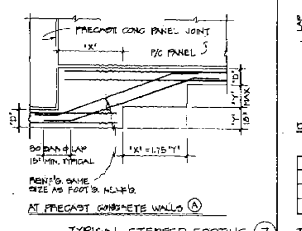


NOTES:
1. SLABS MAY BE FINISHED BY A SIMILAR "CASE/EFFICIENCY" MACHINE WITH A MAX. AP. AM ONE SIDE NO GREATER THAN 10'-0" OR SLABS MACHINE-BOUNDED BY STRIPS "D" WIDE MAX. WITH CONSTRUCTION JOINTS OR CONTROL JNTS. AT A SPACING EQUAL TO THE STRIP WIDTH.
2. CONSTRUCTION JOINTS SHALL OCCUR IN AT LEAST ONE DIRECTION ONLY. SHALL BE SPACED NO FURTHER APART THAN 50'-0". INTERMEDIATE CONTROL JOINTS SHALL OCCUR WHEN "D" IS EXCEEDED (TYP.).
3. SAWCUT CONTROL JOINTS MAY BE USED IN BOTH DIRECTIONS AND SPACED EQUAL. ZIP STRIP JOINTS MAY NOT BE USED IN BOTH DIRECTIONS.
4. SAWCUT JOINTS SHALL BE MADE SOME DAY AS POUR AND PRIOR TO CRACKING (APPROX. 1/4" DEEP). JOINT SHALL BE FLUSHED WITH WATER TO AID IN RESIDUE IMMEDIATELY AFTER SAWING.
5. DISCONTINUE REINFORCING UNDER ANY CONSTRUCTION OR CONTROL JOINT.
6. CONCRETE SHALL HAVE A 28 ENTRAINMENT OF 2% TO 3% BY VOLUME.
7. FINISHING OF SLAB CONCRETE SHALL BE DONE AFTER SURFACE BLEED WATER HAS DISAPPEARED.
8. MOISTEN SUB-GRADE PRIOR TO PLACING CONCRETE.
9. APPLY MEMBRANE CURE TO CONCRETE IMMEDIATELY AFTER CONCRETE FINISHING OPERATION.

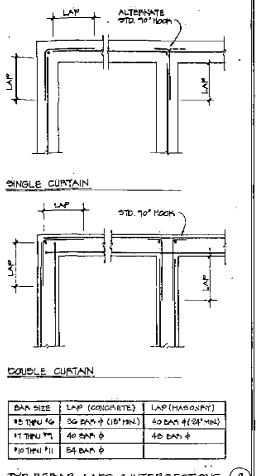
TYPICAL SLAB ON GRADE (1)



TYPICAL PIPE @ FOOTING (2)

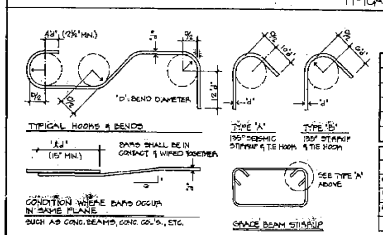


TYPICAL STEPPED FOOTING (3)



BAR SIZE	LAP (CONCRETE)	LAP (MASONRY)
#3 THRU #6	30 BAR Ø (18" MIN.)	40 BAR Ø (24" MIN.)
#7 THRU #9	40 BAR Ø	48 BAR Ø
#10 THRU #11	54 BAR Ø	

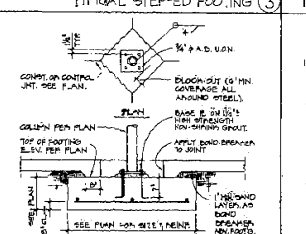
TYP. REBAR LAPS @ INTERSECTIONS (4)



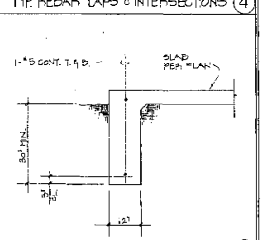
BEND DIAMETER SCHEDULE	
BAR SIZE	BEND DIAM.
#3 THRU #5	D=6d
#6 THRU #8	D=8d
#9 THRU #11	D=8d
#14 THRU #18	D=10d

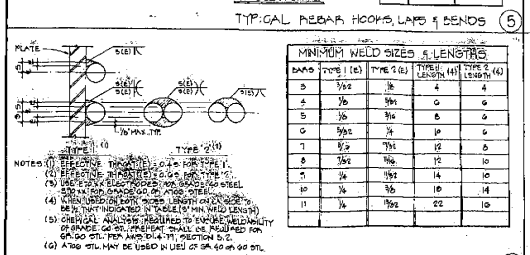
BAR "A" SCHEDULE		
SIZE	#4"-CONC.	#4"-MAS.
#3-#6	45 BAR DIA.	
#7-#9	45 BAR DIA.	
#10-#11	54 BAR DIA.	

TYPICAL REBAR HOOKS, LAPS & BENDS (5)



TYPICAL COLUMN @ FOOTING (6)

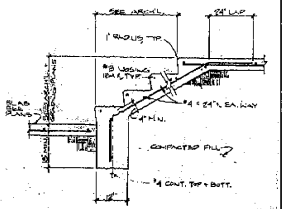




NOTES: (1) EFFECTIVE THROAT (E) = 0.49 x SIZE - TYPE 1.
(2) EFFECTIVE THROAT (E) = 0.70 x SIZE - TYPE 2.
(3) USE 70 KSI X-RODE ELECTRODES FOR GRADES 50 STEEL - 490 KSI ROD-GRADE 60, 70 KSI - STEEL.
(4) WHEN USED OR BOTH SIDES LENGTH OF "A" SIDE "B" MAY BE 1/2" LESS THAN INDICATED IN TABLE (1/2" MIN. WELD LENGTH).
(5) OVERALL ANALYSIS REQUIRED TO EVOKE ADEQUACY OF BRACE. GO OR PRESENT SHALL BE REQUIRED FOR GA-GO STL. PER AWS D1.1-77, SECTION 5.2.
(6) A709 STL MAY BE USED IN LIEU OF GR. 60 OR 50 STL.

MINIMUM WELD SIZES & LENGTHS					
BARS	TYPE 1 (E)	TYPE 2 (E)	TYPE 1 LENGTH (4)	TYPE 2 LENGTH (4)
3	1/16	1/8	4	4
4	1/8	3/16	6	6
5	1/8	3/16	8	6
6	3/16	1/4	10	6
7	3/16	7/16	12	8
8	7/16	5/16	12	10
9	1/4	11/16	14	10
10	1/4	3/8	18	14
11	1/4	13/16	22	18

TYPICAL REBAR WELDING (8)



(9)

REINFORCING STEEL

1. Bar reinforcement shall conform to ASTM A615, Grade 60.
2. All welded rebar shall be A615 Grade 40 or A706.
3. Welding of reinforcing steel shall conform to AWS D1.4-79.
4. Welded wire fabric shall conform to ASTM A185.
5. Reinforcing detailing, bending, and placing shall be in accordance with Concrete Reinforcing Steel Institute "Manual of Standard Practice" latest edition.
6. Laps at bar splices shall be: 36 bar dia. or 12" min. for concrete and 40 bar dia. or 18" min. for masonry unless noted otherwise.
7. Vertical bars in walls shall be accurately positioned at the center of wall, unless otherwise noted on details. A hook shall be used at top and bottom and at intervals not exceeding 10' bar dia.
8. Reinforcing steel shall be provided with the following amounts of concrete cover, unless noted otherwise:
   - Footings (concrete deposited against earth) - - - - - - - 3"
   - Exposed surfaces (formed) exposed to earth or weather - - 2"
   - Future reinforcing (including column ties) - - - - - - 1-1/2"
   - Beams and Girders: #6 - - - - - - - - - - - - - - - - - 1-1/2"
   - Slabs (#11 or smaller) - - - - - - - - - - - - - - - - - 3/4"
9. All reinforcing steel, anchor bolts, dowels, and inserts shall be well secured in position prior to placing concrete or grout.
10. Unless otherwise noted in details, furnish #3 spacer ties at approximately 2'-0" on center in all beams and footings to secure reinforcing in place.

STRUCTURAL STEEL

1. Structural steel shall conform to ASTM A36, unless noted otherwise.
2. Steel pipe shall conform to ASTM A53, Grade B (F_y = 36 ksi).
3. Steel tube shall conform to ASTM A500, Grade B (F_y = 46 ksi).
4. All nuts-n-washers shall have bolts conforming to ASTM A325.
5. Machine bolts and anchor bolts shall conform to ASTM A307, Grade "A" unless noted otherwise.
6. Welding of structural steel shall be done by the shielded arc process, per AWS D1.1 using approved electrodes (E7018-low hydrogen).
7. Unless noted otherwise, all metal contact edges shall receive continuous fillet welds per AISC Table 1.17.2a.
8. All workmanship and materials shall conform to the latest edition of the "AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings".

STRUCTURAL WOOD

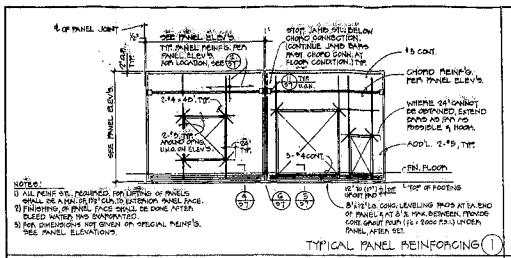
1. All wood members shall be Douglas Fir (DF) or Larch grade marked by a recognized grading agency (W.C.L.A.).
2. Plywood sheathing shall be Douglas Fir conforming to concrete' products Standard PS-1-74, and shall be grade rated in accordance with APA.
3. Wood grades (unless noted otherwise):
   (A). For horizontal members: Joists & Rafters - Grade #2
   Beams & Stringers - Grade #1
   (B). For vertical members: Adequate
   2x4 studs: Construction Grade
   2x6 & larger: #1 stds - Grade #2
   Posts & Timbers - Grade #1
4. Cutting, notching or additional holes or notches to be permitted only as detailed or approved by the Engineer.
5. Unless otherwise noted, all nailing shall conform to the latest edition of the U.B.C.
6. All nails shall be standard common nails, unless noted otherwise.
7. All sills or plates resting on concrete or masonry shall be pressure - treated Douglas Fir. Bolts shall be turned 3" from the end of a board or from a notch and spaced at intervals noted.
8. All bolt heads and nuts bearing on wood shall have standard cut washers. All bolt holes in wood shall be drilled 1/32" dia. larger, then normal bolt dia.
9. All framing anchors, post caps, column bases, etc. shall be as manufactured by "Simpson Company" or equivalent.
10. Provide double joists under all parallel partitions.
11. Provide blocking or bridging per latest edition of the U.B.C.
12. Top plates of all wood stud walls to be 2-2x 12 (same width as studs), unless otherwise noted. Lap 48" (min.) and not less than 6-16d nails at each lap and not more than 12" between nails.
13. Adhesives used for any field gluing shall conform to APA performance specification PRS-01.

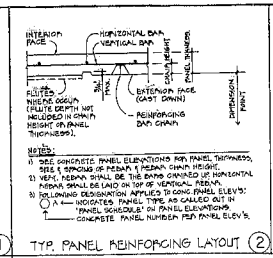
PREFABRICATED WOOD JOISTS

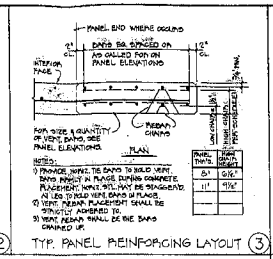
1. Wood Joists shall be specified on plans and shall have a current I.C.B.O. acceptance.
2. Joists shall be factory manufactured with structural grade plywood web and wood or metal chord or machine stress rated lumber flanges utilizing waterproof resin glue.
3. Joists shall be fabricated in a properly equipped manufacturing facility and under the supervision of a third party inspection agency.
4. Specific joist layout and details to fit the dimensions and loads indicated on the plans. All design shall be in accordance with allowable values and section properties contained in the approved I.C.B.O. report.
5. Joist manufacturer shall submit calculations and shop drawings to structural engineer for review prior to fabrication for review prior to fabrication.
6. Joists shall not be cut, notched or drilled in any manner other than as shown on the approved shop drawings and recommendations. Erection and temporary and other members from damaged joists. Temporary and other members from damaged joists shall be replaced or repaired as directed by the manufacturer or the structural engineer.
7. Temporary construction loads which cause stresses beyond those for which the joists are designed.
8. Truss manufacturer shall design bracing to resist the lateral support for the individual compression chords and the entire system until sheathing material has been applied.
9. Truss manufacturer shall design trusses for mechanical equipment loads on roof.
10. Wood floor joists shall satisfy a minimum live load deflection criteria of span/600.

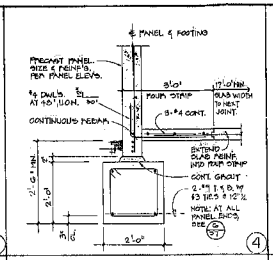
GLUE LAMINATED WOOD

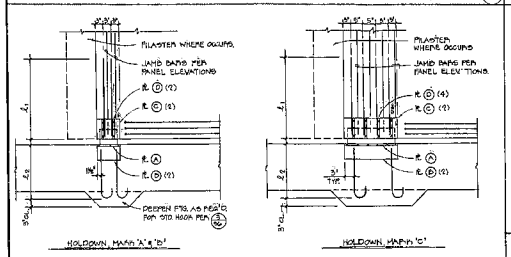
1. Fabrication of glulam beams shall be in accordance with standard specifications for structural Glu-Lam Douglas Fir (Douglas Fir) by the West Coast Lumberman's Association (latest edition).
2. All glulam beams exposed to weather shall be fabricated with exterior glue.
3. All glulam beams shall be manufactured to the following minimum requirements: Douglas Fir, Combination 24F-V4 as per U.B.C. Standard No. 25-12, Table No. 25-K.

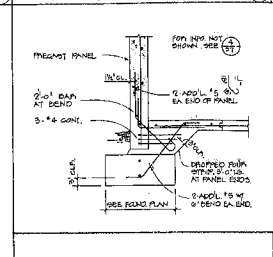


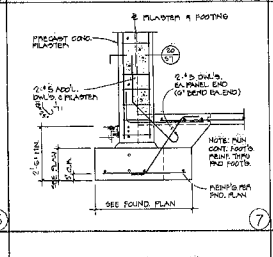


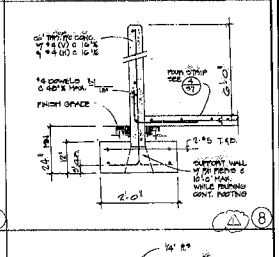


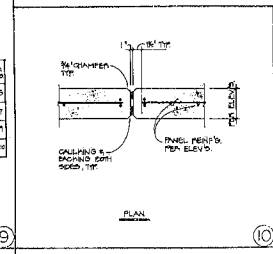


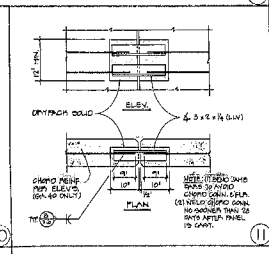


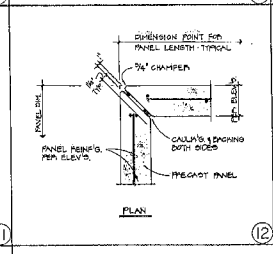


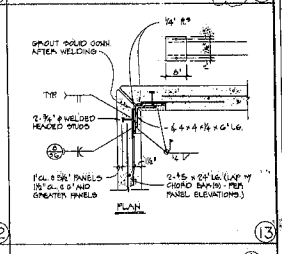


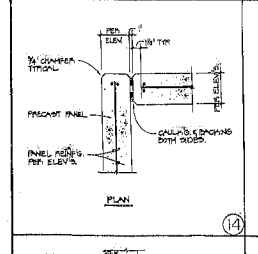


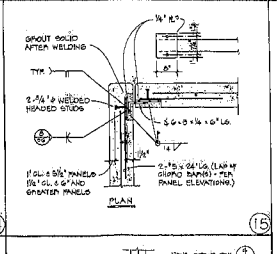


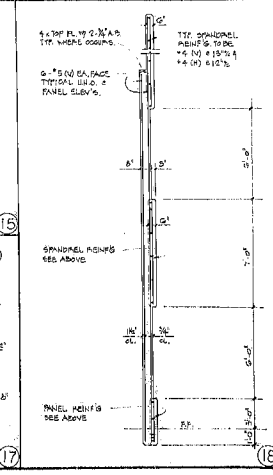


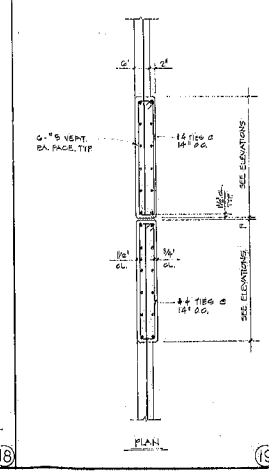


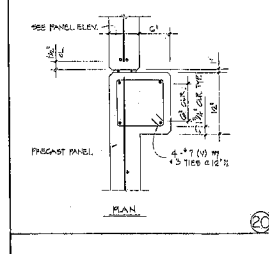


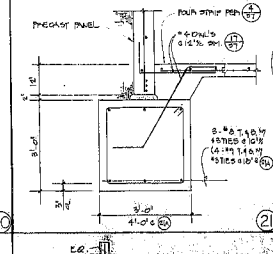


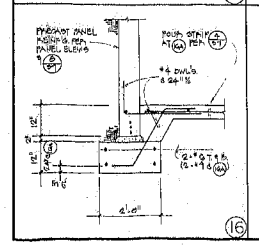


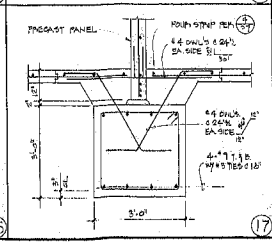


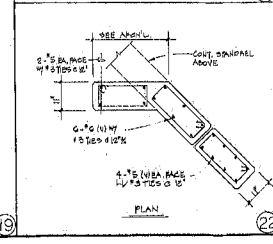


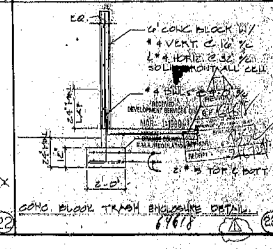










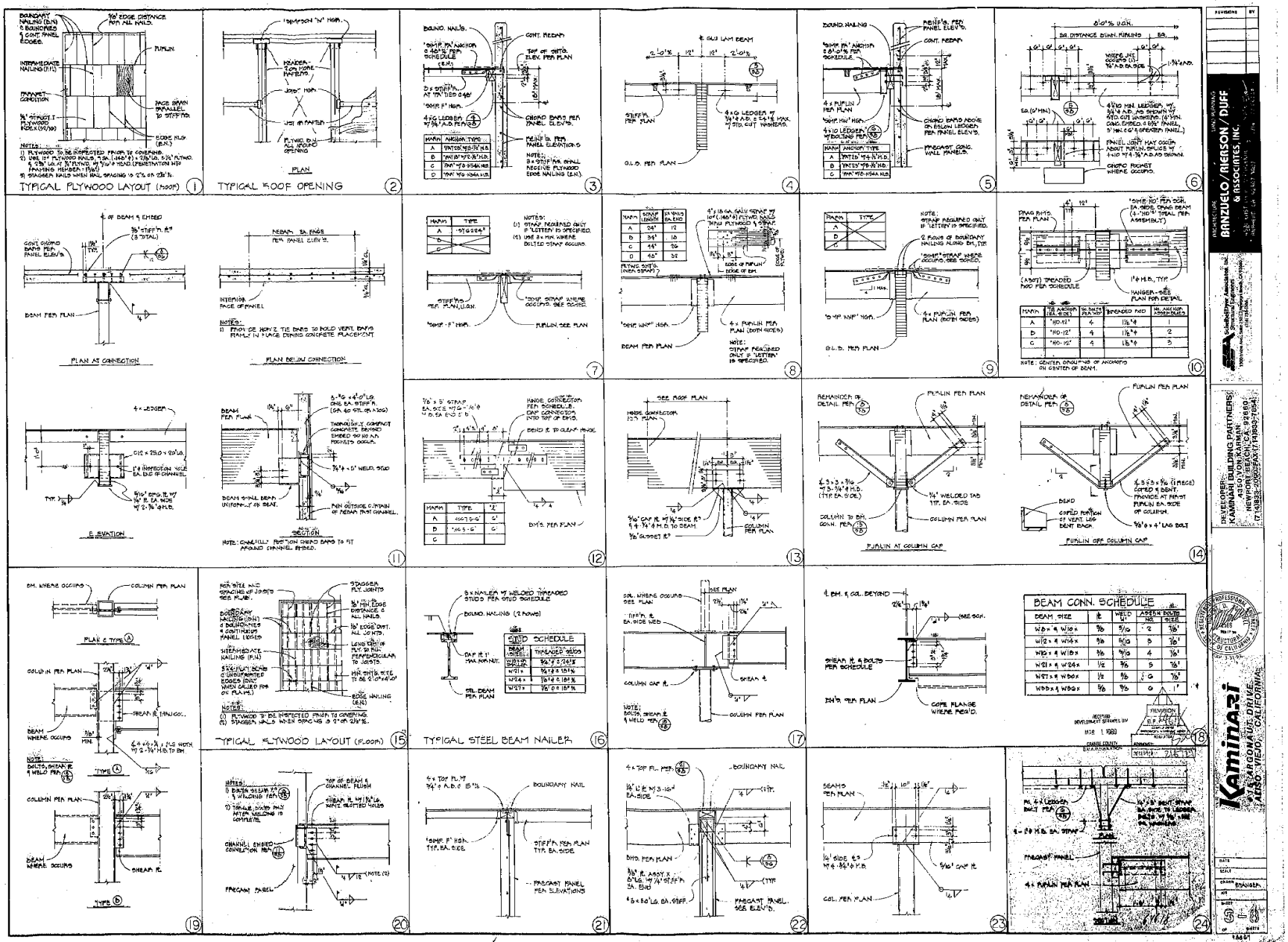


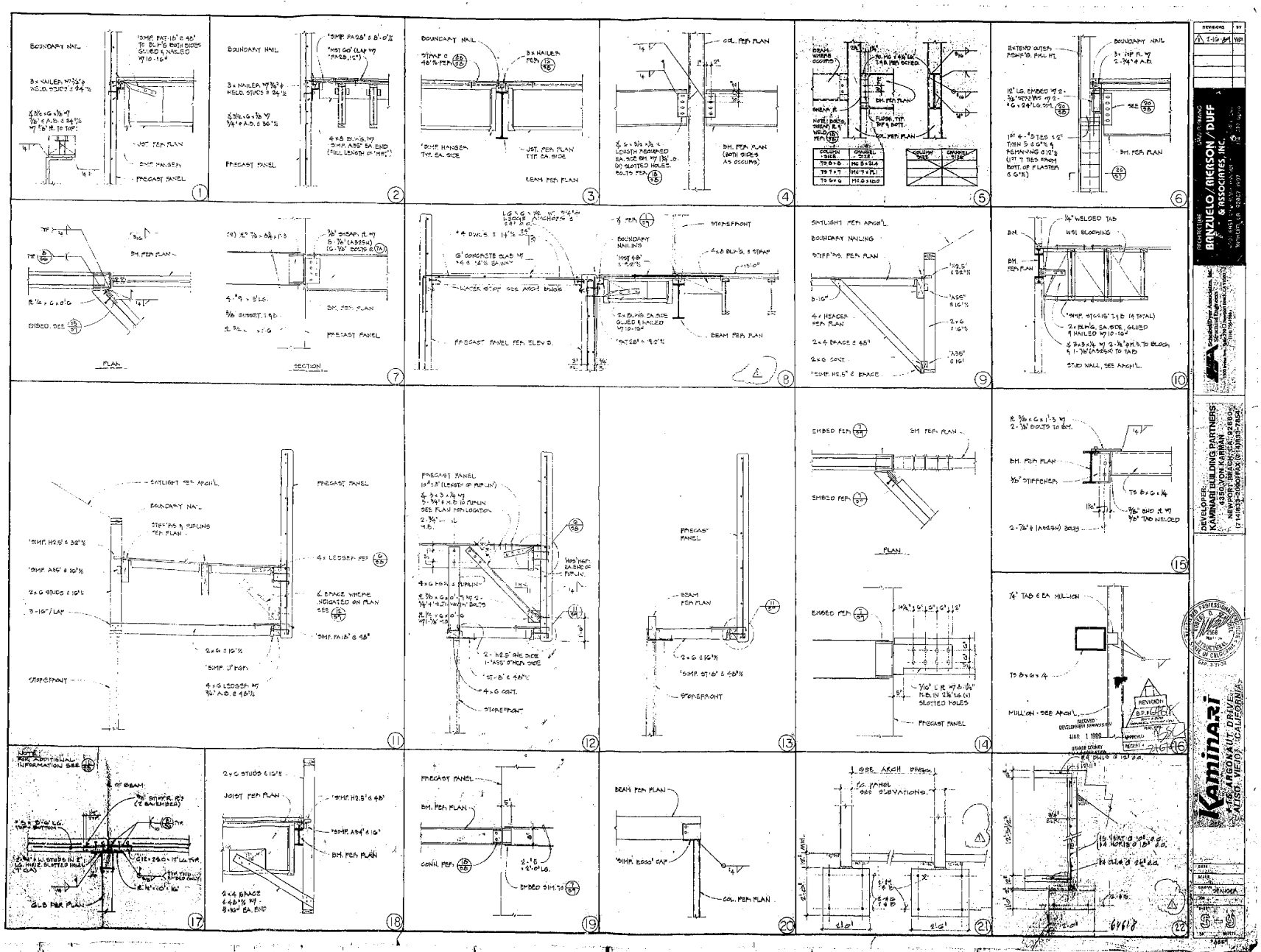
ARCHITECTURE: BANZUDLO / ANDERSON / DUFF & ASSOCIATES, INC.

DEVELOPER: KAMINARI BUILDING PARTNERS 4350 VON KARMAN, SUITE 160 NEWPORT BEACH, CA 92660 (714) 833-3700 FAX (714) 833-3788

Kaminari #15 ARGONAUT DRIVE ALISO VIEJO, CALIFORNIA

SHEET 7 OF 7 SHEETS


TYPICAL PLYWOOD LAYOUT (FLOOR) 1
TYPICAL ROOF OPENING 2
3
4
5
6
7
8
9
10
11
12
13
14
TYPICAL PLYWOOD LAYOUT (FLOOR) 15
TYPICAL STEEL BEAM NAILER 16
17
18
19
20
21
22
23
24
BEAM CONN. SCHEDULE
STUD SCHEDULE
DEVELOPER:
BUILDING PARTNERS
KAMINARI
ONE LLC
2151 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2060 FAX (714)833-7044
ARCHITECTURE
BANZUELO / MERSON / DUFF
& ASSOCIATES, INC.
Schaffzin Associates, Inc.
Structural Engineers
Kaminari
AT ARGON AVE. DRIVE
ARSO VIEJO, CALIFORNIA



DEVELOPER:
BUILDING PARTNERS
KAMMER/VON KARMAN
4350 VON KARMAN
NEWPORT BEACH, CA 92660
(714)833-2000 FAX (714)833-7854

ARCHITECTURE
BANZHELO / MERSON / DUFF
& ASSOCIATES, INC.
4 PARK PLAZA, SUITE 1000
IRVINE, CA 92614 (714) 833-0741

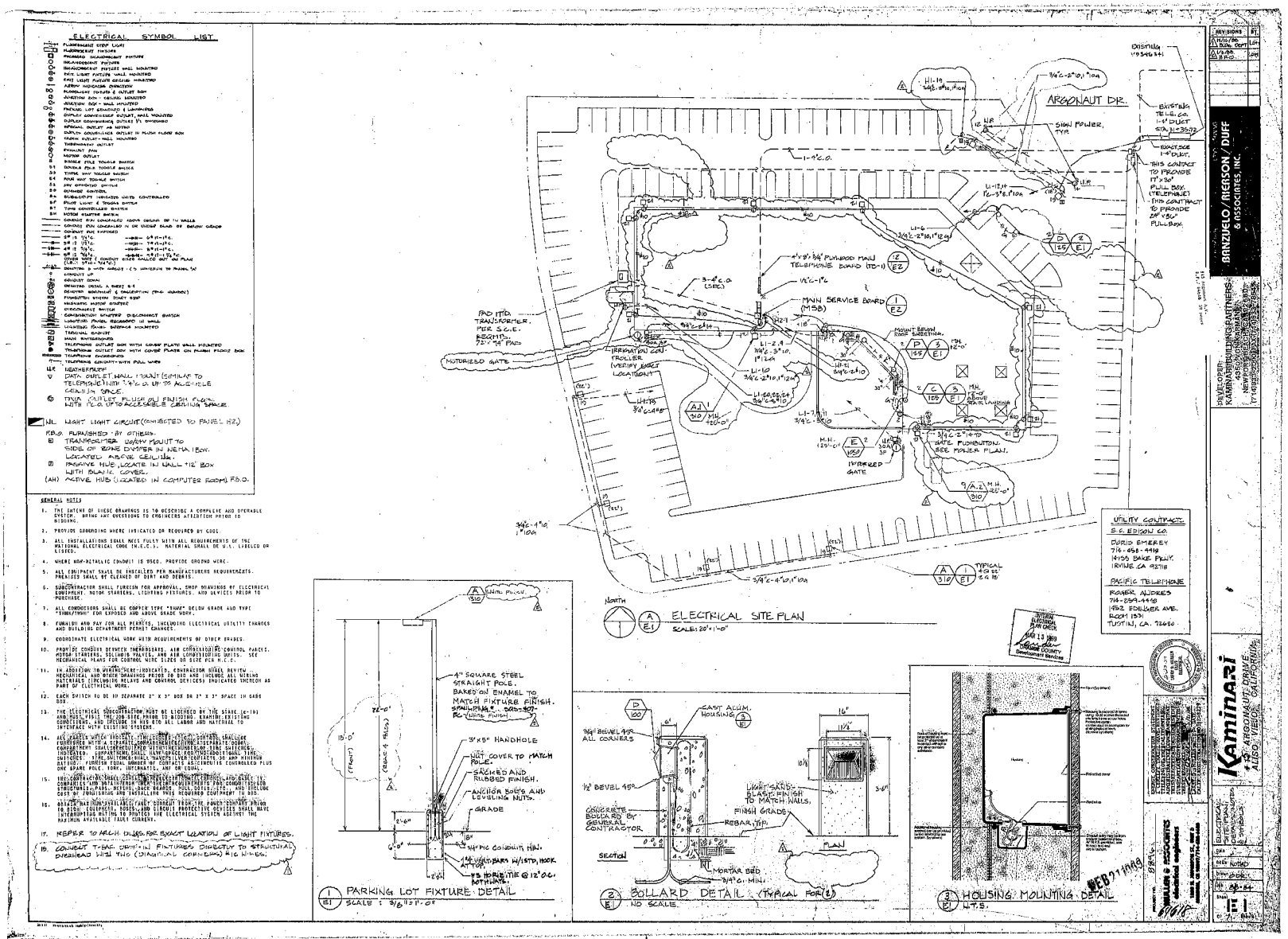
STRUCTURAL ENGINEERS
CaldwellDyer Associates, Inc.
Structural Engineers
2030 Main Street, Suite 1300
Irvine, CA 92614
(714) 752-8505

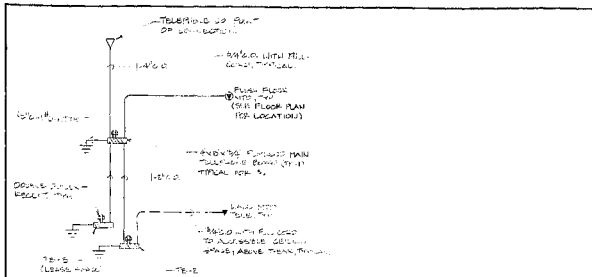
CIVIL ENGINEERS
RBF CONSULTING
14725 Alton Parkway
Irvine, CA 92718
(714) 472-9300

REVISIONS

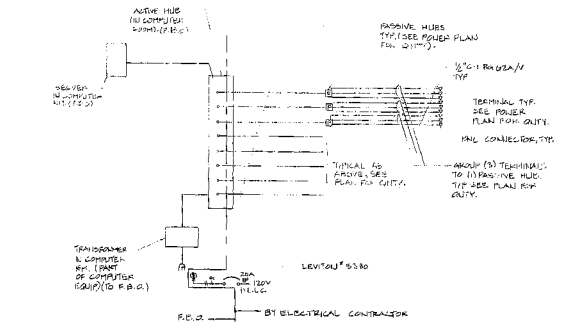
Kaminari
ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

1592

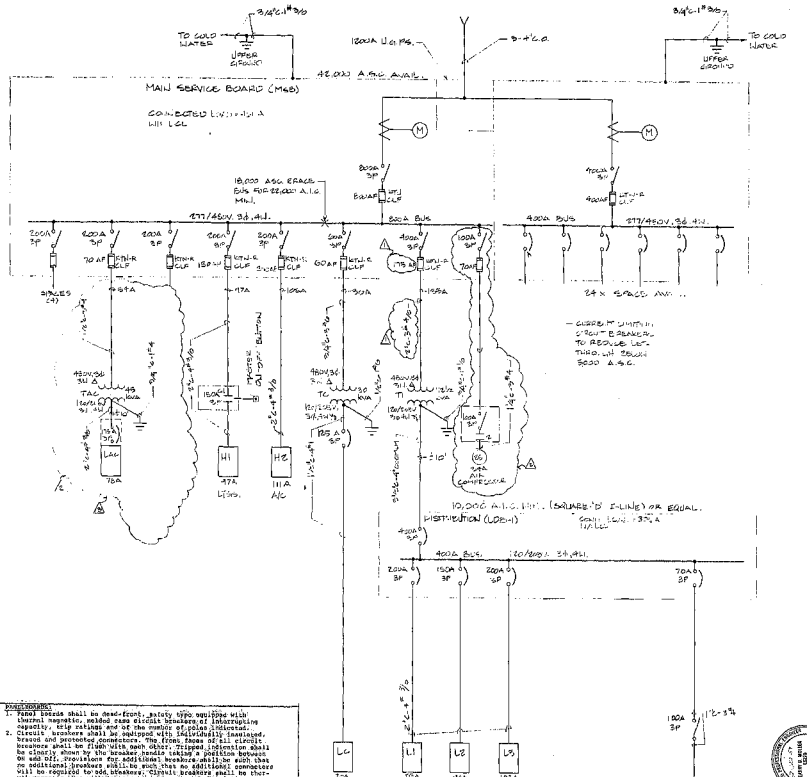

ELECTRICAL SYMBOL LIST
GENERAL NOTES
ARGONAUT DR.
ELECTRICAL SITE PLAN
SCALE: 20'-1"-0"
PARKING LOT FIXTURE DETAIL
SCALE: 3/8"=1'-0"
BOLLARD DETAIL (TYPICAL FOR 6)
NO SCALE
HOUSING MOUNTING DETAIL
N.T.S.
UTILITY CONTACT:
S.C. EDISON CO.
DAVID EMEREY
714-658-4418
14155 DAKE PKWY.
IRVINE, CA 92718
PACIFIC TELEPHONE
ROGER AUDRES
714-259-4448
1482 EDELWEB AVE.
ROOM 153
TUSTIN, CA. 92680
DEVELOPER:
KAMINA/BUILDING PARTNERS
4350 VON KARMAN AVE.
NEWPORT BEACH, CA. 92660
714/833-2626
BANZUELO / NIERSON / DUFF
& ASSOCIATES, INC.
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA
ELECTRICAL SITE PLAN
PARKING LOT FIXTURE DETAIL
BOLLARD DETAIL
HOUSING MOUNTING DETAIL
DATE: 8-84
SCALE: NOTED
E1
01 of 01 SHEETS



TELEPHONE RISER DIAGRAM



BLOCK DIAGRAM LOCAL AREA NETWORK



SINGLE-LINE DIAGRAM

Δ - FUSE PER MANUF. NAME-PLATE DATA.

FEB 2 1989

ELECTRICAL WORK 16601

SECTION 16601 - ELECTRICAL WORK

1. GENERAL
1.01 REFERENCES:
All General, supplementary, special conditions and Division 1 apply to this Section.
1.02 SCOPE:
As indicated on Electrical Drawings.
1.03 CODES AND REGULATIONS:
All work under this Division shall comply with the most rigid requirements of the latest editions of the National Electrical Code, the California Administrative Code - Title 24 - State Building Standards Code, Part 3 - Basic Electrical Regulations, all local codes and Title 24 Calculation Ammendments.
1.04 PERMITS AND INSPECTIONS:
The Contractor shall obtain and pay for all permits and inspections required for the work by all legally constituted authorities having jurisdiction. Certificates of all such permits and inspections shall be delivered to the Owner's representative.
1.05 TESTS:
The Contractor shall perform all electrical tests as required and he shall perform a complete "in service" operation of his entire electrical system to the full satisfaction of the Owner.
1.06 GUARANTEE:
Should any trouble develop within one (1) year from the date of completion and acceptance of the building, due to faulty or defective materials and/or workmanship, the trouble shall be corrected by the Contractor without expense to the Owner.
1.07 RECORD DRAWINGS:
The Contractor shall keep an accurate dimensioned record of the installed locations of all buried conduits and sleeves and shall furnish to the Architect two (2) complete sets of reproducible drawings marked to show the electrical systems exactly as installed. Architect and Engineer Seals shall not appear on the Record Documents.
2. PRODUCTS:
2.01 MATERIALS:
All material, appliances, fixtures and equipment shall be new and of the best grade of the respective kind, free from all defects and of the make, brand and quality specified. Materials for similar use shall be of the same type and manufacture. All materials shall be U.L. listed.
2.02 PROTECTION OF FINISH:
The Contractor shall fully protect all finished parts of the materials and equipment against damage from whatever cause during the progress of the work and until final completion.
2.03 MATERIALS:
A. Conduit: The term conduit shall refer to rigid heavy wall galvanized or sherardized steel conduit, rigid heavy wall aluminum conduit, directional metallic tubing (EMT), flexible metal conduit, schedule 40 PVC conduit.
1. Conduits exposed and subject to mechanical injury shall be rigid heavy wall galvanized steel or aluminum. Aluminum conduit may not be used below grade or imbedded in concrete.
2. Conduits run exposed outside or in floor slabs shall be rigid heavy wall galvanized or sherardized steel.
3. Conduits run below grade, exterior to the building, shall be schedule 40 heavy wall, high impact poly vinyl chloride electrical conduit. A ground wire shall be installed on all PVC conduits.
4. Conduits for lighting circuits and 120 volt outlet circuits shall be EMT where not subject to mechanical injury.
5. Conduits where allowed for lighting circuits and 120 volt outlets shall be flexible metal conduit in stud walls & ceilings.
6. Flexible conduit shall be installed to all vibrating equipment.
7. Flexible conduit shall be used for all exterior equipment.
8. No conduit inside will be painted.
9. All conduit bodies installed in any location where the presence of moisture is apparent shall be equipped with rubber gaskets.
10. The Sub-Contractor shall furnish and install fittings, special devices and material which may be required for the proper installation of the conduit system.

B. OUTLET BOXES:
1. Outlet boxes and covers shall be galvanized or sherardized, one piece pressed steel, knockout type of approved manufacture. Ones for multiple devices shall be gang-boxes.
2. Outlet boxes shall be screwed with plaster rings, extension rings, or fixture studs as may be required.
3. Boxes exposed to rain or other moisture shall be Crouse-Hinds type FS or FD Handi, Bakon with appropriate covers and gaskets; painted to match adjoining finish.

C. WIRING DEVICES AND PLATES:
1. Convex receptacles shall be Hiorns 1864.
2. Switches shall be Hiorns 5711, single pole, and 5713, three way.
3. Plates shall be brushed stainless steel or Hiorns plastic, smooth white standard.

D. CONDUCTORS:
1. Conductors: Varnish and insulation conductors of the size and type shown on the drawings and as herein specified. All conductors using this section shall be copper, as shown on the one-lined diagram, type THW and rated at 600 volts nominal where allowed by local codes.
2. Insulation for conductors shall conform to the following: Wire sizes No. 12 to No. 8 shall be Type THW wire size No. 6 and larger shall be type RHW or THW.
3. All current carrying wires shall be color coded throughout.

E. SWITCHBOARD:
1. Panel boards shall be dead-front, safety type equipped with thermal magnetic, molded case circuit breakers of interrupting capacity, trip ratings and of the number of poles indicated.
2. Circuit breakers shall be equipped with individually inscribed, engraved and permanently attached name plates for all circuit breakers shall be flush-mounted in the finished panel door and shall be directly above the breaker handle to which it pertains. Provision for add ons. Provisions for additional breakers shall be such that no additional breakers will be required for add ons. Circuit breakers shall be thermal magnetic type with inverse time-current characteristics. Multiple pole circuit breakers shall be common trip with a single operating handle. Tandem ties will not be approved.
3. All panel boards shall be U.L. labeled.
4. A 1/32 inch clear "Lexite" recessed directory shall be provided on the inside of each panelboard door. The directory shall be typewritten showing the completing each circuit used.
5. All circuit breakers serving discharge lighting shall be furnished with a locked device.

F. MAIN METERED SERVICE DISTRIBUTION BOARD shall be circuit breaker or fused disconnect type as required to maintain the let-through current to equipment equal to or within 10,000 amps.

G. DISCONNECT SWITCHES: Disconnect switches shall be fused, unfused or multi-breaker type as shown, with three poles and for the horsepower ratings which is required. Switches shall be horsepower rated. Switch blades, contacts, arc-quenchers, quick-break mechanisms. Switch handles shall be capable of being locked in open or closed position and rebounding duty.

H. TELEPHONE & INTERCOM SYSTEMS: Contractor shall furnish and install all conduit and pull boxes required for the telephone and intercom systems.

I. GROUNDING: The power system shall be grounded in accordance with the provisions of the National Electric Code.

2.04 LIGHTING FIXTURES:
Furnish as shown on Electrical Drawings.

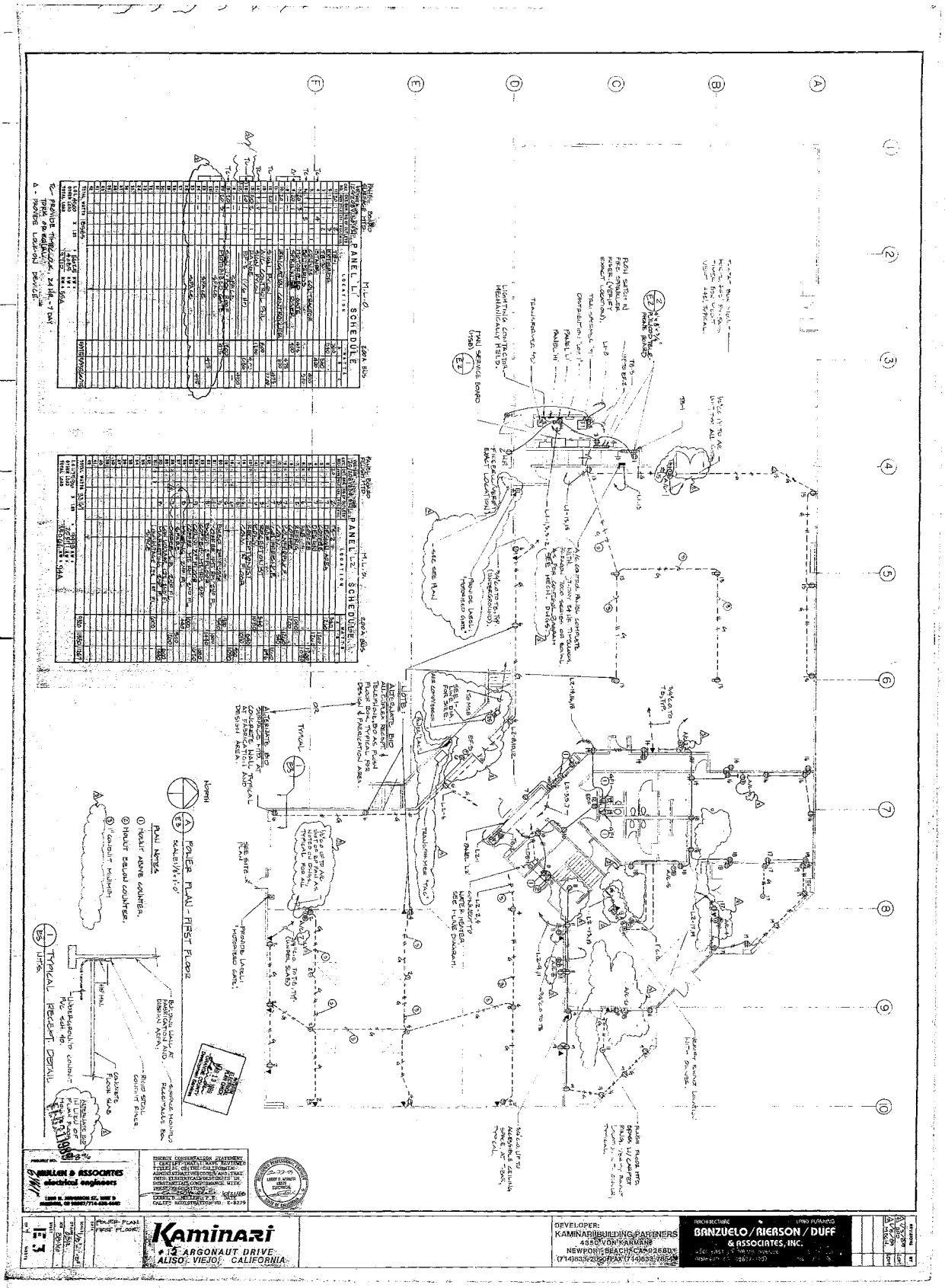
3. EXECUTION
3.01 VERIFICATION OF DIMENSIONS:
The Contractor shall carefully check the drawings to see that the equipment he contemplates installing will fit into the spaces provided.
3.02 LOCATIONS:
Prior to roughing, minor adjustments to outlet locations may be made without additional compensation.
3.03 INSTALLATION:
Install in conformance to governing codes and Electrical Drawings.

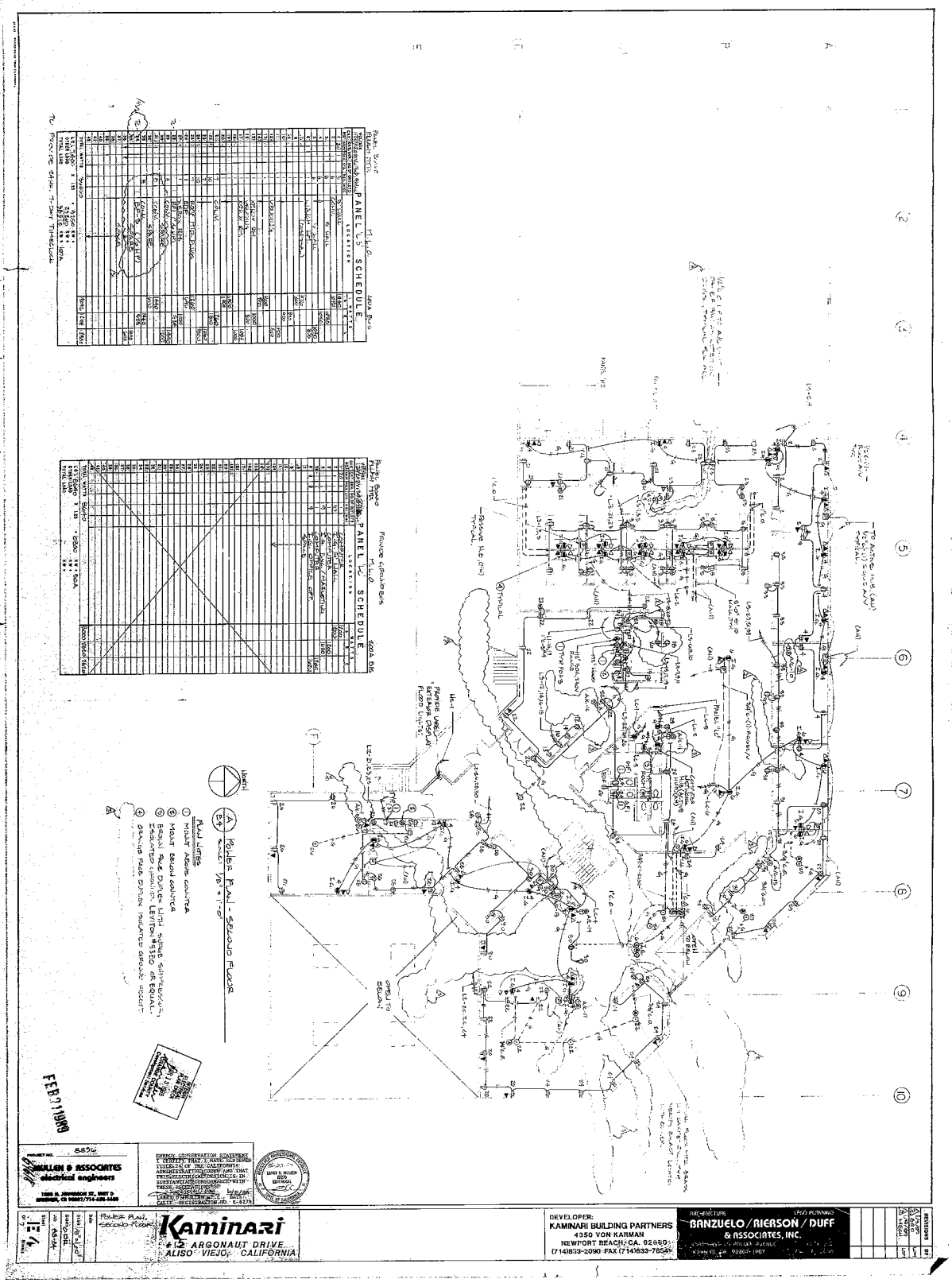
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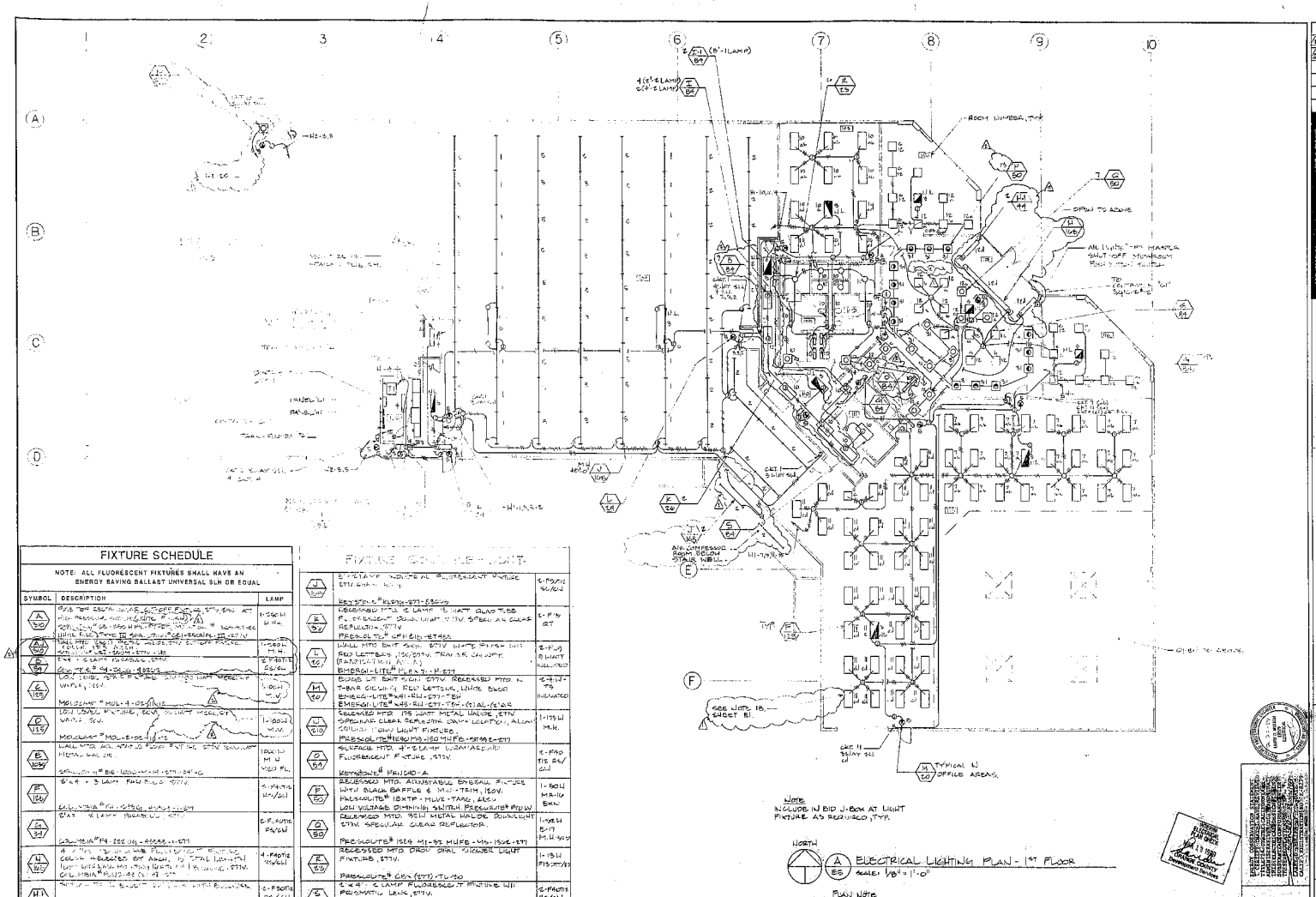
ARCHITECTURE: BRANZUELO/NEARSON/DUFF & ASSOCIATES, INC.
DEVELOPER: KAMINA/BUILDING/PARTNERS 4500 CAMPUS DRIVE NEWPORT BEACH, CA 92660 (714) 833-2000
ENGINEER: ALLEN & ASSOCIATES electrical engineers 6748 SAN VICENTE BLVD. LOS ANGELES, CA 90048 (213) 937-1161

Kaminari
#18 KROGMANN DRIVE LAGUNA BEACH, CALIFORNIA

Sheet Title: SINGLE-LINE DIAGRAM, SCHEDULES & DETAILS
Date: 8/4/88
Scale: NONE
Job: 88-84
Sheet: E2


PANEL LI SCHEDULE
PANEL L2 SCHEDULE
POWER PLAN FIRST FLOOR
TYPICAL RECESS DETAIL
Kaminari
14 ARGONAUT DRIVE
ALISO VIEJO CALIFORNIA
DEVELOPER:
KAMINARI BUILDING PARTNERS
4550 VON KARMAN
NEWPORT BEACH, CA 92660
(714)833-2800 FAX (714)833-7854
ARCHITECTURE & LAND PLANNING
BANZUELO/RIERSON/DUFF
& ASSOCIATES, INC.
MILLER & ASSOCIATES
electrical engineers


PANEL 'LS' SCHEDULE
PANEL 'LC' SCHEDULE
POWER PLAN - SECOND FLOOR
1/8" = 1'-0"
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2090 FAX (714)833-7654
ARCHITECTURE
BANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.
Kaminari
15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA
POWER PLAN
SECOND FLOOR
ENERGY CONSERVATION STATEMENT
ELECTRICAL
MARLEN & ASSOCIATES
electrical engineers



FIXTURE SCHEDULE

NOTE: ALL FLUORESCENT FIXTURES SHALL HAVE AN ENERGY SAVING BALLAST UNIVERSAL SLH OR EQUAL

SYMBOL	DESCRIPTION	LAMP
A 3/0	[illegible]	1-250 W H.P.S.
A1 A1/0	[illegible]	1-250 W M.H.
B B/0	[illegible]	2-F 40 T12 RS/CW
C 10/0	[illegible]	1-100 W M.H.
D 11/0	[illegible]	1-100 W M.H.
E 10/0	[illegible]	150 W M.H. WALL FL.
F 16/0	[illegible]	3-F 96 T12 RS/CW
J J/0	[illegible]	2-F 40 T12 RS/CW
U U/0	[illegible]	4-F 40 T12 RS/CW
W W/0	[illegible]	2-F 30 T12 RS/CW
X X/0	[illegible]	2-F 40 T12 RS/CW 4-F 40 T12 RS/CW
Y Y/0	[illegible]	2-F 40 T12 RS/CW 2-F 30 T12 RS/CW
Z1 Z1/0	[illegible]	2-F 40 T12 RS/CW

FIXTURE SCHEDULE

J J/0	[illegible]	2-F 40 T12 RS/CW
L L/0	[illegible]	2-F 96 T12 RS/CW
L1 L1/0	[illegible]	2-F 40 T12 RS/CW
M1 M1/0	[illegible]	2-F 18 T12 RS/CW INCANTED
N N/0	[illegible]	1-175 W M.H.
O O/0	[illegible]	1-F 40 T12 RS/CW
P P/0	[illegible]	1-150 W M.H.
Q Q/0	[illegible]	1-175 W M.H.
R R/0	[illegible]	2-F 40 T12 RS/CW
S S/0	[illegible]	2-F 40 T12 RS/CW
T T/0	[illegible]	4-F 40 T12 RS/CW
Z2 Z2/0	[illegible]	1-250 W H.P.S.

SEE DWGS FOR LOCATION OF LOW VOLTAGE DIMMER SWITCH.

NOTE:
INCLUDE IN BID J-BOX AT LIGHT FIXTURE AS REQUIRED, TYP.

NORTH

A E6 ELECTRICAL LIGHTING PLAN - 1ST FLOOR
SCALE: 1/8" = 1'-0"

PLAN NOTE

1. LOW VOLTAGE DIMMER SLIDE SWITCH. PRESCOLITE # [illegible].
2. GENERAL CONTRACTOR SHALL PROVIDE 5/8" GYP. BOARD EACH SIDE OF ARCHED LIGHT FIXTURES. CONSTRUCTION SHALL BE FOR 1 HOUR FIRE RATING, TYP. FOR ALL FIXTURES IN RATED CEILING, OR APPROVED EQUAL WITH FIRE BLANKET.

REVISIONS BY
1 10/17/88 PLANS CORR. LPA
2 1/3/89 ADD JP

ARCHITECTURE, LAND PLANNING
BANZUELO/OIERSON/DUFF & ASSOCIATES, INC.
[illegible]

OWNER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714) 833-2050 FAX (714) 833-7854

Kaminari
#2 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

Lighting Plan - 1st Floor

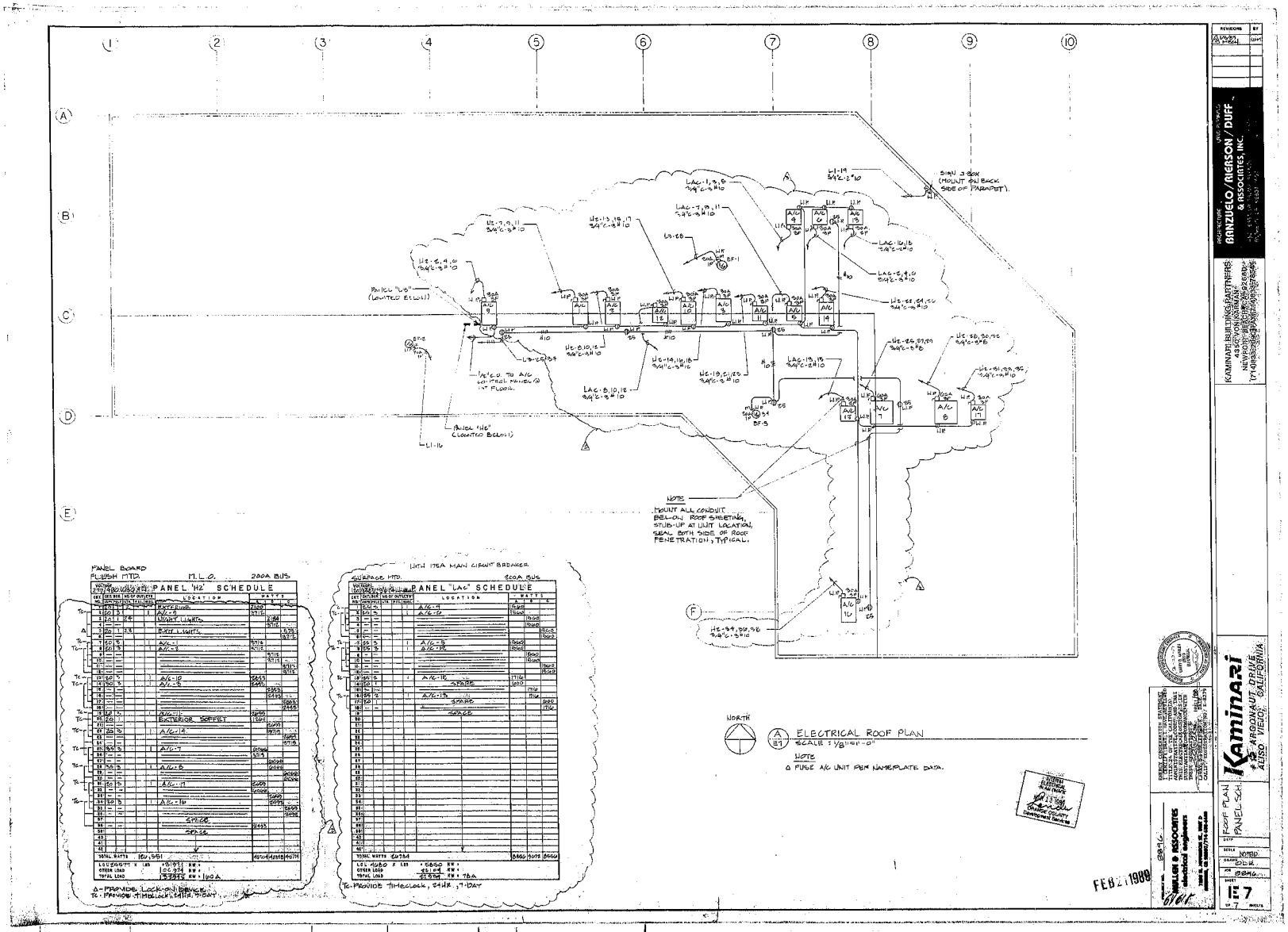
Date
Scale 1/8"=1'-0"
Drawn JSR
Job 88-34
Sheet E5
Of 11 Sheets

88-16

MILLER & ASSOCIATES electrical engineers
[illegible]

FEB 21 1989

PANEL 'HLG' SCHEDULE
200A BUS
FIXTURE DOUBLE SWITCHING DETAIL
LIGHTING PLAN - 2ND FLOOR
PLAN NOTES
1. LOW VOLTAGE DIMMER SLIDE SWITCH, PRESCRIPTION MODEL
2. CENTRAL CONTRACTOR SHALL PROVIDE 3/4" CONDUIT BOND BACK
3. FOR GROUND LIGHT FIXTURES CONSTRUCTION SHALL BE FOR THE
FIRE RATING TYPICAL FOR ALL FIXTURES IN RATED
APPROVED BY WITH THE EXCEPTION
NOTE
INCLUDE IN BID U-BOX
AT LIGHT FIXTURES AS
REQUIRED TYP.
TO OTHER
LIGHTING CLASS
TYPICAL FIXTURE
TO LIGHT
PHOTO SENSOR
LIGHTING
TYPICAL
2ND FLOOR
PLAN
TYPICAL
1ST FLOOR
PLAN
MER - 1999
PROJECT NO. 8806
MULLEN & ASSOCIATES
electrical engineers
ENERGY CONSERVATION STATEMENT
I CERTIFY THAT THESE DRAWINGS ARE IN
COMPLIANCE WITH THE CALIFORNIA ENERGY
CONSERVATION REGULATIONS AND THAT
THE INSTALLATION OF ENERGY
SUBSCANTIALLY CONFORMANCE WITH
THESE DRAWINGS.
LICENSED ENGINEER
DATE
CALIFORNIA REGISTRATION NO. E-8279
LARRY D. BULLEN
No. E8279
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
ELECTRICAL
E6
LIGHTING PLAN, 2ND FLOOR
Kaminari
* 15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2030 FAX (714)833-7845
ARCHITECTURE
BANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.
LAND PLANNING



PANEL BOARD
FLUSH MTD. M.L.O. 200A BUS

PANEL 'H2' SCHEDULE

CKT. NO.	BKR. AMPS	NO. OF POLES	LOCATION	WATTS L1	WATTS L2
1	100	2	ENTERING	2120	2120
3	20	1	A/C-5	975	
4			LIGHT LIGHTS		2184
5					975
6	20	1	B-XIV LIGHTS		1575
7					975
8	50	3	A/C-1	975	
9	50	3	A/C-3	975	
10					975
11					975
12					975
13	50	3	A/C-10	2445	
14			A/C-8	2445	
15					2393
16					2393
17					2393
18					2393
19	50	3	A/C-11	2250	
20	20		EXTERIOR SCRFEET	1500	
21					1500
22	20	1	A/C-14		975
23					975
24					975
25	50	3	A/C-7	2250	
26				1575	
27					2250
28	50	3	A/C-6		2250
29					2250
30					2250
31	50	3	A/C-17	2250	
32				2250	
33			A/C-16		2250
34					2250
35			SPACE	2445	
36					
37					
38			SPACE		
39					
40					
41					
42					

TOTAL WATTS 150/561 | 16764 | 16598 | 16674

LOAD SUMMARY: LIGHTING x 1.25 = 1951 KW; OTHER LOAD = 12,974 KW; TOTAL LOAD = 14,925 KW = 100 A.

Δ - PROVIDE LOCK-ON DEVICE.
TC - PROVIDE TIMECLOCK, 24 HR., 7-DAY.

UNIT 175A MAIN CIRCUIT BREAKER

SURFACE MTD. 200A BUS

PANEL 'LAC' SCHEDULE

CKT. NO.	BKR. AMPS	NO. OF POLES	LOCATION	WATTS L1	WATTS L2
1	50	3	A/C-9	5565	
2			A/C-12	5565	
3					5565
4					5565
5					5565
6					5565
7	50	3	A/C-4	5565	
8	50	3	A/C-18	5565	
9					5565
10					5565
11					5565
12					5565
13	50	3	A/C-16	1716	
14	20	1		900	
15			SPARE		716
16					716
17	20	1	A/C-15		716
18			SPARE		900
19					716
20			SPACE		
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					

TOTAL WATTS 22764 | 8865 | 9015 | 8865

LOAD SUMMARY: LGT. 4680 x 1.25 = 5850 KW; OTHER LOAD = 22,164 KW; TOTAL LOAD = 27,514 KW = 78A

TC - PROVIDE TIMECLOCK, 24 HR., 7-DAY

A/E1 ELECTRICAL ROOF PLAN
SCALE: 1/8"=1'-0"

NOTE
Δ FUSE A/C UNIT PER NAMEPLATE DATA.

FEB 21 1980

REVISIONS | BY
Δ 2/29/80 | GMH

ARCHITECTURE: BANZHELO/RIERSON/DUFF & ASSOCIATES, INC.
KAMINARI BUILDINGS (EARTHENE APARTMENTS)
NEWPORT BEACH, CALIFORNIA
7240 Irvine Center Drive, Suite 100, Irvine, CA 92718 (714) 859-8720

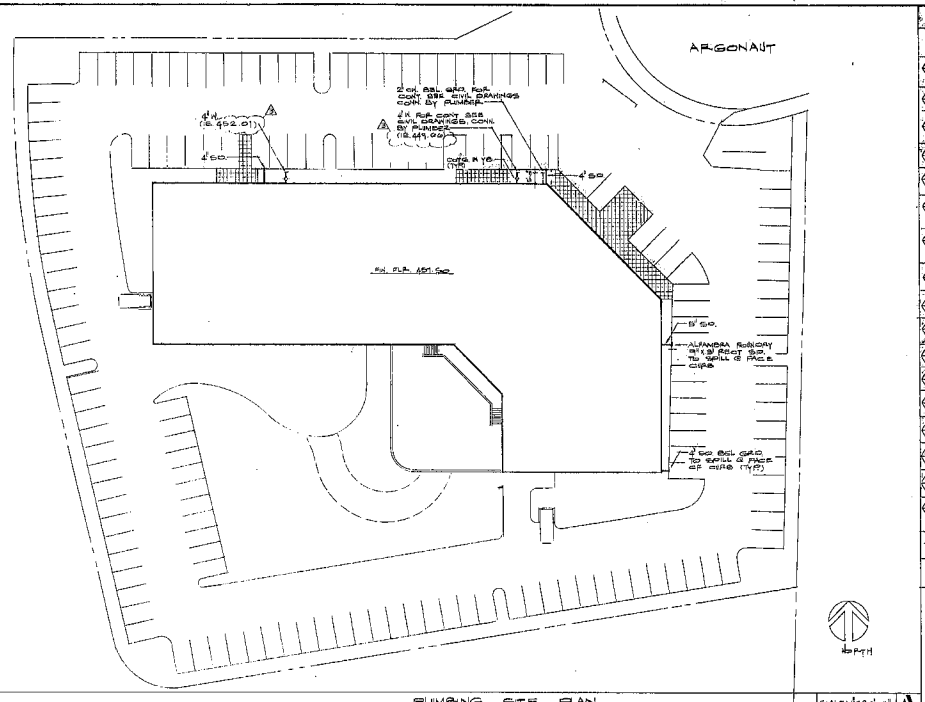
MILLER & ASSOCIATES
electrical engineers
1900 S. Harbor Blvd., Suite F, Anaheim, CA 92802 (714) 635-4488

Kaminari
#5 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

ROOF PLAN
PANEL SCH.

SCALE: NOTED
GRADING: DDR
JOB: 8016
SHEET: E7
OF 7 SHEETS

1600



PLUMBING SITE PLAN SCALE: 1"=20'-0"

PLUMBING FIXTURE SCHEDULE

ITEM	FIXTURE	SOIL OR WASTE	VENT	COLD WATER DEMAND	HOT WATER	WASTE FU	COLD WATER FU	DESCRIPTION (AMERICAN STANDARD FIXTURE EXCEPT AS NOTED)
WC 1	WATER CLOSET	4"	2"	1½"	—	6	10	WATER-SAVER MADERA #2221.104 FLR. MTD. SIPHON JET ACTION. ELONGATED BOWL. VITREOUS CHINA. 1½" TOP SPUD. CLOSOMIRE HEAVY DUTY. #99 WHITE OPEN FRONT SEAT W/SS HINGE WITHOUT COVER. SLOAN 110-3 FLUSH VALVE
WC 2	WATER CLOSET	4"	2"	1½"	—	6	10	SAME AS WC-1 EXCEPT W/F-7201 TRAP PRIMER OUTLET & SLOAN ROYAL 113-3 FLUSH VALVE
WC 3	HANDICAPPED WATER CLOSET	4"	2"	1½"	—	10	6	ELONGATED WATER SAVER CADET 2960B.018, FLR. MOUNTED ELONGATED BOWL. 28" ROUGH-IN. SIPHON JET ACTION. VITREOUS CHINA. 2-BOLT CAPS. SUPPLY. CLOSOMIRE #95 OPEN FRONT, WHITE SEAT. SLOAN 110-3 FLUSH VALVE, 1½" TOP SPUD
U 1	URINAL	2"	1½"	1½"	—	2	5	CRANBROOK #6530.016, 1½ TOP SPUD, VITREOUS CHINA. BLOWOUT ACTION, PRIVACY SHIELDS, WALL HANGER. SLOAN ROYAL 186 FLUSH VALVE
LAV 1	LAVATORY	2"	1½"	1/2"	1/2"	1	2	ADAMLIN 19476.028, 20"x17", VITREOUS CHINA, SELF-RIMMING, FRONT OVERFLOW, #2385.015 BASKET, 1¼"-2411.015 DRAIN-UNIVERSAL PERFORATED GRID, 4" TAILPIECE, CHROME FINISH, SUPPLIES, ADJUSTABLE P-TRAP
SK 1	SINK	2"	1½"	1/2"	1/2"	2	2	JOHN #SL-2115-ACR-3, 18-GAUGE, SINGLE COMPARTMENT STAINLESS STEEL COUNTERTOP SINK, SELF-RIMMING, SOUND DEADENING. 21" x 25" x 7½" DEEP, HERITAGE #4150-132, SWING SPOUT, AERATOR, CHROME FINISH. STANLEY, P-TRAP, TAILPIECE #1262.154 SUPPLIES, 16-GAUGE-EJECTOR DISPOSER #338/50, 1/2 HP, 120V, 10, 60 Hz
SK 2	BAR SINK	2"	1½"	1/2"	1/2"	2	4	JUST BAR SINK #SC-1515-BGR-2, 20-GAUGE STAINLESS STEEL, SELF-RIMMING, SOUND DEADENING, BACK LEDGE, 15" x 15" x 6" DEEP, JUST BAR BRUSH-S GOOSENECK SWING SPOUT, AERATOR, CHROME FINISH, SUPPLIES, P-TRAP, TAILPIECE.
FP 1	AUTOMATIC TRAP PRIMER	—	—	1/2"	—	—	—	J.R. SMITH AUTOMATIC TRAP PRIMER #2099, CAST BRONZE WITH 1/2" N.P.T. FEMALE CONNECTION
FD 1	FLOOR DRAIN	3"	2"/1½"	—	—	2	—	J.R. SMITH #2005-A, CAST IRON BODY, 5" ROUND, POLISHED NICKEL BRONZE GRATE, ADJUSTABLE STRAINER HEAD/ DALE, BOTTOM OUTLET WITH TRAP PRIMER CONNECTION. JOSAM #30000-5A
SD 1	SERVICE SINK	3"	2"	3/4"	3/4"	3	4	LAUREL 17902.040, 22"x22", ENAMELED CAST IRON, 88341.075 SERVICE SINK FAUCET W/VACUUM BREAKER, 4INCH IP SHANK, MOOEN CHROME FINISH, 7798.176 P-TRAP, 88701.061 STRAINER, 88379.018 MOP GUARD
HB 1	HOSE BIBB	—	—	3/4"	—	—	5	ACORN 59121 BOWEN BRASS, VACUUM BREAKER, LOOSE KEY
RD 1	ROOF DRAIN	—	—	—	—	—	—	J.R. SMITH #1010 CAST IRON BODY, LARGE POLYPROPYLENE DOME, UNDERDECK CLAMP, SUMP, BOW FLANGE, BOTTOM OUTLET, JOSAM 83500
OFD	OVERFLOW ROOF DRAIN	—	—	—	—	—	—	TERMINATE 12" ABOVE FIN. ROOF IN BEADED LEAD ROOF FLASHING WITH COLLAR
WH 1	WATER HAMMER ARRESTOR	—	—	—	—	—	—	JOSAM 25000 ASSORTED #1495 SERIES PRE-CHARGED NYLOPHE GLYCERINE HYDRAULIC DISPLACEMENT FLUID PERMANENTLY SEALED. SIZE IN ACCORDANCE TO SCHEDULE
DF 1	DRINKING FOUNTAIN	2"	1½"	1/2"	—	1	2	SUNROC WALL-MOUNTED, DUAL HANDLE WATER COOLER, STANDING AND WHEELCHAIR LEVEL, MODEL WCM-8. 7.5 GPH OF 50° WATER, 1/4 HP, 110V, 1Ø, 60
DF 2	DRINKING FOUNTAIN	2"	1½"	1/2"	—	1	2	SUNROC WALL-MOUNTED SIMULATED PRESSURED WATER COOLER, MODEL BPSR-8, 8.0 GPH OF 50° WATER. 1/5 HP, 120V. 1Ø. NO. STAINLESS STEEL APRON
WH 1	WATER HEATER	—	—	1½"	1½"	—	—	A.O. SMITH CORPORATION/BOOST 40HE-80-1Ø ELECTRIC WATER HEATER, 80 GAL. CAPACITY. 92 GPH RECOVERY @ 80° RISE. 9KW, 38A, 3Ø, 208 VOLT, 12,000 WATT, 208 VOLT, 1Ø, 60 Hz, 50.0 FLA CONS. PRESS. - TEMP RELIEF VALVE, 9GPM DISCHARGE TO 82-1, U.L. LISTED. ASHRAE STD. 90A-1-75R. 3-YEAR WARRANTY
SHR 1	HANDICAPPED SHOWER	2"	1½"	3/4"	3/4"	2	4	KINGSTOCK FIBERGLASS SHOWER #4826-HC, INCLUDING GRAB BARS, SHOWER CURTAIN ROD, DRAIN/WASTE, SHOWER VALVE, SHOWER HEAD STAY
SHR 2	SHOWER	2"	1½"	3/4"	3/4"	2	4	KINGSTOCK FIBERGLASS SHOWER #3636-C, INCLUDING SHOWER CURTAIN ROD, DRAIN/WASTE. SHOWER VALVE, SHOWER HEAD

WATER HAMMER ARRESTER SCHEDULE:

SERIAL NO.	PRESSURE - UNIT RATING	P.S.I.	ACCORD-PANEL AMPS RISE M-SQ
1486-1	.1 - 11	3/4"	12 x 12
1486-2	12 - 32	1"	12 x 12
1486-3	33 - 60	1"	12 x 12
1486-4	61 - 113	1"	18 x 18
1486-5	114 - 189	1½"	18 x 18
1486-6	189 + 336	1½"	18 x 18

NOTE:
NO FIXTURE SUBSTITUTION

1 REVISION 3-15-89

APPROVAL OF PLUMBING PLANS

This drawing shows complete plumbing systems layout in accordance with the Uniform Plumbing Code and is approved for use as submitted. Field changes necessitated by actual conditions must be approved by the Plumbing Official before they are made. Plans may also require approval by the Health Department or Division of Environmental Health.

3-15-89 Date

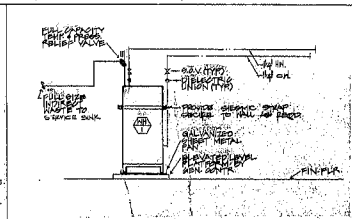
Approved by [signature] Authority

PLUMBING LEGEND

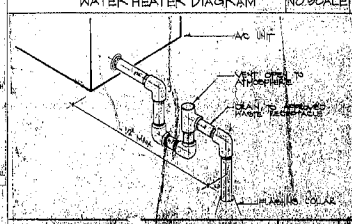
SYMBOL	ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
	S OR W	SOIL OR WASTE	B.B.	BOOK BOXING
G	G.	GAS	A.P.	ACCESS PANEL
	C.W.	COLD WATER	P.O.C.	POINT OF CONNECTION
	H.W.	HOT WATER RISE	F.D.	FLOOR DRAIN
	H.W.R.	HOT WATER RETURN	F.T.	FLOOR DRAIN TRAP
	V.	SANITARY VENT	F.O.	FLOOR OUTLET
SD	S.D.	STORM DRAIN ABOVE GRADE	V.T.H.	VENT THRU ROOF
CO	C.O.	CONDENSATE DRAIN	HDR.	HEADER
	CO/F.D.	FLOOR CLEANOUT OR CLEANOUT TO DRAIN	F.H.C.	FIRE HOSE CABINET
	W.C.O.	WALL CLEANOUT	A.B.	ASBESTOS BOARD
	A.B.D.	ISOLATION VALVE	R.W.C.	REDWOOD WINDOW BOX
	S.A.V.	SHUT-OFF GATE VALVE	V.S.F.	VENT THROUGH ROOF
	S.D.C.	SOLID CORE GAS COCK	C.I.A.	COMBUSTION AIR
	C.V.	CHECK VALVE	V.C.P.	VITRIFIED CLAY PIPE
	P.R.V.	PRESSURE REDUCING RELIEF VALVE	P.E.	PLASTIC EXTINGUISHER
	F.S.P.	FIRE SPRINKLER PIPE	F.E.C.	FIRE EXTINGUISHER CABINET
	W.S.P.C.	WET STANDPIPE	O.F.D.	OVERFLOW DRAIN
	H.O.	MEDIUM PRESSURE GAS	C.I.	CAST IRON
	Y.B.	YARD BOX	F.H.	FIRE HYDRANT
	A.V.	MANUAL	A.C.P.	ASBESTOS CEMENT PIPE
	(E)	EXISTING	(N)	NEW

PLUMBING GENERAL NOTES:

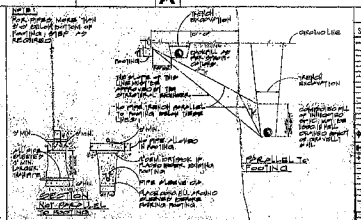
1. INSTALLATION SHALL CONFORM TO THE ENERGY CONSERVATION DESIGN MANUAL STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS.
2. CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FIELD BEFORE STARTING WORK.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAYS OR INTERFERENCES.
4. ALL PLUMBING WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN ALL APPROVALS REQUIRED FROM REGULATING AGENCIES BEFORE STARTING WORK.
5. SOIL AND WASTE PIPE SHALL SLOPE AT 2% MINIMUM UNLESS OTHERWISE NOTED.
6. ALL PLUMBING WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE UNIFORM PLUMBING CODE, UNLESS OTHERWISE REQUIRED BY THE DEPT. OF BLDG. & SAFETY.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL BACK-FLOW PROTECTION DEVICES REQUIRED BY AGENCIES HAVING JURISDICTION.
8. PLUMBING CONTRACTOR: CONDENSATE DRAIN FROM A/C UNITS TO APPROVED DRAIN POINT. CW WATER MAKE-UP TO MECHANICAL EQUIPMENT. GAS PIPING TO UNITS & FINAL CONNECTIONS.
9. OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES.
10. CONDENSATE DRAINS THAT TERMINATE @ TAILPIECE OF LAV. TAILPIECES SHALL BE INCREASED TO 1½" TO RECEIVE DISPOSAL TYPE TEE 1½"x1½"x1½", EXPOSED TEES & PIPING TO BE CHROMEPLATED.
11. DOMESTIC WATER PIPING: ABOVE GROUND COPPER TYPE 'L'. BELOW GROUND OUTSIDE OF BLDG. 1½" AND SMALLER PVC SCHEDULE 40 WITH SCHEDULE 80 FITTINGS, 2" AND LARGER PVC CLASS 315 DRW 12-3 WITH SCHEDULE 80 FITTINGS.
12. GAS PIPING: INSIDE BUILDING ABOVE GROUND SCHEDULE 40 BLACK STEEL PIPE. W/ 40 GROUND OUTSIDE OF BUILDING CLASS 315 DRY 12-3 GAS PIPE.
13. SOIL PIPING: BELOW SLAB INSIDE BUILDING, SERVICE WEIGHT COATED CAST IRON HUBLESS PIPE AND FITTINGS. OUTSIDE OF BUILDING, VITRIFIED CLAY PIPE WITH "SPEED SEAL" OR "MISSION-LOCK" JOINTS.
14. VENT PIPING: BELOW GROUND CAST IRON, ABOVE GROUND SCHEDULE 40 GALVANIZED STEEL PIPE.
15. CONDENSATE DRAIN PIPING: COPPER PIPE TYP.
16. FIRE SPRINKLER SYSTEM: PIPING WITH 3HR THICKNESS FIBERGLASS BIS #03/50, R=4.2/INCH INSULATION WITH STANDARD CANVAS JACKET. COVER EXPOSED INDOOR AND OUTDOOR INSTALLATIONS WITH ALUMINUM JACKET.
17. DRAIN, WASTE PIPING: ABOVE GROUND INSIDE BUILDING, SERVICE WEIGHT CAST IRON HUBLESS PIPE AND CAST IRON SCREWED DRAINAGE FITTINGS AND LONG SWEEP ELBOWS. UNDERGROUND INSIDE BUILDING, SERVICE WEIGHT COATED CAST IRON HUBLESS PIPE AND FITTINGS. UNDERGROUND OUTSIDE OF BUILDING, NON-REINFORCED CONCRETE PIPE.
18. FIRE SPRINKLER WATER PIPING: UNDERGROUND FROM POINT 5'-0" OUTSIDE OF BUILDING, CEMENT-ASBESTOS CLASS 150. INSIDE OF BUILDING SCHEDULE 40 STEEL PIPE WITH 150 PSI. MALLEABLE IRON SCREWED FITTINGS.
19. REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS FOR PLUMBING ROUGH-IN SCHEDULE AND FOR ADDITIONAL WORK TO BE FURNISHED AND INSTALLED BY THIS CONTRACTOR.
20. PIPING SHALL BE INSULATED AS PER U.B.C. SECTION 2-5313.
21. PLUMBING EQUIPMENT CONTROLLED PER U.B.C. SECTION 2-5314(A).
22. WATER HEATERS FOR DOMESTIC HOT WATER PER U.B.C. SECTION 2-5312.



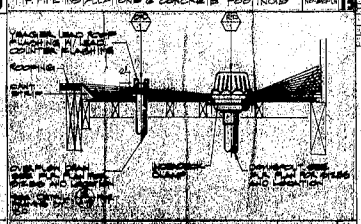
WATER HEATER DIAGRAM NO SCALE



CONDENSATE DRAIN DETAIL NO SCALE



TYP. PIPE INSTALLATIONS @ CONCRETE FOOTINGS NO SCALE



ROOF DRAIN OVERFLOW DETAIL NO SCALE

WATER CALCULATION

MAX. PRESSURE @ P.O.C. = 50 PSI
MIN. PRESSURE @ P.O.C. = 35 PSI
MIN. FLOW @ P.O.C. = 12 GPM

LOSSES:
METER = 10.00 PSI
BACKFLOW PREVENTER = 10.00 PSI
TOTAL LOSSES = 22.50 PSI

MINIMUM STATIC PRESSURE FOR SYSTEM = 50 - 22.50 = 27.50 PSI

MAXIMUM FLOW @ 27.50 PSI = 12 GPM

WATER VELOCITY = 8 FPS

DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2090 FAX (714)833-7854

ARCHITECTS:
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& ASSOCIATES, INC.
3151 AIRWAY AVENUE, SUITE P-2
COSTA MESA, CALIFORNIA 92626
(714) 540-4990

STRUCTURAL ENGINEERS:
EMB
ENGINEERING MANAGEMENT BUREAU
2151 MICHELSON DRIVE, SUITE 100
IRVINE, CALIFORNIA 92715
(714) 752-8505

Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

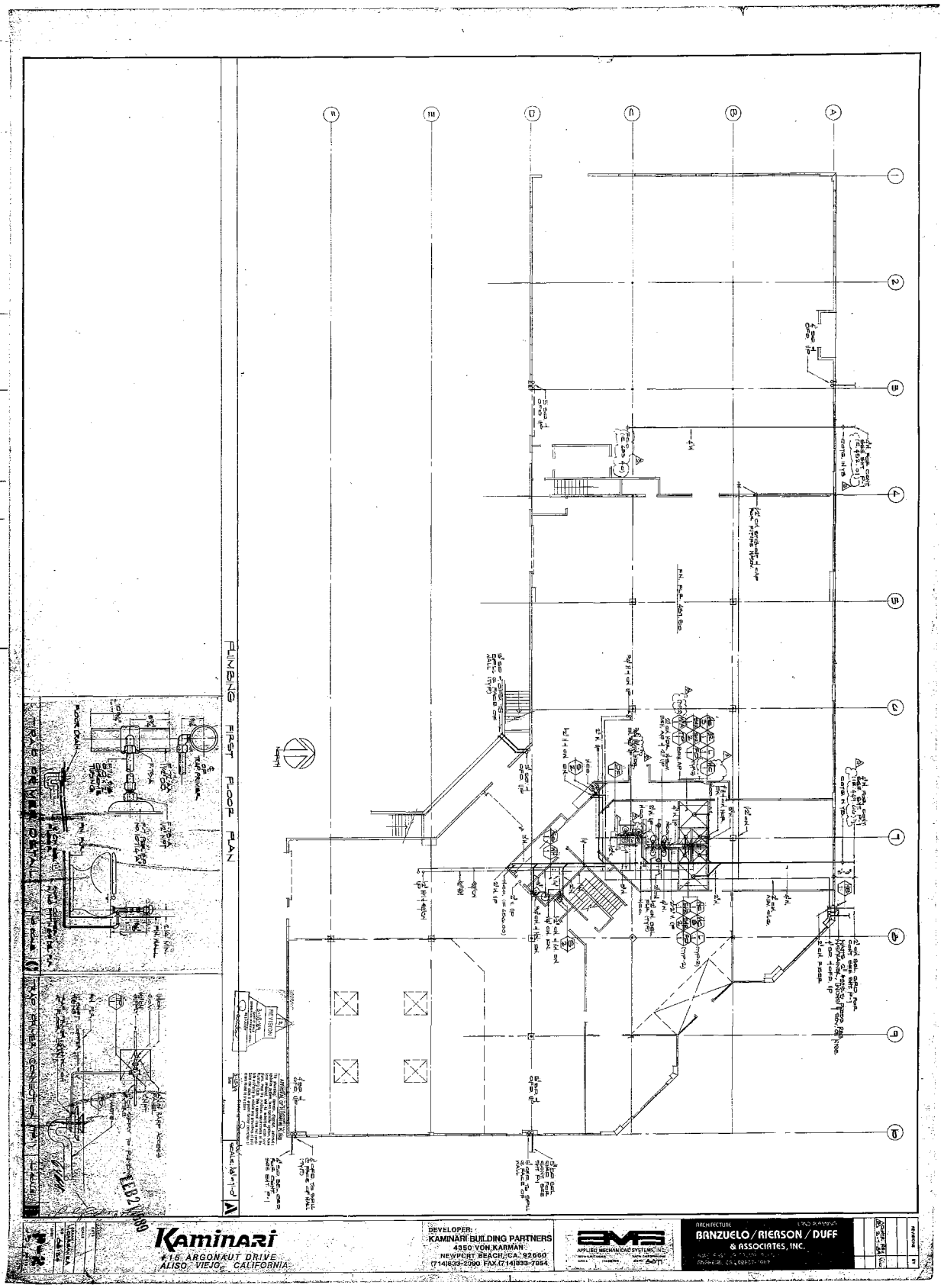
REVISIONS | BY

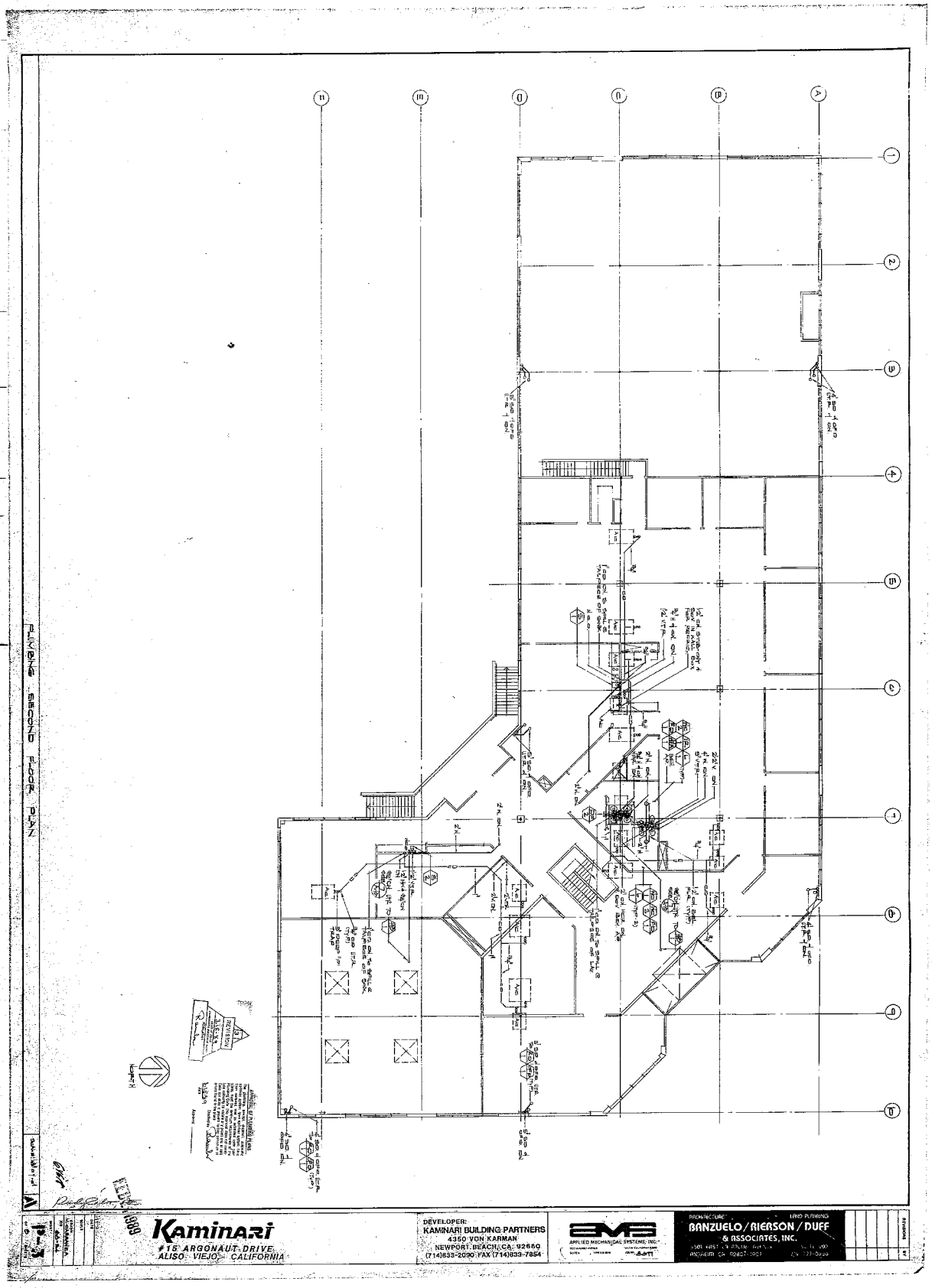
CONSTR. REV. 2-6-89 MC

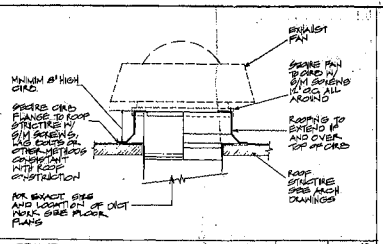
FEB 2 1989

SCALE: 1/8"=1'-0"

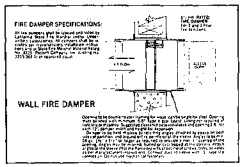
SHEET P-1

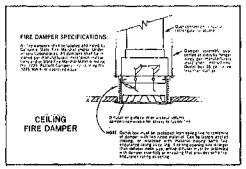

PLUMBING FIRST FLOOR PLAN
TRAP PRIMER DETAIL
TRAP PRIMER CONNECTION DETAIL
FLOOR DRAIN
FEB 2 1989
Kaminari
415 ARGONAUT DRIVE
ALISO, VIEJO, CALIFORNIA
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2090 FAX (714)833-7054
AMS
APPLIED MECHANICAL SYSTEMS, INC.
ARCHITECTURE
BANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.

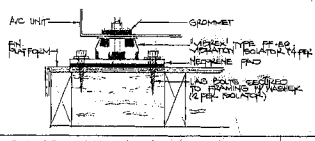

FLOOR PLAN - SECOND FLOOR - DWG
Kaminari
#15 ARGONAUT, DRIVE,
ALISO VIEJO, CALIFORNIA
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2090 FAX (714)833-7854
APPLIED MECHANICAL SYSTEMS, INC.
ARCHITECTURE
BANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.



FRE-FAB EXH. FAN CURB DETAIL — NO SCALE — G





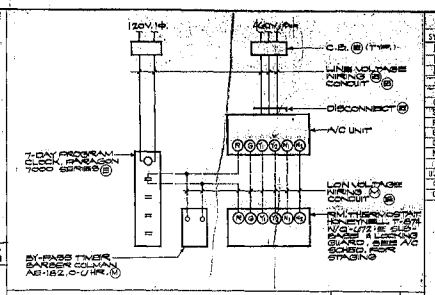


SEISMIC VIBRATION ISOLATOR DETAIL — NO SCALE — H

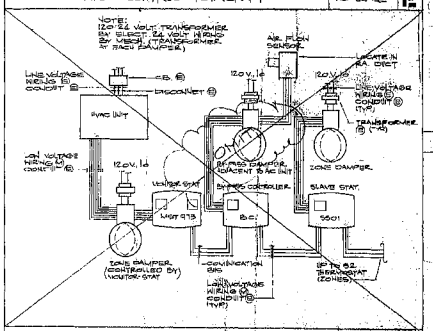
AIR DISTRIBUTION SCHEDULE
(UNLESS OTHERWISE INDICATED)

CEILING DIFFUSERS			
CFM	SIZE	CFM	SIZE
0 - 100	6 x 6	501 - 675	16 x 16
101 - 175	8 x 8	676 - 875	18 x 18
176 - 275	10 x 10	876 - 1050	20 x 20
276 - 375	12 x 12	1051 - 1200	22 x 22
376 - 500	14 x 14		

NOTE: CEILING DIFFUSER THROWS SHALL BE 4-WAY UNLESS OTHERWISE INDICATED.
CEILING DIFFUSER: ANEMOSTAT MAD W/FILLER PANEL
SUPPLY WALL REGISTER: WATERLOO ZEPHO W/OBD
RETURN AIR & EXHAUST CEILING GRILLE: SHOEN PERFORATED PLATE
RETURN AIR WALL GRILLE: WATERLOO XSBNOB
LINEAR WALL DIFFUSER: ANEMOSTAT AL W/OBD
LINEAR CEILING DIFFUSER: ANEMOSTAT BLAD W/OBD
CUTOUTS: METAL KING, ROP



A/C CONTROL DIAGRAM — NO SCALE — E



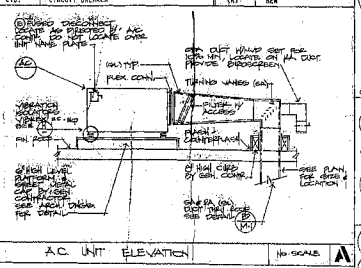
VVT. CONTROL DIAGRAM — NO SCALE — F

A/C GENERAL NOTES:

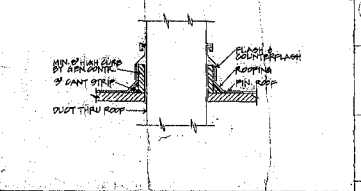
1. INSTALLATION SHALL CONFORM TO THE ENERGY CONSERVATION DESIGN MANUAL STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH GOVERNING CODES, SAFETY ORDERS AND REGULATIONS.
3. OBTAIN AND PAY FOR ALL NECESSARY PERMITS, FEES, AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES.
4. ALL MATERIALS AND EQUIPMENT PROVIDED AND/OR INSTALLED SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY DEFECTIVE MATERIALS OR EQUIPMENT DISCOVERED SHALL BE CORRECTED TO THE ENTIRE SATISFACTION OF THE OWNER.
5. WITHIN 15 DAYS AFTER AWARD OF CONTRACT SUBMIT FIVE (5) COPIES OF REQUIRED SHOP DRAWINGS, MATERIAL LISTS, AND EQUIPMENT SPECIFICATIONS OF ITEMS PROPOSED FOR INSTALLATION.
6. ELECTRICAL CONTRACTOR: CONSULT FOR LINE & LOW VOLTAGE WIRING, LINE VOLTAGE WIRING, SWITCHES, DISCONNECTS, CIRCUIT BREAKERS, FINAL CONNECTIONS, ITEMS INDICATED THUS (E).
7. MECHANICAL CONTRACTOR: TEMPERATURE CONTROLS, LOW VOLTAGE WIRING & ITEMS INDICATED THUS (M). WIRING SHALL CONFORM TO LOCAL CODES.
8. PLUMBING CONTRACTOR: CONDENSATE DRAIN FROM A/C UNITS TO APPROVED DRAIN POINT, DX WATER MAKE-UP TO MECHANICAL EQUIPMENT, GAS PIPING TO UNITS & FINAL CONNECTIONS.
9. GENERAL CONTRACTOR: CURBING, LEVEL PLATFORMS, FRAMED OPENINGS, DOOR LOUVERS, (DL), UNDERCUT DOORS (UC), EXTERIOR LOUVERS.
10. ALL EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THIS SECTION OF THE SPECIFICATIONS.
11. ALL DUCT METAL CONSTRUCTION AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND SMACNA CODES. TAPE ALL TRANSVERSE AND LONGITUDINAL JOINTS, SUPPLY AND RETURN DUCTS.
12. SOUND LINE (SL): ALL SUPPLY AND RETURN AIR DUCTS EXPOSED TO WEATHER AND AS NOTED. ACOUSTIC LINER 1½" THICK, R=5 EXCLUSIVE OF FILM RESISTANCE, NRC=1 MATCH. (DUCT SIZES SHOWN INCLUDE LINER).
13. ALL CONCEALED SUPPLY AND RETURN AIR DUCTS TO BE INSULATED WITH 2" THICK FIBERGLAS BLANKET WITH R=6 EXCLUSIVE OF FILM RESISTANCE.
14. AT CONTRACTOR'S OPTION CONCO DUCT-L-TRIM WITH PRESTIGE VAPORSEAL (E) APPROVED EQUAL OF SOMERSET SHEET METAL ROUND PIPE - THE DUCT SHALL BE UNPERFORATED LABORATORIES LABELED AS A CLASS 1 AIR DUCT IN ACCORDANCE WITH U.L. STANDARD TEST METHOD 181.
15. END CONNECTION TO CEILING DIFFUSER AND RETURN AIR GRILLE SHALL BE "CONCO SILENT FLEX" INSULATED LOW PRESSURE DUCT 1' TO 4' LONG FLEXIBLE DUCT.
16. WHERE INTERIOR OF DUCTWORK IS VISIBLE THRU AN AIR OUTLET, INSIDE OF DUCT SHALL BE PAINTED WITH A FLAT BLACK PRIMER, OR LINING SHALL HAVE BLACK FACING.
17. ALL JOINTS OF DUCTWORK EXPOSED TO WEATHER SHALL BE SEALED WATERTIGHT WITH MASTIC AND CANVAS.
18. HVAC EQUIPMENT CERTIFIED FOR [illegible]
19. AUTOMATIC CONTROLS FOR OFF-HOURS SHALL COMPLY WITH C.E.C., SECTION 2-5315(a).
20. THERMOSTAT SET POINT ADJUSTMENTS SHALL COMPLY WITH C.E.C., SECTION 2-5315(b).
21. SEQUENTIAL CONTROL OF HEATING & COOLING SHALL COMPLY WITH C.E.C., SECTION 2-5315(a).3.
22. VENTILATION SHALL BE MONITORED PER C.E.C., SECTIONS 2-5315 & 2-5345.

AIR CONDITIONING LEGEND

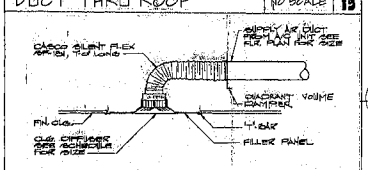
SYMBOL	DESIGNATION	SYMBOL	DESIGNATION
	DUCT-RISER OR DROP (SUPPLY AIR)	C.D.	CEILING DIFFUSER
	DUCT RISER OR DROP (RETURN AIR)	R.A.G.	RETURN AIR GRILLE
	DUCT-RISER OR DROP (EXHAUST AIR)	M.V.D.	MANUAL VOLUME DAMPERS
DL	DOOR LOUVERS	E.A.G.	EXHAUST AIR GRILLE
UC	UNDERCUT DOOR	A.F.D.	AUTOMATIC FIRE DAMPERS
(SL)	SOUND LINE	V.T.R.	VENT-THRU-ROOF
S.A.	SUPPLY AIR	F.C.	FLEX-CONNECTOR
R.A.	RETURN AIR	(T)	THERMOSTAT
E.A.	EXHAUST AIR	SWR	SUPPLY WALL REGISTER
OSA	OUTSIDE AIR	C.A.	COMBUSTION AIR
R.A.	NIRELAIR	A.P.	ACCESS PANEL
(B)	BY-PASS DAMPER	A.D.	ACCESS DOOR
U.T.R.	UP-THRU-ROOF	P.O.C.	POINT OF CONNECTION
(E)	EXISTING	D.T.R.	DUCT-THRU-ROOF
C.B.	CIRCUIT BREAKER	(R)	NEW



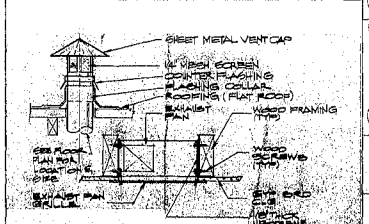
A.C. UNIT ELEVATION — NO SCALE — A



DUCT THRU ROOF — NO SCALE — B



CEILING DIFFUSER — 1½" = 1'-0" — C



CEILING MOUNTED EXH. FAN DETAIL — 1½" = 1'-0" — D

A/C EQUIPMENT SCHEDULE

AC/E	2 TON ROOF MOUNTED AIR CONDITIONING UNIT: CARRIER HEAT PUMP MODEL NO. 50QD024, EER 9.2 24,000 BTU/HR COOLING @ 95°F AMB. & 67°FWB/80°FDB ENT. EVAP. AIR 800 CFM @ 0.30" ESP HEATING CAPACITY: 24,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 16.5 FLA @ 208/230 VOLTS, 3Ø, 60 VIBRATION ISOLATORS: VIBREX FP-40 REFRIGERANT: R-22, 6 LBS. 8 OZ. FILTERS: (3)16x20x1; PANE 30/30 FURNISH WITH: AUTO-PREHEATSTAT W/LOCKING COVER & ON-OFF SUBBASE, UNIT SIZE: 65"x57"x27" HIGH OPERATING WT. 450 LBS.
AC/E AC/G AC/H	3-1/2 TON ROOF MOUNTED AIR CONDITIONING UNIT: CARRIER HEAT PUMP MODEL NO. 50QD042, EER 9.2 36,400 BTU/HR COOLING @ 95°F AMB. & 67°FWB/80°FDB ENT. EVAP. AIR 1200 CFM @ 0.70" ESP HEATING CAPACITY: 35,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 13.0 FLA @ 208/230 VOLTS, 3Ø, 60 VIBRATION ISOLATORS: VIBREX FP-40 FILTERS: (3)15x20x1; PANE 30/30 REFRIGERANT: R-22, 8 LBS., 0 OZ. FURNISH WITH: AUTO-PREHEATSTAT W/LOCKING COVER & ON-OFF SUBBASE, ALTERNATE MOTOR, MANUAL OUTDOOR AIR HOOD UNIT SIZE: 74"x58"x33" HIGH OPERATING WT. 640 LBS.
AC/B AC/G	3 TON ROOF MOUNTED AIR CONDITIONING UNIT: SIDE DISCHARGE CARRIER HEAT PUMP MODEL NO. 50QD036, EER 9.6 36,000 BTU/HR COOLING @ 95°F AMB. & 67°FWB/80°FDB ENT. EVAP. AIR 1200 CFM @ 0.60" ESP HEATING CAPACITY: 35,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 9.0 FLA @ 460 VOLTS, 3Ø, 60 VIBRATION ISOLATORS: VIBREX FP-40 FILTERS: (2)16x20x2 PANE 30/30 REFRIGERANT: R-22 FURNISH WITH: AUTO-PREHEATSTAT W/LOCKING COVER & ON-OFF SUBBASE, ALTERNATE MOTOR, MANUAL OUTDOOR AIR HOOD UNIT SIZES: 74"x58"x33" HIGH OPERATING WT. 620 LBS.
AC/E AC/F	3-1/2 TON ROOF MOUNTED AIR CONDITIONING UNIT: CARRIER HEAT PUMP MODEL NO. 50QD042, EER 8.0 41,500 BTU/HR COOLING @ 95°F AMB. & 67°FWB/80°FDB ENT. EVAP. AIR 1400 CFM @ 0.80" ESP HEATING CAPACITY: 42,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 0.6 FLA @ 460 VOLTS, 3Ø, 60 VIBRATION ISOLATORS: VIBREX FP-40 FILTERS: (3)16x20x1; PANE 30/30 REFRIGERANT: R-22, 8 LBS., 0 OZ. FURNISH WITH: AUTO-PREHEATSTAT W/LOCKING COVER & ON-OFF SUBBASE, UNIT SIZE: 48"x93"x33" HIGH OPERATING WT. 525 LBS.
EF/1	ROOF MOUNTED EXHAUST FAN:LORAIN COOK TYPE ACE-4, MODEL NO. 136028 1160 CFM @ 1/10 S.P. 1084 THU FAN RPM 1739 RPM/TIP SPEED/.58 HP, 120V, 1Ø, 60 FURNISH WITH: PRE-FAB CURB, 6060 SCREEN, DISCONNECT SWITCH THERMAL OVERLOAD PROTECTION, BACKDRAFT DAMPER, WIRE TO THERMOSTAT SPEC. WT. 100 LBS.
EF/2	ROOF MOUNTED EXHAUST FAN:LORAIN COOK CO. TYPE ACE-4, MODEL NO. 130028 450 CFM @ 1/10" S.P., 1185 FAN RPM 3367 FPM TIP SPEED, 1/6 HP, 120V, 1Ø, 60 FURNISH WITH: PRE-FAB CURB, 6060 SCREEN, DISCONNECT SWITCH, THERMAL OVERLOAD PROTECTION, BACKDRAFT DAMPER, WIRE TO THERMOSTAT SPEC. WT. 100 LBS.
AC/E AC/G	4 TON ROOF MOUNTED AIR CONDITIONING UNIT: SIDE DISCHARGE CARRIER HEAT PUMP MODEL NO. 50QD060, EER 8.6 54,000 BTU/HR COOLING @ 95°F AMB. & 67°FWB/80°FDB ENT. EVAP. AIR 1600 CFM @ 0.90" ESP HEATING CAPACITY: 49,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 16.3 FLA @ 460 VOLTS, 3Ø, 60 VIBRATION ISOLATORS: VIBREX FP-60 FILTERS: (3)16x20x2; PANE 30/30 REFRIGERANT: R-22, 6 LBS., 2 OZ. FURNISH WITH: AUTO-PREHEATSTAT W/LOCKING COVER & ON-OFF SUBBASE, ALTERNATE MOTOR, MANUAL OUTDOOR AIR HOOD UNIT SIZES: 74"x58"x33" HIGH OPERATING WT. 600 LBS.
AC/1 AC/2 AC/3 AC/4 AC/H	5 TON ROOF MOUNTED AIR CONDITIONING UNIT: SIDE DISCHARGE CARRIER HEAT PUMP MODEL NO. 50QD070, EER 8.6 66,000 BTU/HR COOLING @ 95°F AMB. & 67°FWB/80°FDB ENT. EVAP. AIR 2000 CFM @ 0.90" ESP HEATING CAPACITY: 61,000 BTU/HR INPUT @ 47°F AMB. ELECTRICAL: 13.4 FLA @ 460 VOLTS, 3Ø, 60 VIBRATION ISOLATORS: VIBREX FP-60 FILTERS: (3)16x25x2; PANE 30/30 REFRIGERANT: R-22, 8 LBS., 2 OZ. FURNISH WITH: AUTO-PREHEATSTAT W/LOCKING COVER & ON-OFF SUBBASE, ALTERNATE MOTOR, ECONOMIZER W/OD W/BAROMETRIC RELIEF DAMPER UNIT SIZE: 74"x86"x33" HIGH OPERATING WT. 650 LBS.
AC/1 AC/C	1-1/2 TON ROOF MOUNTED AIR CONDITIONING UNIT: SIDE DISCHARGE CARRIER HEAT PUMP MODEL NO. 50QD018, EER 7.8 17,000 BTU/HR COOLING @ 95°F AMB. & 67°FWB/80°FDB ENT. EVAP. AIR 1,000 CFM @ 0.50" ESP ELECTRICAL: 9.1 FLA @ 460 VOLTS, 3Ø, 60 FILTERS: (3)16x20x1; (2)20x20x1; PANE 30/30 REFRIGERANT: R-22, 7.0 LBS. EACH FURNISH WITH: AUTO-PREHEATSTAT W/LOCKING & PRESSURE CONTROLLED LOW AMBIENT KIT, TIME GUARD II UNIT SIZES: 65"x30"x33" HIGH OPERATING WT. 350 LBS.
EF/3	ROOF MOUNTED EXHAUST FAN:LORAIN COOK CO. TYPE ACE-4, MODEL NO. 130028 1160 CFM @ 3/8" S.P. 1,145 RPM FAN 1184 FPM TIP SPEED, 1/4 HP, 120 HP, 120V, 1Ø, 60 FURNISH WITH: PRE-FAB CURB, 6060 SCREEN, DISCONNECT SWITCH, THERMAL OVERLOAD PROTECTION, BACKDRAFT DAMPER SPEC. WT. 100 LBS.

REVISIONS BY

REVISION

JUL 2 1999

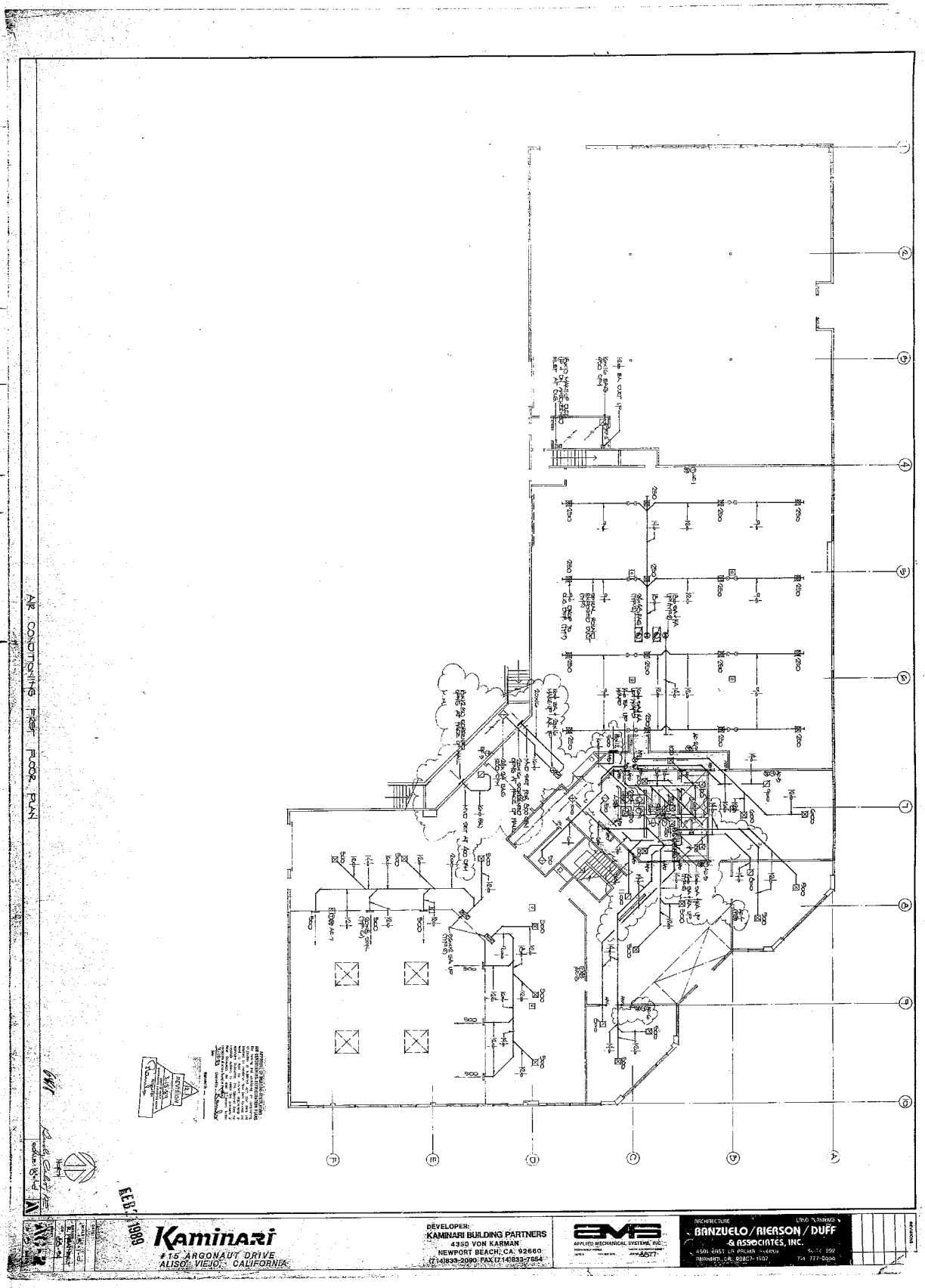
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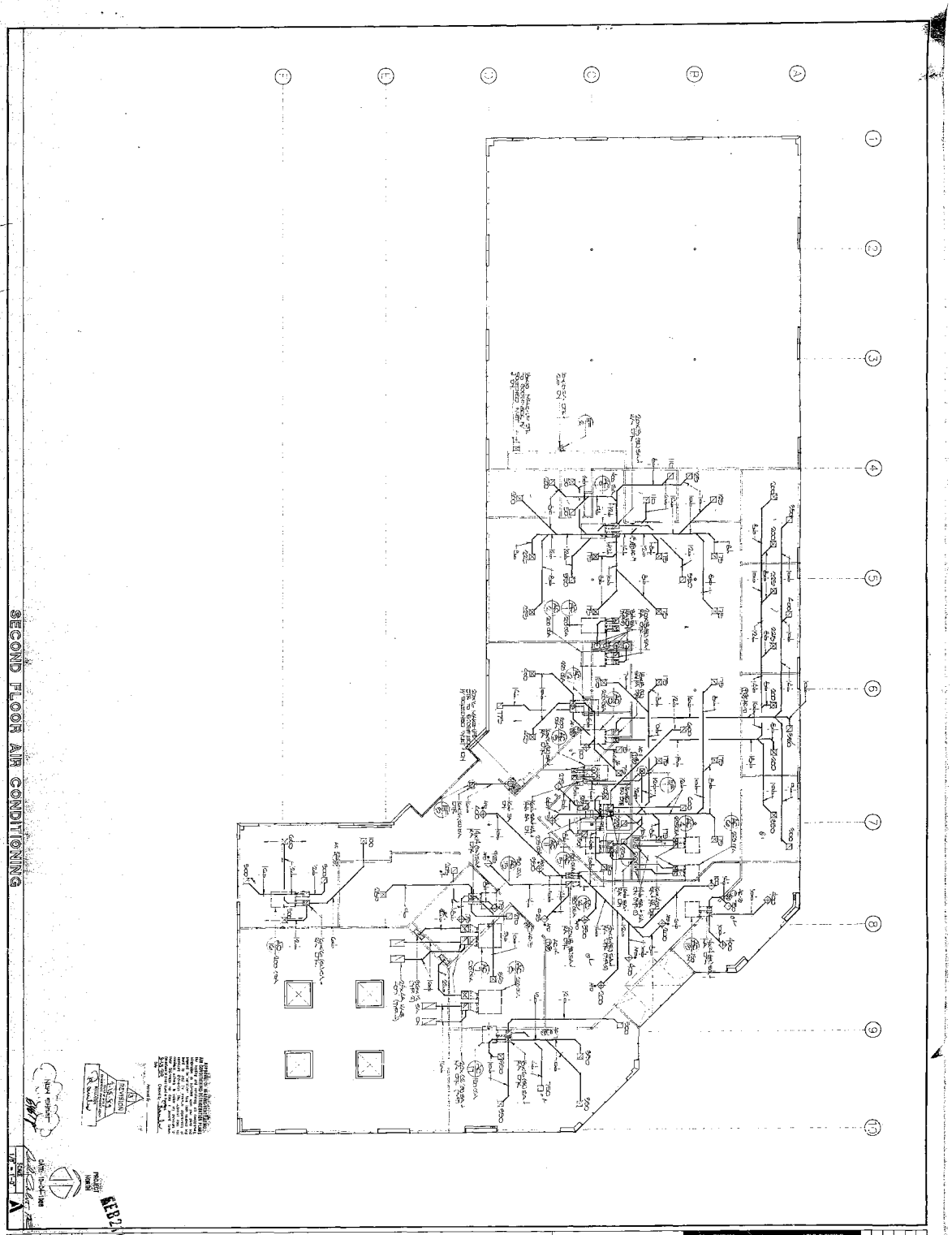
ARCHITECTURE: BANZUELO / RIERSON & ASSOCIATES, INC. 408 - 3RD ST. SANTA ROSA, CA 95401 (707) 526-5010 FAX (707) 526-3360

MECHANICAL ENGINEER: EMB APPLIED MECHANICAL SYSTEMS, INC. 1000 - 4TH ST. SUITE 600 SAN RAFAEL, CA 94901 (415) 457-2577

DEVELOPER: KAMINARI BUILDING PARTNERS 4350 VON KARMAN NEWPORT BEACH, CA 92660 (714)833-2000 FAX (714)833-7854

Kaminari 1999 ARGONAUT DRIVE ALISO VIEJO, CALIFORNIA


AIR CONDITIONING FIRST FLOOR PLAN
FEB. 1988
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2090 FAX (714)833-7854
APPLIED MECHANICAL SYSTEMS, INC.
ARCHITECTURE
BANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.
4301 EAST LA PALMA AVENUE
ANAHEIM, CA. 92807-1507



SECOND FLOOR AIR CONDITIONING

FEB 24 1999

Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2090 FAX (714)833-7854

AMS
APPLIED MECHANICAL SYSTEMS, INC.

ARCHITECTURE / LAND PLANNING
BANZUELO / NIERSON / DUFF
& ASSOCIATES, INC.
4581 EAST LA PALMA AVENUE SUITE 202
ANAHEIM, CA. 92807-1907 (714) 777-0999

M-1

STANDARD WATER NOTES

1. THE WATER SYSTEM SHALL CONFORM TO THE DISTRICT'S "STANDARD SPECIFICATIONS FOR DOMESTIC WATER SYSTEM" AS LAST REVISED. THE CONTRACTOR SHALL HAVE A COPY OF THESE PLANS AND THE STANDARD SPECIFICATIONS ON THE JOB AT ALL TIMES.

2. THE DISTRICT SHALL BE FURNISHED WITH THREE COPIES OF APPROVED CONSTRUCTION PLANS PRIOR TO STARTING CONSTRUCTION. A PRECONSTRUCTION MEETING SHALL BE HELD ON THE JOBSITE 24 HOURS PRIOR TO THE START OF WORK.

3. THE DISTRICT INSPECTOR SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION OR ANY INSPECTION. TO ARRANGE FOR INSPECTION, CALL (714) 831-1793.

4. WATER MAINS SHALL BE INSTALLED 6 FEET OFF THE CURB FACE, AND AFTER TO INSTALLATION OF CURB AND GUTTER AND PRIOR TO PAVING OF THE STREETS.

5. FIRE HYDRANTS AND BLOWOFFS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE DETAILS HEREIN AND INSTALLED BEHIND CURBS AND SIDEWALKS WHERE THE SIDEWALKS ARE ADJACENT TO CURBS. FIRE HYDRANTS SHALL BE PER THE DISTRICT'S SPECIFICATIONS AND SHALL HAVE A CONCRETE PAD POURED AROUND THEM.

6. THE DEVELOPER SHALL FURNISH THE DISTRICT WITH EASEMENTS FOR ALL PORTIONS OF THE SYSTEM OUTSIDE THE PUBLIC RIGHT-OF-WAY. THESE EASEMENTS SHALL BE READY FOR RECORDATION PRIOR TO SIGNING THE IMPROVEMENT PLANS.

7. ALL FLANGED CONNECTIONS SHALL BE COATED WITH TWO COATS OF 10 MILS EACH OF E.C 244 AFTER INSTALLATION INCLUDING NUTS, BOLTS, FLANGES, AND LAVE NON NUTS AND BOLTS.

8. NO FACILITY TO BE BACKFILLED UNTIL INSPECTED BY THE DISTRICT.

9. SHUT DOWN OR TAPPING OF EXISTING WATER LINES TO FACILITATE CONNECTION TO EXISTING FACILITIES SHALL BE COORDINATED WITH THE DISTRICT. ANY RELOCATIONS OF EXISTING FACILITIES ARE SUBJECT TO APPROVAL OF THE DISTRICT ENGINEER.

10. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY PRIOR TO START OF CONSTRUCTION.

11. WATER HOUSE CONNECTION LATERALS SHALL BE INSTALLED TO THE PROPERTY LINE PRIOR TO PAVING OF THE STREET. AT THE OPTION OF THE DEVELOPER, WATER SERVICES MAY BE TEMPORARILY TERMINATED BEHIND THE CURB AND PLUGGED. THE SERVICE SHALL BE EXTENDED TO THEIR FINAL LOCATION BY THE DEVELOPER AT A TIME PRIOR TO PRESSURE TESTING OF THE WATER SYSTEM.

12. ALL WATER SERVICES SHALL BE INSTALLED PER THE DISTRICT'S STANDARD SPECIFICATIONS. ALL METERS SHALL BE INSTALLED IN GRASS OR PLANTER AREAS AND ACCESSIBLE BY VEHICLE. ANY SERVICES LOCATED IN SIDEWALKS OR DRIVEWAYS ARE SUBJECT TO O.C.E.M.A. APPROVAL. ANY METERS LOCATED IN BANKS OF 4 OR MORE SHALL BE MANIFOLDED PER STANDARD DRAWING W-1A. ALL METER REGISTERS AND LIDS SHALL BE MARKED WITH ADDRESS IDENTIFICATION.

13. ALL LOTS SHALL BE PROVIDED WITH APPROVED PRESSURE REGULATORS SET AT 80 PSI AND SHALL BE INSTALLED ACCORDING TO O.C.E.M.A. STANDARDS.

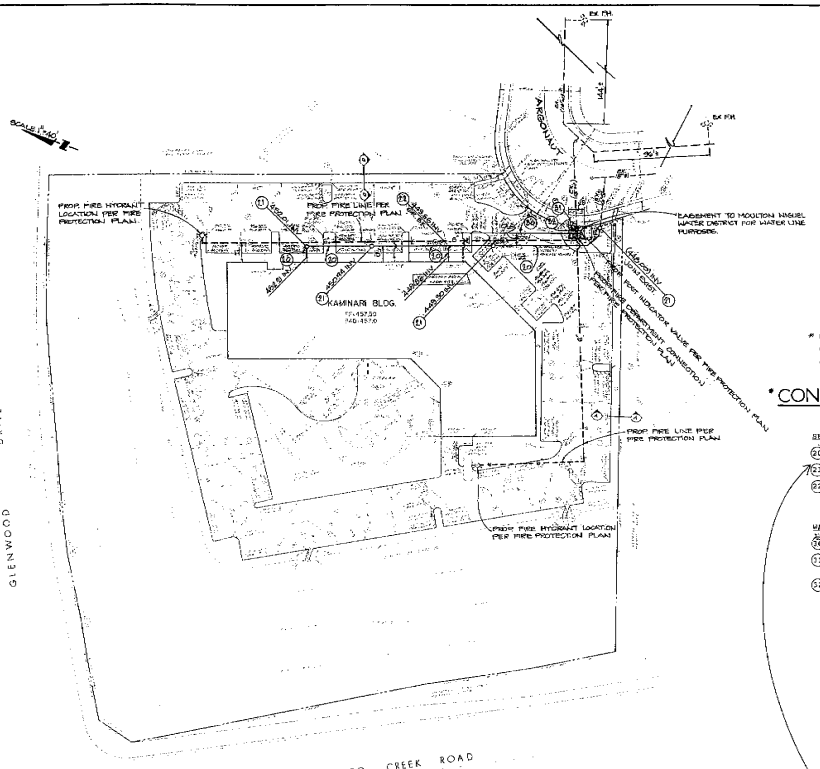
14. WATER LOW-FLOW DEVICES SHALL BE PROVIDED FOR ALL UNITS WITHIN THIS DEVELOPMENT IN ACCORDANCE WITH RULES AND REGULATIONS OF THE DISTRICT.

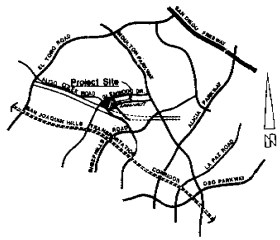
15. THE PLANS NOTWITHSTANDING ALL VALVES SHALL BE LOCATED OFF THE TEE. AT INTERSECTIONS, THE MAIN LINE SHALL BE ROPED TO 8' CURB FACE TO AVOID CROSS GUTTER CONFLICT.

16. ALL WATER EASEMENT LINES SHALL BE DUCTILE IRON PIPE.

17. ALL MAIN LINE VALVES SHALL BE MAINTAINED SO AS TO BE ACCESSIBLE DURING TRACT DEVELOPMENT. ALL VALVE STEMS HAVING OVER 48 INCHES OF COVER WILL REQUIRE AN EXTENTION.

18. WATER MAINS SHALL HAVE A COVER OF AT LEAST 30 INCHES BETWEEN THE TOP OF PIPE AND ROAD SUBGRADE.





VICINITY MAP
NOT TO SCALE

* EDTE

QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN ESTIMATE FOR BIDDING AND SHALL BID A COMPLETE JOB. CONTRACTOR SHALL ALSO ADVISE OWNER AND ENGINEER OF ANY APPARENT DISCREPANCIES IN ESTIMATES.

*CONSTRUCTION NOTES & ESTIMATED QUANTITIES

SEWER:		
(20)	CONSTRUCT 8" CIP SEWER	275 LF
(23)	CONSTRUCT SEWER CLEANOUT	4 EA
(22)	CONSTRUCT WYE CONNECTION PER MWWD STD. S-7	1 EA
WATER:		
(26)	CONSTRUCT 2" PVC	115 LF
(11)	CONSTRUCT 2" WATER SERVICE PER MWWD STD. W-3	1 EA
(12)	CONSTRUCT 8" STANDARD DETECTOR CHECK PER MWWD STD. W-15	1 EA

24,000# Sewer & ~~Water~~

Cost estimates for Sewer #2400. Per John C. Delateur Brehm Const.

ONE SET
INTERIM PLUMBING RECOMMENDED
MAR 1's 1989
ORANGE COUNTY Development Services

Sewer collection C.O. systems only

MAR -2'89

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR. HE SHALL ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS.

IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR SHALL HAVE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

Construction contractor, agrees that in accordance with generally accepted construction practices, construction contractor will be responsible to assume exclusive and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

California Council of Civil Engineers & Land Surveyors

REVISION	DATE	BY

APPROVED:
ORANGE COUNTY FIRE PROTECTION
(FIRE HYDRANT LOCATION ONLY)
DATE

APPROVED:
MOULTON NIGUEL WATER DISTRICT
IMPROVEMENT DISTRICT NO. 6
DATE

PREPARED FOR:
KAMNAR BUILDING PARTNERSHIP
4350 VON KARMAN
NEWPORT BEACH, CA 92660
(714) 833-2090

REGISTERED PROFESSIONAL ENGINEER ERIC C. NIELSEN No. C 040695 Exp 9-31-91 CIVIL STATE OF CALIFORNIA

THE KEITH COMPANIES
3011 Michelson Drive, Suite 100, Irvine, California 92715 (714) 752-8505

PREPARED UNDER THE SUPERVISION OF:
Eric C. Nielsen
ERIC C. NIELSEN R.C.E.40695
2-28-89
DATE

SEWER AND WATER PLAN
FOR
PARCEL 12, P.M. 85-158
PACIFIC PARK BUSINESS CENTER

A 685-001
SHEET 1 OF 1 SHEET

6/6/18

1606

NEW PROJECT FOR:

KAMINARI CORP. HEADQUARTERS
#15 ARGONAUT
ALISO VIEJO, CA

OWNER:

KAMINARI BUILDING PARTNERS
4350 VON KARMAN, SUITE 140
NEWPORT BEACH, CA 92660

ARCHITECTURE — LAND PLANNING

BANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.
4501 EAST LA PALMA AVE — SUITE 202
ANAHEIM, CA 92807-1907 — 714 / 777-0666

INDEX TO DRAWINGS

T1	TITLE SHEET
A1	SITE PLAN
A2	
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	FIRST FLOOR REFLECTED CEILING PLAN
A6	SECOND FLOOR REFLECTED CEILING PLAN
A7	EXTERIOR ELEVATIONS
A8	BUILDING AND WALL SECTIONS
A9	ROOF PLAN
A10	DOOR & FINISH SCHEDULES, DOOR TYPES
A11A	STAIR PLANS & SECTIONS
A11B	RESTROOM BLOW UP PLANS & ELEVATIONS
A12	DETAILS
A13	DETAILS
A14	DETAILS
A15	DETAILS
A16	ENTRY LOBBY PAVING PLAN
A17	SPECIFICATIONS
A18	SPECIFICATIONS
A19	SPECIFICATIONS
A20	SPECIFICATIONS
STRUCTURAL	
S1	FOUNDATION PLAN
S2	SECOND FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	PANEL ELEVATIONS
S5	PANEL ELEVATIONS
S6	NOTES
S7	DETAILS
S8	DETAILS
S9	DETAILS
ELECTRICAL	
E1	ELECTRICAL SITE PLAN
E2	SINGLE LINE DIAGRAM
E3	POWER PLAN FIRST FLOOR
E4	POWER PLAN SECOND FLOOR
E5	LIGHTING PLAN FIRST FLOOR
E6	LIGHTING PLAN SECOND FLOOR
E7	ROOF PLAN
PLUMBING	
P1	PLUMBING SITE PLAN, DETAILS & SCHED.
P2	PLUMBING FIRST FLOOR
P3	PLUMBING SECOND FLOOR
MECHANICAL	
AC1	A/C EQUIPMENT SCHED., LEGEND & NOTES
AC2	A/C FIRST FLOOR
AC3	A/C SECOND FLOOR
LANDSCAPE	
L1	SITE PLAN
L2	NOTES & SCHEDULES
L3	DETAILS
L4	DETAILS
CIVIL	
C1	
C2	

JAN 10 1989

JAN 11 1989

JAN 10 1989

REVISIONS
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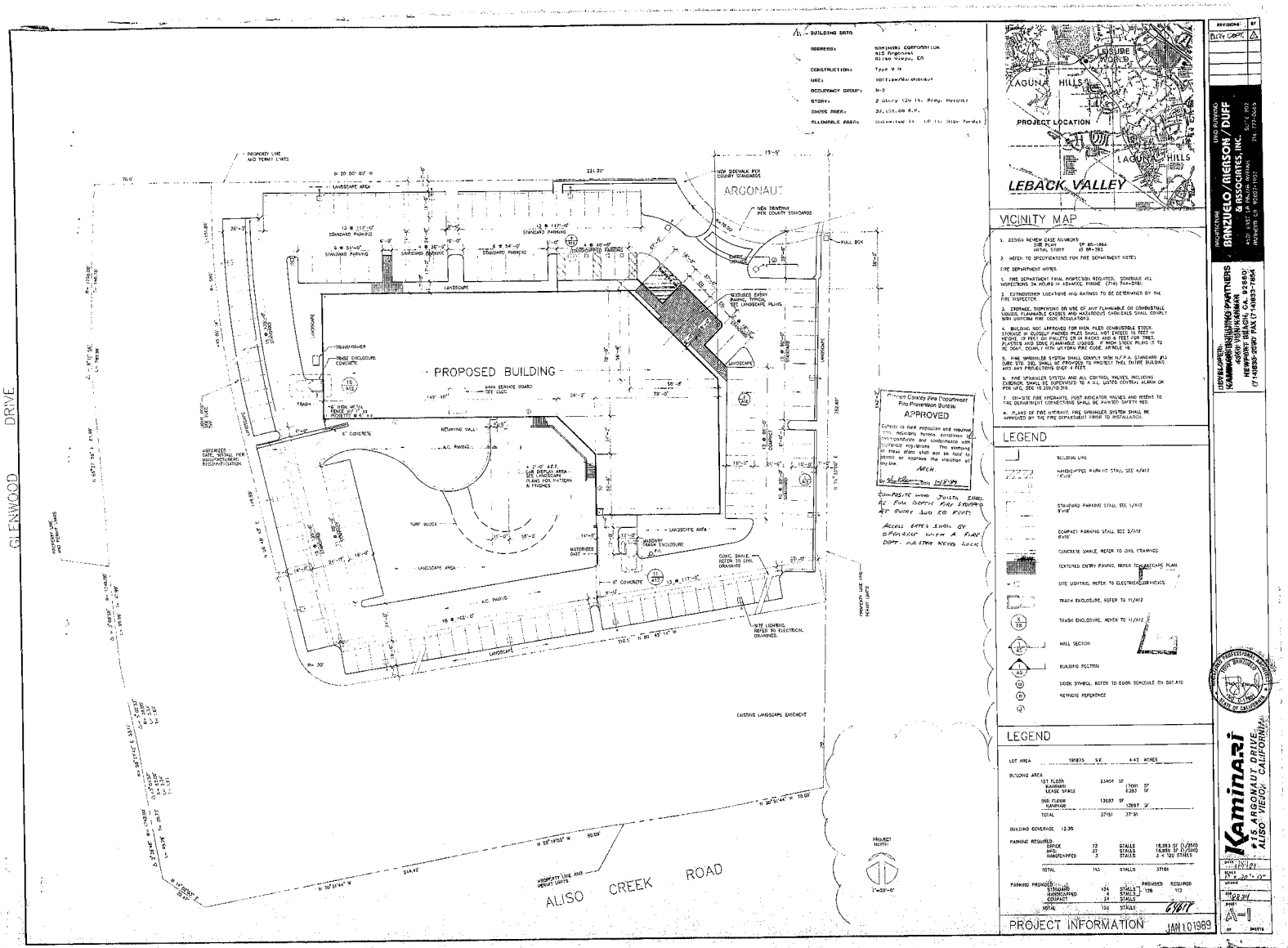
BANZUELO / RIERSON / DUFF & ASSOCIATES, INC.

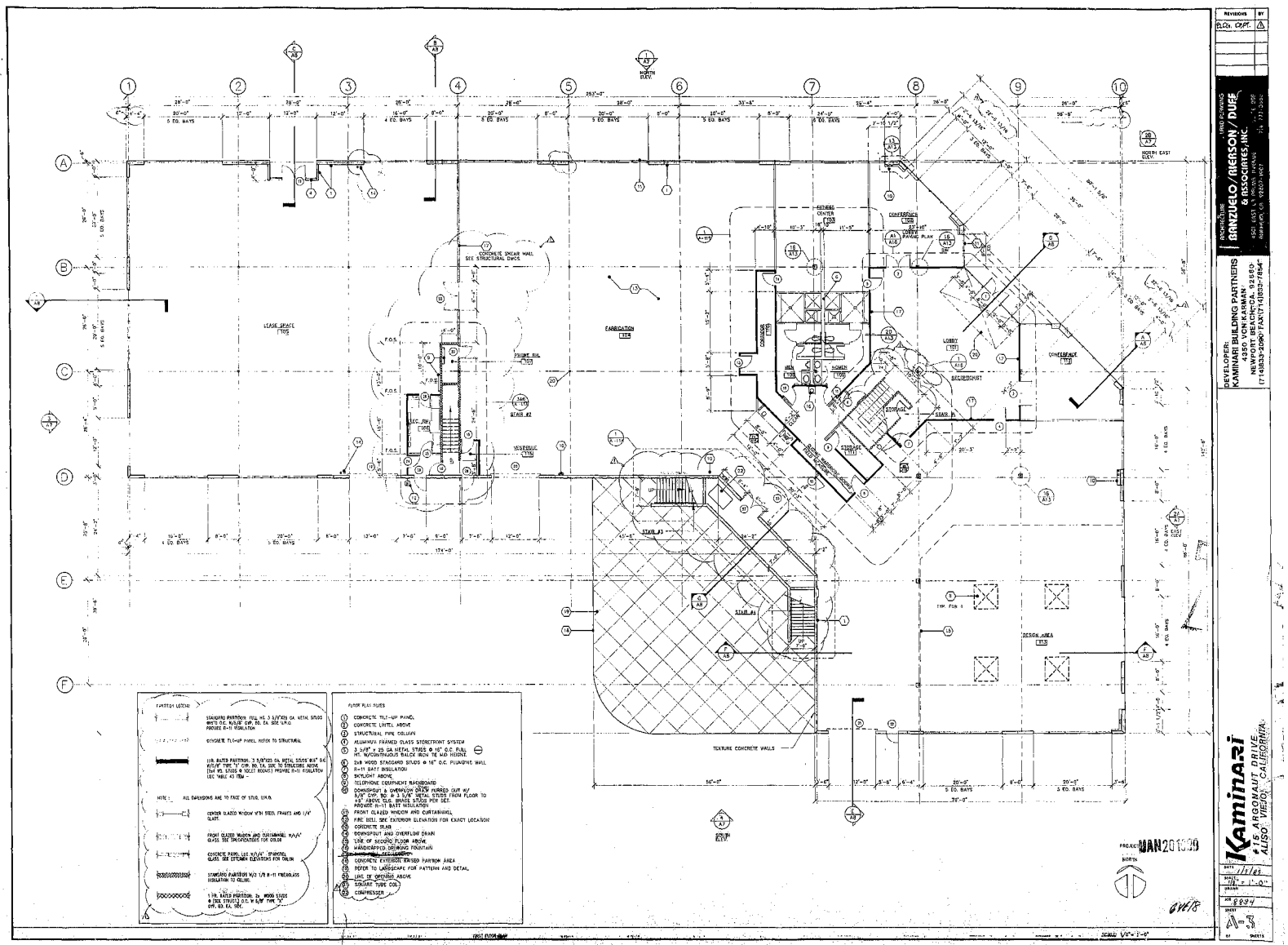
DEVELOPER:
KAMINARI BUILDING PARTNER
4350 VON KARMAN
NEWPORT BEACH, CA 92660

Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE 1-1-89
SCALE
DRAWN
JOB 8851
SHEET T-1
OF SHEETS

1607


BUILDING DATA
ADDRESS: NORTHROP CORPORATION
615 Argonaut
Aliso Viejo, CA
CONSTRUCTION: Type V-N
USE: Office/Manufacturing
OCCUPANCY GROUP: B-2
STORYS: 2 story (2nd fl. Bldg. Height)
GROSS AREA: 37,151.00 S.F.
ALLOWABLE AREA: Unlimited (> 60 ft. Side Yards)
PROPERTY LINE AND PERMIT LIMITS
N 20° 00' 00" W
221.20'
LANDSCAPE AREA
NEW SIDEWALK PER COUNTY STANDARDS
ARGONAUT
NEW DRIVEWAY PER COUNTY STANDARDS
13 @ 17'-0" STANDARD PARKING
6 @ 34'-0" STANDARD PARKING
2 @ 36'-0" HANDICAPPED PARKING
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
FULL BOX
LANDSCAPE
TEXTURED ENTRY PAVING, TYPICAL SEE LANDSCAPE PLANS
PROPOSED BUILDING
DISHWASHER
TRASH ENCLOSURE CONCRETE
MAIN SERVICE BOARD SEE E4.0
TRASH
6" CONCRETE
RETAINING WALL
A.C. PAVING
3'-0" 45° SLOPE SEE DETAIL AREA PLANS FOR MATERIAL & FINISHES
TURF BLOCK
LANDSCAPE AREA
MASONRY TRASH ENCLOSURE
MOTORIZED GATE
SWALE, REFER TO CIVIL DRAWINGS
SITE LIGHTING, REFER TO ELECTRICAL DRAWINGS.
MOTORIZED GATE, INSTALL PER MANUFACTURERS RECOMMENDATION
EXISTING LANDSCAPE EASEMENT
PROPERTY LINE AND PERMIT LIMITS
N 89° 59' 00" W
310.0'
N 89° 59' 00" W
90.00'
N 30° 51' 44" W
10.00'
N 30° 51' 44" W
244.42'
GLENWOOD DRIVE
ALISO CREEK ROAD
PROJECT NORTH
1"=30'-0"
Orange County Fire Department
Fire Prevention Bureau
APPROVED
Approval is not a relaxation and required conditions thereto, conditions of construction and compliance with all applicable regulations. The stamping person or approval the violation of any law.
ARCH.
Date 1/15/04
COMPOSITE ASPHALT PAVING SHALL BE FULL DEPTH PER STANDARD AT EVERY 300 FEET.
ACCESS GATES SHALL BE OPERABLE WITH A FLAT DOOR KNOB WITH KEYED LOCK.
VICINITY MAP
LAGUNA HILLS
ALISO VIEJO
PROJECT LOCATION
LAGUNA HILLS
LEBACK VALLEY
LEGEND
BUILDING LINE
HANDICAPPED PARKING STALL SEE 4/A13
STANDARD PARKING STALL SEE 1/A13
COMPACT PARKING STALL SEE 2/A13
CONCRETE SWALE, REFER TO CIVIL DRAWINGS
TEXTURED ENTRY PAVING, REFER TO LANDSCAPE PLAN
SITE LIGHTING, REFER TO ELECTRICAL DRAWINGS
TRASH ENCLOSURE, REFER TO 11/A13
TRASH ENCLOSURE, REFER TO 11/A13
WALL SECTION
BUILDING SECTION
DOOR SYMBOL, REFER TO DOOR SCHEDULE ON SHT A10
KEYNOTE REFERENCE
LEGEND
PROJECT INFORMATION
LOT AREA 191875 S.F. 4.42 ACRES
BUILDING AREA
1ST FLOOR 23404 SF
MANNARD 17691 SF
LEASE SPACE 6283 SF
2ND FLOOR MANNARD 13697 SF 13697 SF
TOTAL 37101 37101
BUILDING COVERAGE 12.3%
PARKING REQUIRED
OFFICE 73 STALLS 18,283 SF (1/250)
MFG. 37 STALLS 18,855 SF (1/500)
HANDICAPPED 3 STALLS 3 < 120 STALLS
TOTAL 113 STALLS 37164
PARKING PROVIDED PROVIDED REQUIRED
STANDARD 104 STALLS 128 113
HANDICAPPED 4 STALLS
COMPACT 24 STALLS
TOTAL 132 STALLS
DEVELOPER: KAMMARK BUILDING PARTNERS
ARCHITECT: BANZUELO/AIERSON / DUFF
ARCHITECTS, INC.
REVISIONS: BY
BLDG DEPT.
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA
DATE 1/5/04
SCALE 1"=30'-0"
DRAWN
JOB NO. 02.21
SHEET A1
OF SHEETS
JAN 10 1989



ARCHITECTURE
BANZUELO/RIERSON / DUFF
& ASSOCIATES, INC.
4501 WEST LA PALMA AVENUE, SUITE 100
ANAHEIM, CA 92807-1647
714 777-2666

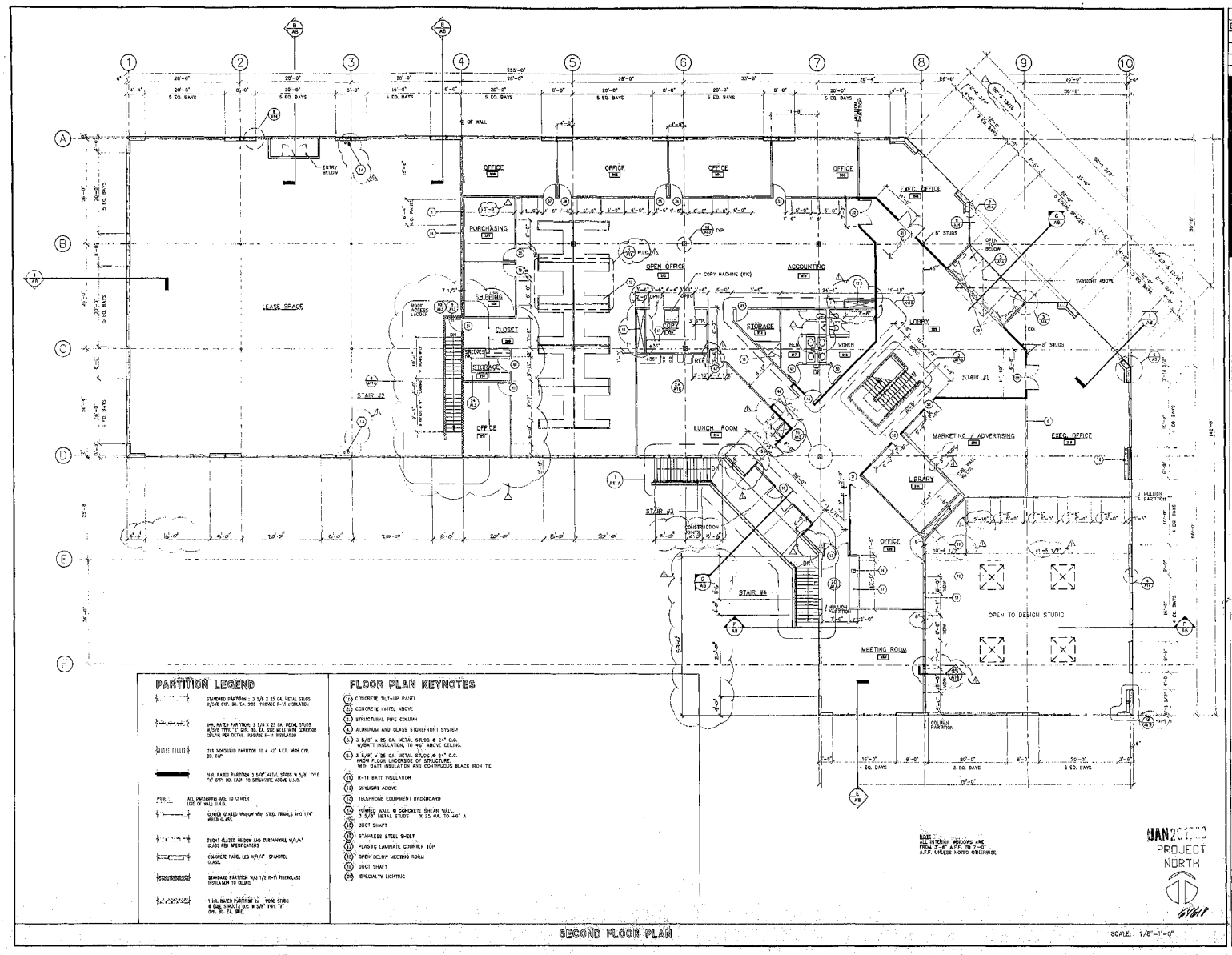
REVISIONS | BY
PLCG. CAPT.

DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2060 FAX (714)833-7654

Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE 1/31/03
SCALE 1/8" = 1'-0"
JOB 9834
SHEET A-3
OF SHEETS

PROJECT NAN2016.39
NORTH
6/6/18



PARTITION LEGEND

- STANDARD PARTITION ; 3 5/8 X 25 GA. METAL STUDS W/5/8 GYP. BD. EA. SIDE. PACKED R-11 INSULATION
- 1HR. RATED PARTITION; 3 5/8 X 25 GA. METAL STUDS W/5/8 TYPE "X" GYP. BD. EA. SIDE W/1 HOUR CORRIDOR CEILING PER DETAIL. PACKED R-11 INSULATION
- 2HR. MASONRY PARTITION 10 + 4'-0" A.F.F. MIN. GYP. BD. CAP.
- 1HR. RATED PARTITION 3 5/8" METAL STUDS W 5/8" TYPE "X" GYP. BD. EACH TO STRUCTURE ABOVE U.N.O.

NOTE: ALL PARTITIONS ARE TO CENTER LINE OF WALL U.N.O.

- CENTER GLAZED WINDOW WITH STEEL FRAMES AND 1/4" WIRED GLASS.
- PAINT GLAZED WINDOW AND CURTAINWALL W/1/4" GLASS PER SPECIFICATIONS
- CONCRETE PANEL W/1/4" DIAMOND GLASS.
- STANDARD PARTITION W/3 1/2 R-11 FIBERGLASS INSULATION TO CEILING
- 1 HR. RATED PARTITION W/ WOOD STUDS @ (SEE DETAILS) EA. SIDE W 5/8" TYPE "X" GYP. BD. EA. SIDE.

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. CONCRETE LINTEL ABOVE
3. STRUCTURAL PIPE COLUMN
4. ALUMINUM AND GLASS STOREFRONT SYSTEM
5. 3 5/8" x 25 GA. METAL STUDS @ 24" O.C. W/BATT INSULATION, TO +6" ABOVE CEILING.
6. 3 5/8" x 25 GA. METAL STUDS @ 24" O.C. FROM FLOOR UNDERSIDE OF STRUCTURE. WITH BATT INSULATION AND CONTINUOUS BLACK IRON TIE
7. R-11 BATT INSULATION
8. SKYLIGHT ABOVE
9. TELEPHONE EQUIPMENT BACKBOARD
10. FURRED WALL @ CONCRETE SHEAR WALL. 3 5/8" METAL STUDS @ 25 GA. TO +6" A
11. DUCT SHAFT
12. STAINLESS STEEL SHEET
13. PLASTIC LAMINATE COUNTER TOP
14. OPEN BELOW MEETING ROOM
15. DUCT SHAFT
16. SPECIALTY LIGHTING

NOTE: ALL INTERIOR WINDOWS ARE FROM 3'-6" A.F.F. TO 7'-0" A.F.F. UNLESS NOTED OTHERWISE.

SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

REVISIONS: BLDG. DEPT. | BY

ARCHITECTURE: BANZUELO / ARENSON / DUFF & ASSOCIATES, INC. 1301 DOVE STREET, SUITE 200, NEWPORT BEACH, CA. 92660 (714) 752-0700 FAX (714) 752-0707

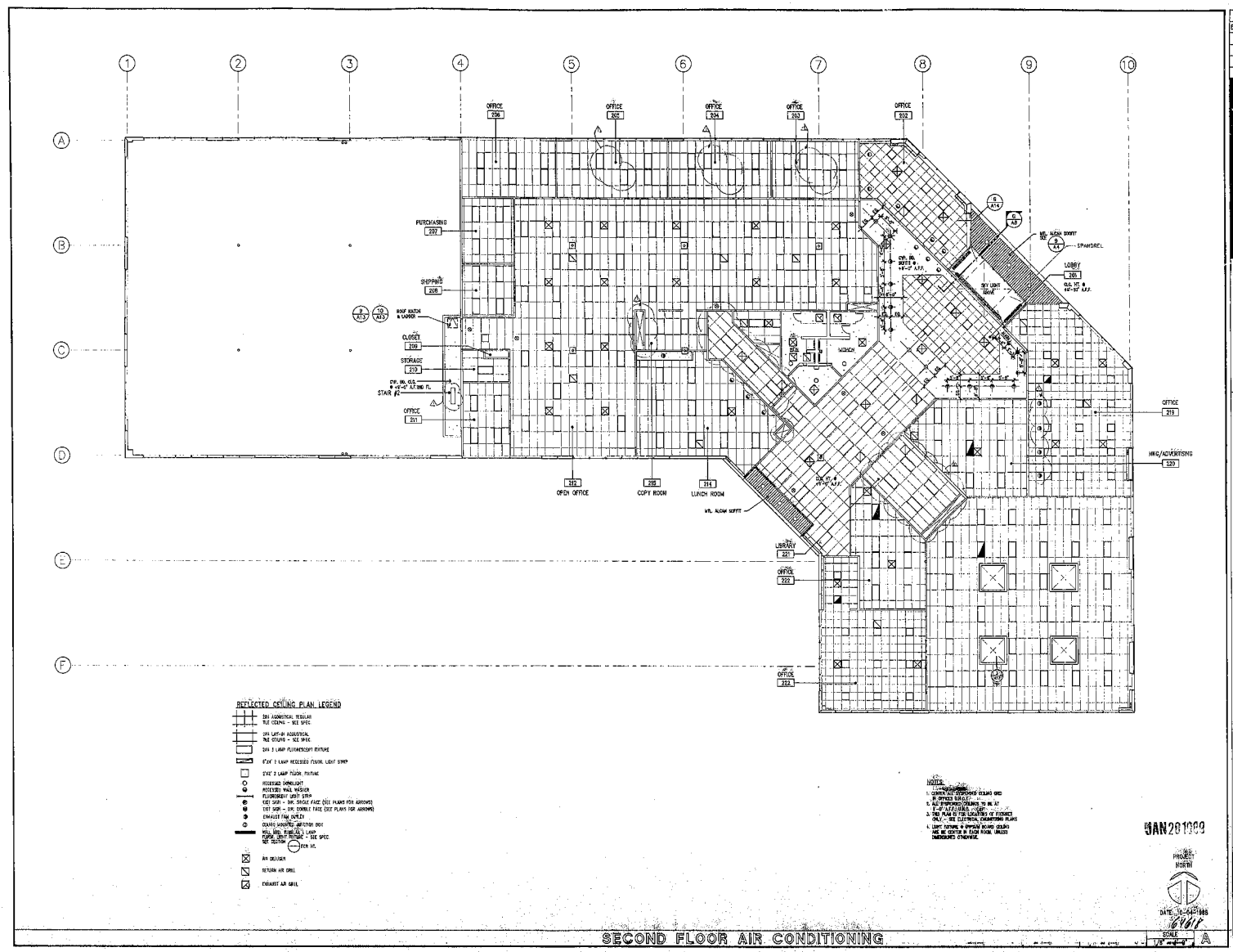
DEVELOPER: KAMINARI BUILDING PARTNERS 4350 VON KARMAN NEWPORT BEACH, CA. 92660 (714)833-2060 FAX (714)833-7854

Kaminari

115 ARGONAUT DRIVE ALISO VIEJO, CALIFORNIA

DATE: 1/1/99
SCALE: 1/8" = 1'-0"
DRAWN:
JOB: 9834
SHEET: A-1.0
BY:

FIRST FLOOR REFLECTED CEILING PLAN
REFLECTED CEILING PLAN LEGEND
NOTES:
DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA 92660
(714)833-2090 FAX (714)833-7854
ARCHITECTURE LAND PLANNING
BANZUELO/RIERSON/DUFF
& ASSOCIATES, INC.
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA
A-5
JAN 20 1999

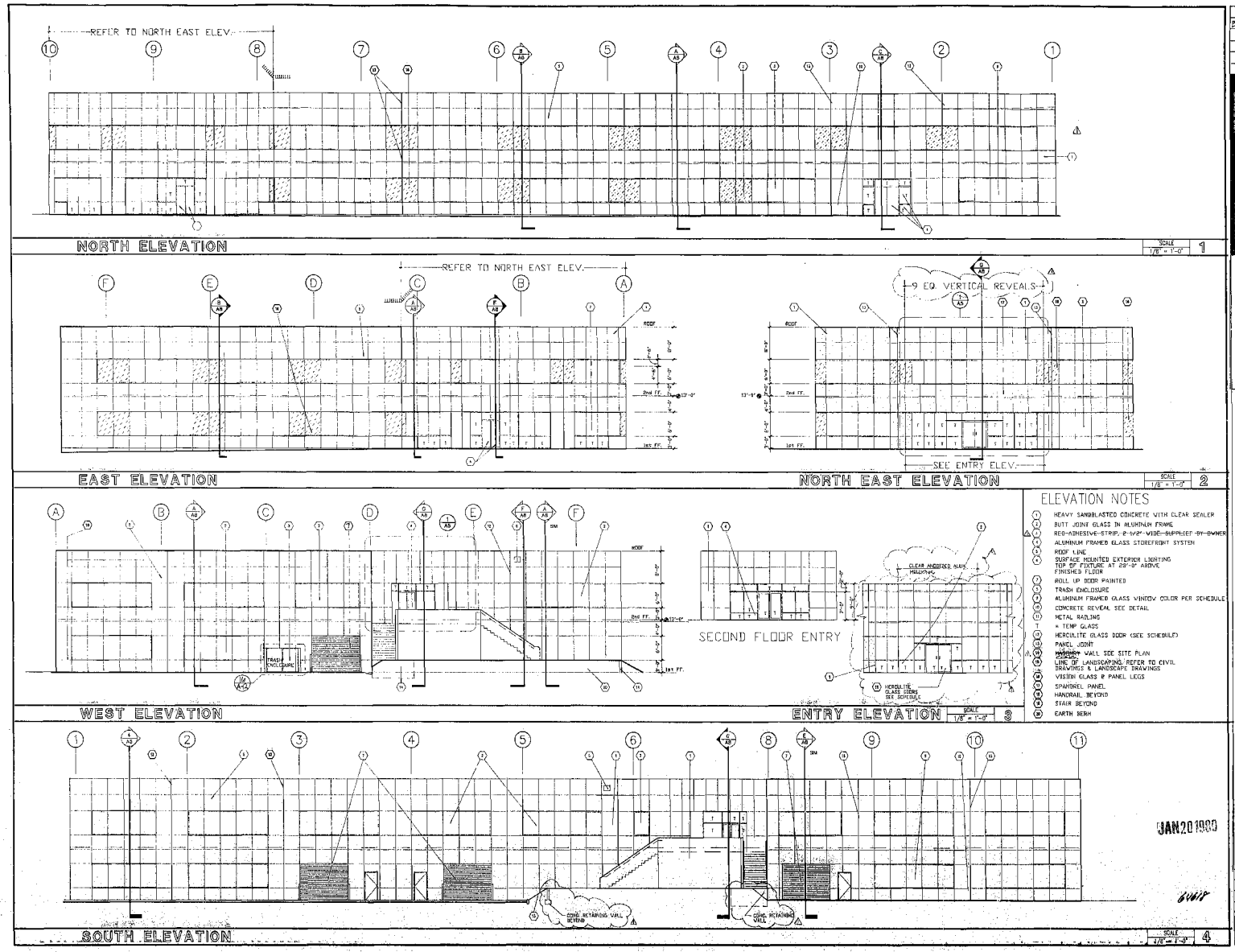


DEVELOPER:
KAMINARI BUILDING PARTNERS
4 CORPORATE PARK, SUITE 245
NEWPORT BEACH, CALIFORNIA 92660
(714)833-2080 FAX(714)833-2084

ARCHITECTURE
ANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.
4343 E. 49th STREET
SACRAMENTO, CA 95820 (916) 737-1007

Kaminari
15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE 1/13/84
SCALE 1/8" = 1'-0"
JOB 8234
SHEET A6
OF SHEETS



ELEVATION NOTES

1. HEAVY SANDBLASTED CONCRETE WITH CLEAR SEALER
2. BUTT JOINT GLASS IN ALUMINUM FRAME
3. ~~RED~~ ADHESIVE STRIP, 2-1/2" WIDE ~~SUPPLIED BY OWNER~~
4. ALUMINUM FRAMED GLASS STOREFRONT SYSTEM
5. ROOF LINE
6. SURFACE MOUNTED EXTERIOR LIGHTING TOP OF FIXTURE AT 28'-0" ABOVE FINISHED FLOOR
7. ROLL UP DOOR PAINTED
8. TRASH ENCLOSURE
9. ALUMINUM FRAMED GLASS WINDOW COLOR PER SCHEDULE
10. CONCRETE REVEAL SEE DETAIL
11. METAL RAILING
12. × TEMP GLASS
13. HERCULITE GLASS DOOR (SEE SCHEDULE)
14. PANEL JOINT
15. ~~RETAINING~~ WALL SEE SITE PLAN
16. LINE OF LANDSCAPING, REFER TO CIVIL DRAWINGS & LANDSCAPE DRAWINGS
17. VISION GLASS @ PANEL LEGS
18. SPANDREL PANEL
19. HANDRAIL BEYOND
20. STAIR BEYOND
21. EARTH BERM

JAN 20 1993

6 Unit

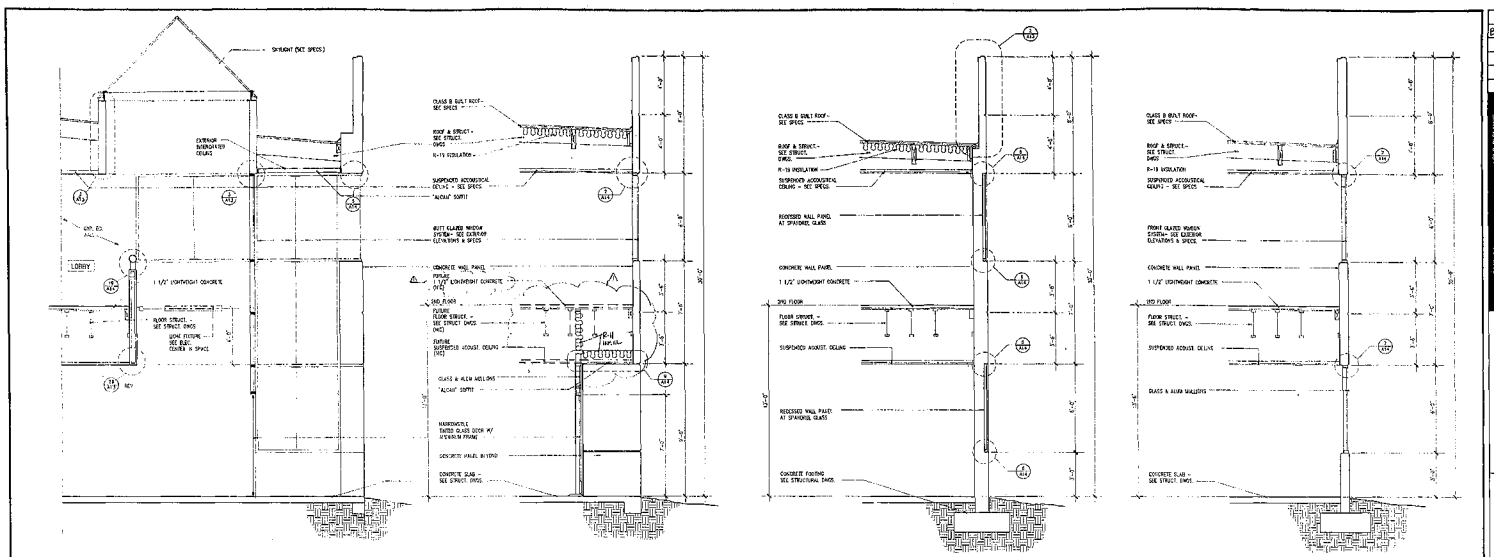
DESIGN ARCHITECT: ANZUELO / RIERSON / DUFF & ASSOCIATES, INC. LAND PLANNERS

DEVELOPER: KAMINARI BUILDING PARTNERS 4380 VON KARMAN NEWPORT BEACH, CAL. 92660 (714)852-2611 FAX (714)852-2656

Kaminari

115 ARGONAUT DRIVE ALISO VIEJO, CALIFORNIA

DATE 1-1-93
SCALE 1/8"=1'-0"
DRAWN
JOB 8824
SHEET A-7
OF SHEETS

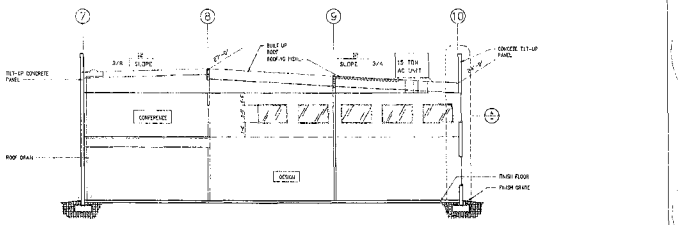


SECTION AT ENTRY DOORS — SCALE 3/8" = 1'-0" — D

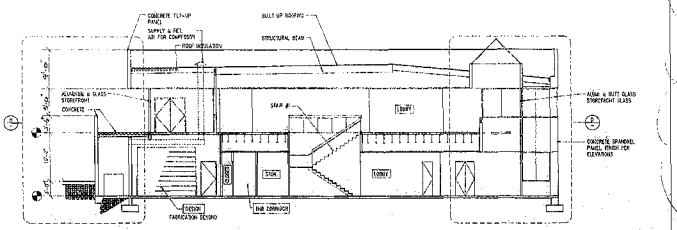
SECTION AT ENTRY DOORS — SCALE 3/8" = 1'-0" — C

SECTION AT PANEL LEGS — SCALE 3/8" = 1'-0" — B

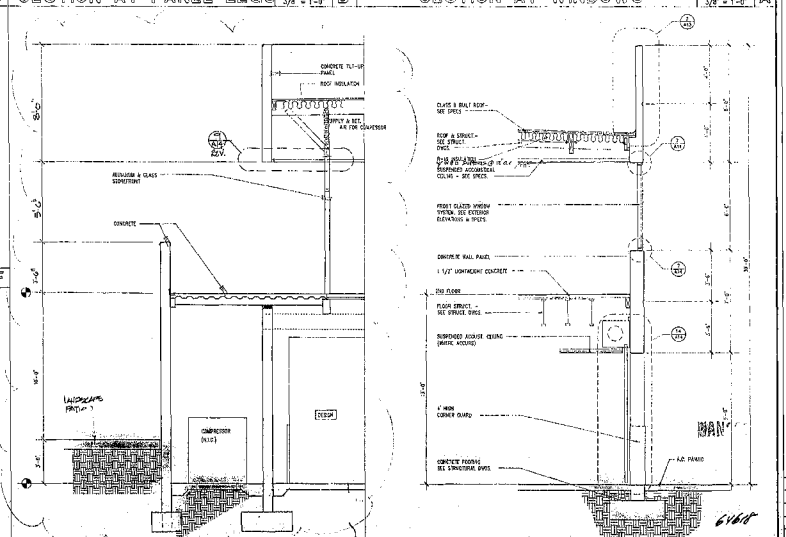
SECTION AT WINDOWS — SCALE 3/8" = 1'-0" — A



BUILDING SECTION — SCALE 1/8"=1'-0" — F



BUILDING SECTION — SCALE — G



SECTION @ BACK ENTRY — SCALE — H

SECTION AT ROLL UP DOOR — SCALE — E

REVISIONS — BY
BLDG. DEPT. — Δ

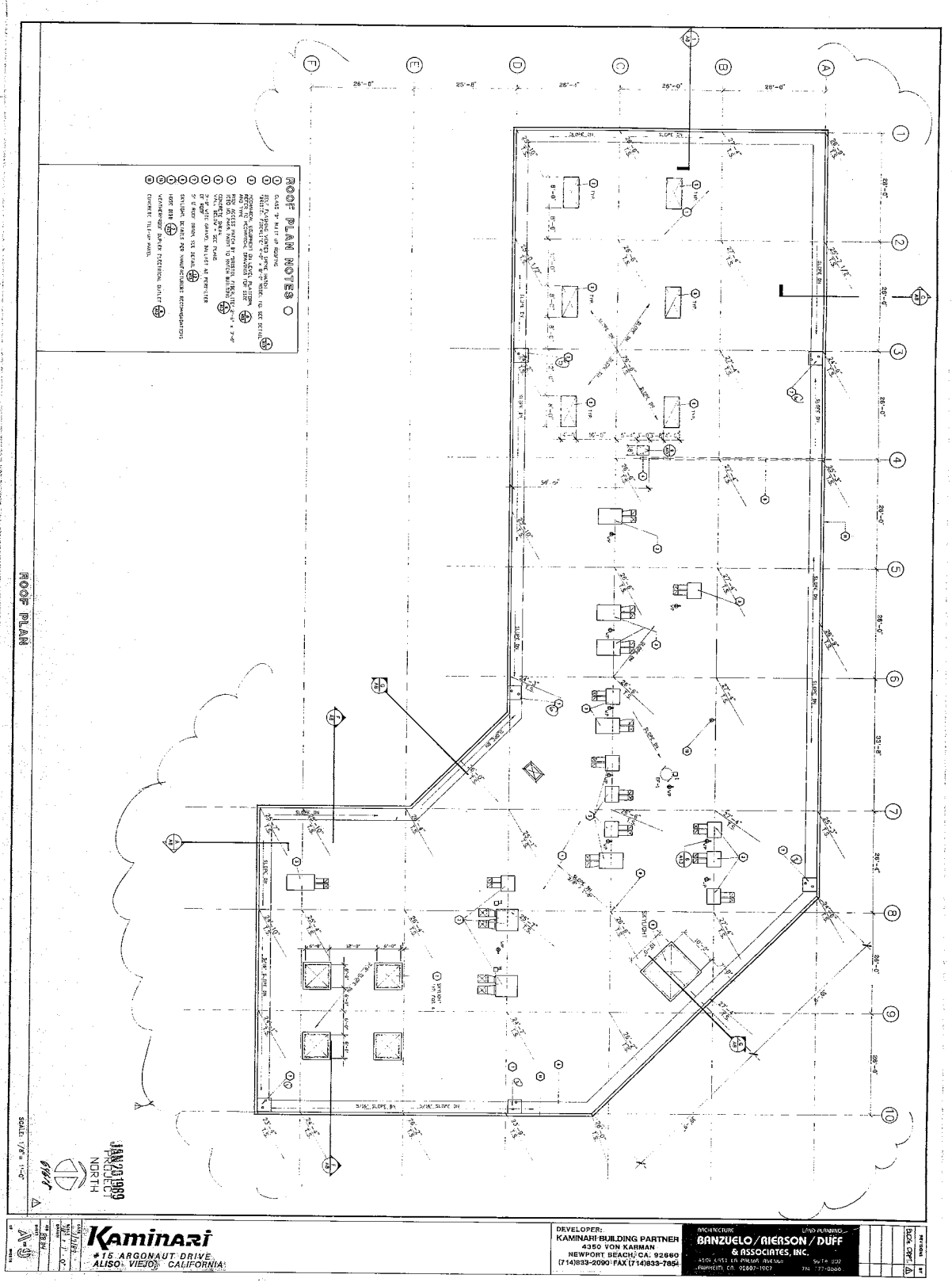
ARCHITECTURE
ANZUELO/MORSON/DUFF & ASSOCIATES, INC.
1400 FIRST A STREET, SUITE 210
SAN RAFAEL, CA 94901-1967
TEL: 415-456-3400

LAND PLANNING

DEVELOPER:
KAMINARI BUILDING PARTNER
4350 VON KARMAN
NEWPORT BEACH, CA 92660
(714)833-2000 FAX (714)852-7684

Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE 1/18/99
SCALE AS SHOWN
DRAWN
JOB NO. 9830
SHEET A-8
OF SHEETS


ROOF PLAN NOTES
ROOF PLAN
SCALE: 1/8" = 1'-0"
JANUARY 20, 1989
PROJECT NORTH
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO CALIFORNIA
DEVELOPER:
KAMINARI-BUILDING PARTNER
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2090 FAX (714)833-7854
ARCHITECTURE
BANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.
4501 E. LA PALMA AVENUE
ANAHEIM, CA. 92807-1907
714 777-0660

DOOR SCHEDULE

NO	SIZE W x H	THK	TYPE	DOOR MATERIAL FACE	DOOR MATERIAL CORE	DOOR FINISH	SELF CLSG	FRAME MAT	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS THRSHLD	FIRE LABEL	SMK SEAL	REMARKS
BUILDING ONE															
(1)	6'-0 X 7'-0	—	G	GLASS	—	TINTED	YES	ALUM	ANOD				—		FULLY TEMPERED GLASS
(2)	6'-0 X 7'-0	1¾	J	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		WHITE INK
(3)	6'-0 X 7'-0	1¾	J	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		WHITE INK
(4)	3'-0 X 7'-0	1¾	J	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(5)	3'-0 X 7'-0	1¾	J	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(6)	3'-0 X 7'-0	1¾	J	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(7)	3'-0 X 7'-0	1¾	J	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(8)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(9)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	NO	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(10)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(11)	3'-0 X 7'-0	1¾	C	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(12)	3'-0 X 7'-0	1¾	C	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(13)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(14)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(15)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(16)	3'-0 X 7'-0	1¾	D	METAL	H M	PAINT	YES	METAL	PAINT	11 A-14	11 A-14	12 A-14	20 MIN		
(17)	6'-0 X 7'-0	—	F	GLASS	—	TINTED	YES	ALUM	ANOD	16 A-14	16 A-14	17 A-14	—		FULLY TEMPERED GLASS
(18)	12'-0 X 9'-0	1¾	E	METAL	H M	PAINT	—	—	PAINT	14 A-14	13 A-14	14 A-14	20 MIN		OVERHEAD ROLL-UP W/DOOR
(19)	12'-0 X 9'-0	1¾	E	METAL	H M	PAINT	—	—	PAINT	14 A-14	13 A-14	14 A-14	20 MIN		OVERHEAD ROLL-UP W/DOOR
(20)	12'-0 X 9'-0	1¾	E	METAL	H M	PAINT	—	—	PAINT	14 A-14	13 A-14	14 A-14	20 MIN		OVERHEAD ROLL-UP W/DOOR
(21)	12'-0 X 9'-0	1¾	E	METAL	H M	PAINT	—	—	PAINT	14 A-14	13 A-14	14 A-14	20 MIN		OVERHEAD ROLL-UP W/DOOR
(22)	3'-0 X 7'-0	1¾	E	METAL	H M	PAINT	YES	METAL	PAINT	11 A-14	11 A-14	12 A-14	—		
(23)	12'-0 X 9'-0	1¾	E	METAL	H M	PAINT	YES	METAL	PAINT	14 A-14	13 A-14	14 A-14	—		OVERHEAD ROLL-UP W/DOOR
(24)	3'-0 X 7'-0	1¾	D	METAL	H M	PAINT	YES	METAL	PAINT	11 A-14	11 A-14	12 A-14	20 MIN		
(25)	3'-0 X 7'-0	1¾	B	METAL	H M	PAINT	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(26)	3'-0 X 7'-0	1¾	B	METAL	H M	PAINT	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(27)	3'-0 X 7'-0	1¾	B	METAL	H M	PAINT	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(28)	3'-0 X 7'-0	1¾	D	METAL	H M	PAINT	YES	METAL	PAINT	11 A-14	11 A-14	12 A-14	—		
(29)	3'-0 X 7'-0	1¾	D	METAL	H M	PAINT	YES	METAL	PAINT	11 A-14	11 A-14	12 A-14	—		
(30)	6'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(31)	6'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(32)	6'-0 X 7'-0	1¾	D	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(33)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(34)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(35)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(36)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(37)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(38)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(39)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(40)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(41)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(42)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(43)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(44)	6'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(45)	6'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(46)	6'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(47)	6'-0 X 7'-0	1¾	F	GLASS	—	TINTED	YES	ALUM	FAC. FIN	16 A-14	16 A-14	17 A-14	—		FULLY TEMPERED GLASS
(48)	6'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(49)	6'-0 X 7'-0	1¾	D	MASONITE	SOLID	WAREHSE	YES	METAL	PAINT	11 A-14	11 A-14	12 A-14	20 MIN		
(50)	3'-0 X 7'-0	1¾	C	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(51)	3'-0 X 7'-0	1¾	C	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(52)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(53)	3'-0 X 7'-0	1¾	B	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	20 MIN		
(54)	3'-0 X 7'-0	1¾	B	MASONITE	H M	PAINT	YES	METAL	FAC. FIN	11 A-14	11 A-14	12 A-14	20 MIN		
(55)	6'-0 X 7'-0	1¾	H	METAL	H M	PAINT	YES	METAL	PAINT	11 A-14	11 A-14	12 A-14	—		
(56)	3'-0 X 7'-0	1¾	J	MASONITE	SOLID	WAREHSE	YES	METAL	FAC. FIN	16 A-14	16 A-14	17 A-14	—		
(57)	12'-0 X 7'-0	1¾	H	METAL	H M	PAINT	YES	METAL	PAINT	11 A-14	11 A-14	12 A-14	—		

INTERIOR FINISH SCHEDULE

NO.	NAME	FLOOR MAT	FLOOR FIN	BASE MAT	BASE FIN	WALLS NORTH MAT	WALLS NORTH FIN	WALLS EAST MAT	WALLS EAST FIN	WALLS SOUTH MAT	WALLS SOUTH FIN	WALLS WEST MAT	WALLS WEST FIN	COL. MAT	COL. FIN	CEILING MAT	CEILING FIN	CEILING HGT	REMARKS
BUILDING ONE																			
101	LOBBY	3	—	—	—	9	9	9	B	9	B	7	B	—	—	13	F		
102	CONFERENCE	3	—	5	F	7	B	7	B	9	B	9	B	—	—	13	F	9'	
103	FITNESS CENTER	3	—	5	F	9	B	X	B	10	B	X	B	9	E	13	F		
104	FABRICATION	1	—	5	F	7	B	X	B	H	B	X	B	—	D	13	F		
105	EXEC SPACE	4	—	5	F	7	B	7	B	7	B	9	B	—	D	15	G		△
106	ELEC RM.	4	—	5	F	9	B	9	B	9	B	9	B	—	—	9	B		
107	PHONE RM.	4	—	—	—	9	B	9	B	9	B	9	B	—	—	9	B		
108	MENS	4	—	5	F	10	B	10	B	10	B	10	B	—	—	9	H		
109	WOMEN	4	—	5	F	10	B	10	B	10	B	10	B	—	—	9	H		
110	CORRIDOR	3	—	5	F	9	B	9	B	9	B	9	B	—	—	13	H		
111	STORAGE	4	—	5	F	9	B	9	B	9	B	7	B	B	E	13	F		
112	CONFERENCE	4	—	5	F	7	B	7	B	9	B	7	B	—	—	13	F		
113	DESIGN AREA	1	—	5	F	9	B	7	B	7	B	9	B	W/H	B	—	—	15	G		
114	STORAGE	1	—	5	F	9	B	9	B	9	B	9	B	—	—	9	B		
115	VESTIBULE	1	—	5	F	9	B	9	B	9	B	9	B	—	—	9	B		
	STAIR #1			5	F	9	B	9	B	9	B	9	B	—	—	14	H		
	STAIR #2			5	F	9	B	9	B	9	B	9	B	—	—	14	H		
	STAIR #3			5	F	9	B	9	B	9	B	9	B	—	—	14	H		
201	LOBBY	3	—	5	F	7	B	7	B	7	B	7	B	—	—	13	F		ONE HOUR
202	EXEC. OFFICE	3												—	—				
203	OFFICE	3												—	—				
204	OFFICE	3												—	—				
205	OFFICE	3												—	—				
206	OFFICE	3												—	—				
207	PURCHASING	3												—	—				
208	SHIPPING	3												—	—				
209	CLOSET	3												—	—				
210	STORAGE	4												—	—				
211	OFFICE	3												—	—				
212	OPEN OFFICE	3												—	—				
213	STORAGE	3												—	—				
214	LUNCH RM.	3												—	—				
215	COPY RM.	3												—	—				
216	ACCOUNTING	3												—	—				
217	VPMS	4		5	F	10	B	10	B	8	B	10	B	—	—	9	H		
218	MOVER	4		5	F	10	B	10	B	10	B	10	B	—	—	9	H		
219	EXEC. OFFICE	3												—	—				
220	MARKETING	3												—	—				
221	LIBRARY	3												—	—				
222	OFFICE	3												—	—				
223	MEETING RM.	1												—	—				

FINISH NOTES

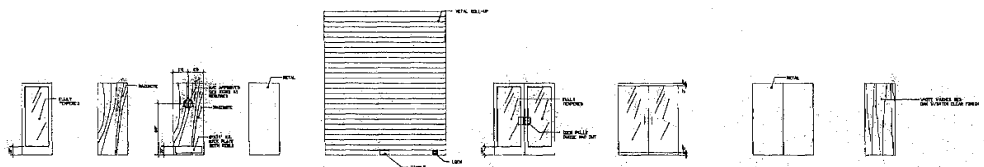
MATERIALS

1. CONCRETE SLAB W/SEALER
2. PLYWOOD FLOOR VS MIN 2 1/2" LIGHTWEIGHT CONCRETE OVER 15# FELT
3. CARPET & PAD
4. SHEET VINYL
5. 4" HIGH RUBBER TOPSET BASE
6. 6" HIGH SELF COVED SHEET VINYL
7. 5/8" GYPSUM BOARD
8. 1/2" WATER RESISTANT GYPSUM BOARD
9. 5/8" TYPE "X" GYPSUM BOARD
10. 5/8" TYPE "X" WATER RESISTANT GYMPSUM BOARD PAINT "H"
11. CONCRETE PANEL (PAINTED)
12. ALUMINUM STOREFRONT SYSTEM. SEE EXTERIOR ELEVATIONS FOR TYPE
13. ACOUSTIC LAY-IN CEILING TILE SYSTEM. SEE REFLECTED CEILING PLAN FOR TYPE
14. 2 X 6 CEILING JOISTS @ 16" O.C. W/ 5/8" TYPE "X" GYPSUM BOARD. SEE STAIR PLANS
15. EXPOSED STRUCTURE

FINISHES

A. CLEAR SEALER
B. PAINT
C. RESILIENT PAINT
D. EPOXY PAINT
E. JAMI BRONZE ANODIZE
F. FACTORY FINISH
G. UNFINISHED
H. SMTH COAT PLASTER & PAINT

DOOR TYPES



JAN 20 1989

6V618

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BLDG DEPT.	△

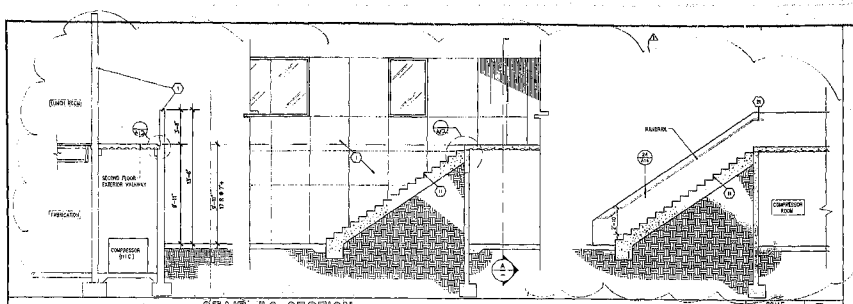
ARCHITECTURE
BANZUELO/NERSON/DUFF
& ASSOCIATES, INC.
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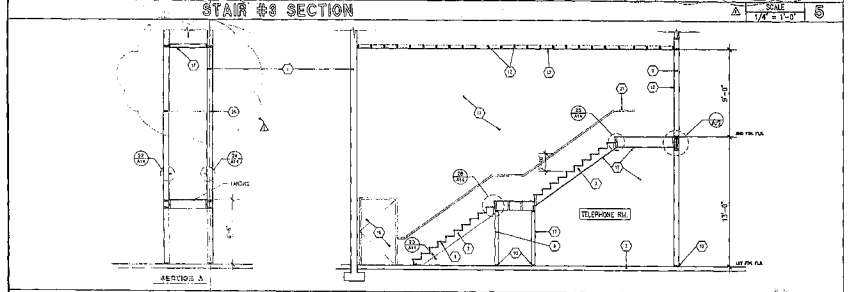
DEVELOPER:
KAMINARI BUILDING PARTNERS
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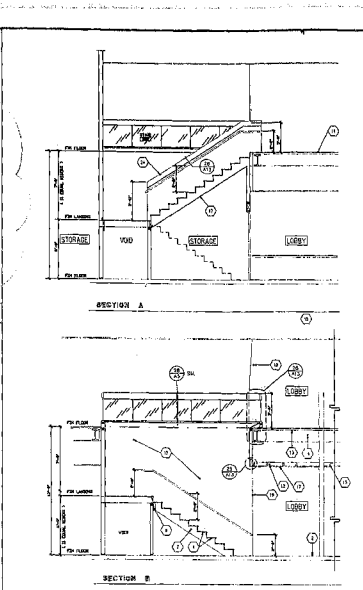
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE 11/8/88
SCALE NONE
DRAWN
JOB 8834
SHEET A10
OF SHEETS

1616



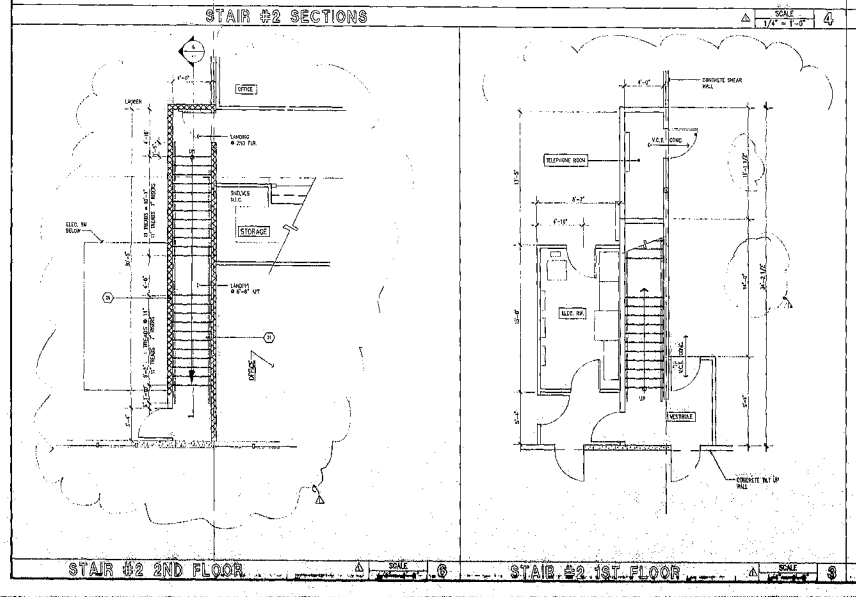


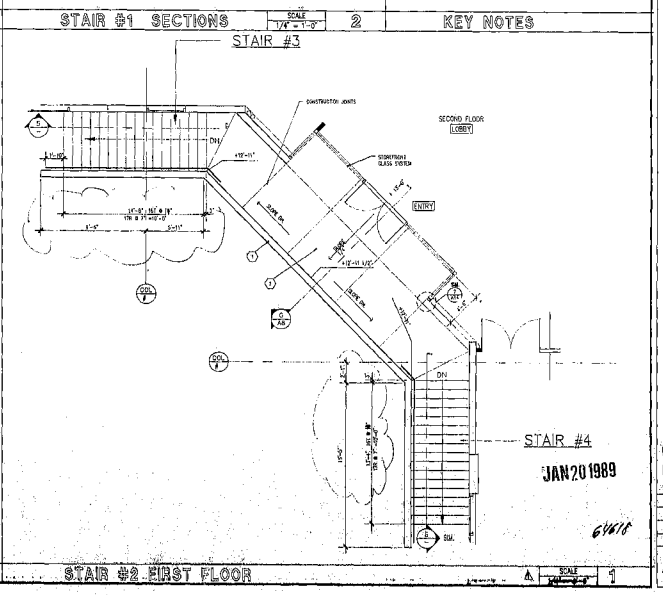


KEY NOTES

STAIR SECTIONS

1. CONCRETE TILT-UP WALL
2. CONCRETE FLOOR
3. 2 X 4 D.F. LEADER WITH 3/8" Ø KWIK-BOLTS AT 2'-0" O.C. MINIMUM OF 2 1/2" EMBED.
4. 3/4" PLYWOOD
5. 4 X 10 D.F. HEADER
6. SIMPSON JOIST HANGER
7. 2 X 14 STRINGERS AT 16" O.C.
8. 2 X 6 P.T. AT EACH STRINGER WITH 4 3/32 SHOT PINS EACH SIDE.
9. 2 X 4 STUDS AT 16" O.C.
10. 2 X 4 PT PLATE WITH 3/16" SHOT PINS AT 32" O.C.
11. CONCRETE STAIR
12. 2 X 4 D.F. CEILING JOISTS AT 16" O.C.
13. STRUCTURAL FLOOR FRAMING SEE STRUCTURAL DRAWINGS.
14. LINE FINISH FLOOR-LIGHT WEIGHT CONCRETE
15. LINE OF FINISH SUSPENDED CEILING SYSTEM
16. DOOR AND DOOR FRAME.
17. 5/8" TYPE 'X' GYPSUM WALL BOARD.
18. GYPSUM WALL BOARD
19. WALL LINE BEYOND.
20. 1 1/4" Ø STEEL HANDRAIL 9'-30" ABOVE NOSING, PAINTED
21. LINE OF STAIR BEYOND
22. LINE OF WALL AND FUTURE CAP FORWARD OF SECTION
23. FINISH WOOD CAP
24. VD. STUD WALL FROM FLOOR TO UNDERSIDE OF STUCTURE
25. 2 X 6 STUDS AT 16" O.C.





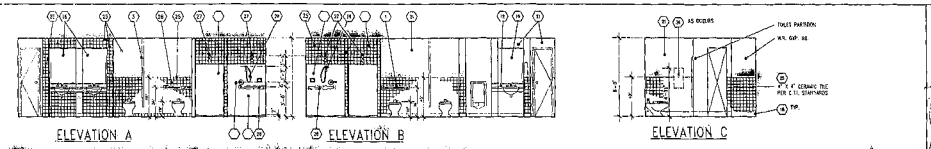
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PLAN CHK.	

ARCHITECTURE
BARNUELO/BIERSON/DUFF
& ASSOCIATES, INC.
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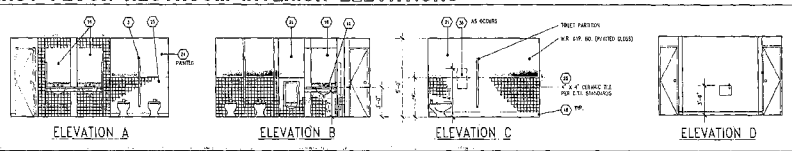
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Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

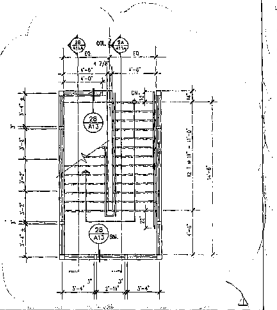
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SCALE 1/4"=1'-0"
DRAWN
JOB 8884
SHEET A-11A



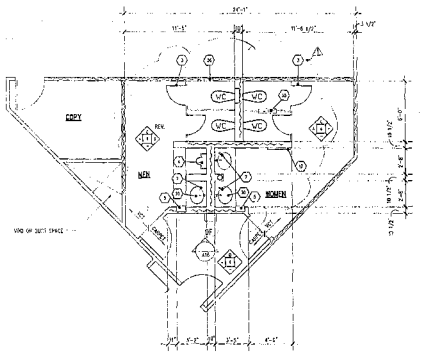
FIRST FLOOR RESTROOM INTERIOR ELEVATIONS — SCALE 1/4"=1'-0" — 5



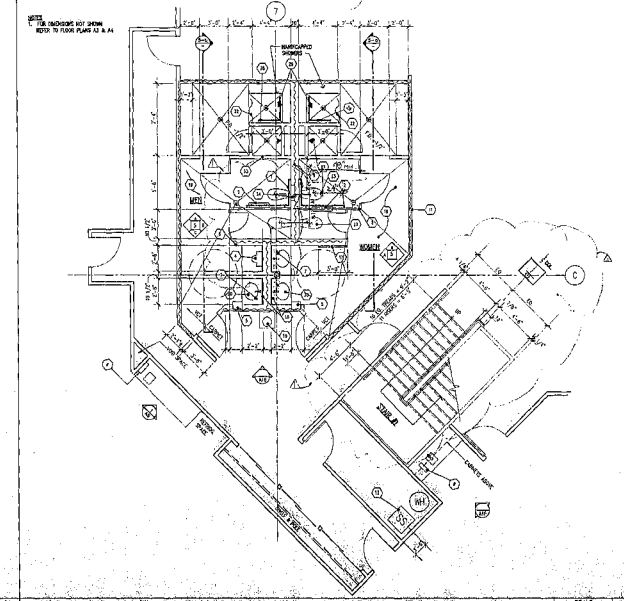
SECOND FLOOR RESTROOM INTERIOR ELEVATIONS — SCALE 1/4"=1'-0" — 4



STAIR #1 2ND FLR. — SCALE 1/4"=1'-0" — 3



SECOND FLOOR RESTROOM PARTIAL PLAN — SCALE 1/4"=1'-0" — 2



1ST FLOOR LOBBY TOILET & STAIR PLAN — SCALE 1/4"=1'-0" — 1

KEY NOTES

RESTROOMS

1. HANDICAP GRAB BAR, BOBRICK B-5637 WITH CONCEALED MOUNTING, INCLUDING 8116 SERIES ANCHOR PLATES WHEN BAR IS MOUNTED TO STUD WALL.
2. SURFACE MOUNTED TOILET TISSUE DISPENSER, BOBRICK DOUBLE ROLL B-2740
3. PARTITION, LAMINATED PLASTIC WITH STAINLESS STEEL EDGE, BOBRICK FLOOR ANCHORED 1838 SERIES, COLOR AS SELECTED BY ARCHITECT.
4. URINAL - SEE PLUMBING DRAWINGS
5. RECESSED MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, BOBRICK B-3944
6. SURFACE MOUNTED PAPER TOWEL DISPENSER, BOBRICK B-262
7. LAVATORY MOUNTED LIQUID SOAP DISPENSER, BOBRICK B-822
8. 2x4 STAGGARD VS. STUDS @ 16" O.C. PLUMBING WALL
9. DRINKING FOUNTAIN (HANDICAP ACCESSIBLE)
10. R-11 INSULATION
11. CERAMIC TILE COUNTERTOP WITH 4" SPLASH AT BACK AND BOTH SIDES COLOR AS INDICATE HOT WATER PIPING.
12. CORNER FLOOR SERVICE SINK
13. MIRROR, "BOBRICK" 165-3044 (120-1/8" x 44" HIGH) MOUNT HT. FROM +4" TO 8'-0" A.F.F.
14. 4" HIGH SELF COVED SHEET VINYL BASE
15. SEE INTERIOR FINISH SCHED.
16. WATER RESISTANT GYPSUM BOARD
17. FLOOR MOUNTED FLUSH VALVE TOILET- SEE PLUMBING
18. CERAMIC TILE TO +6'-0" HIGH, THICK SETTING BED BY LATH & GYPSUM BOARD PER CERAMIC TILE COUNCIL OF AMERICA INSTALLATION RECOMMENDATIONS
19. WATER HEATER PER PLUMBING DRAWINGS
20. SHOWER HEAD
21. HANDICAPPED SHOWER GRAB BARS
22. HANDICAPPED SHOWER HEAD ASSEMBLY.
23. LAVATORY MOUNTED BELOW COUNTER, SEE PLUMBING DRAWINGS
24. HANDICAP SHOWER SEAT
25. SHOWER CURTAIN
26. 2x4 STUD WALL @ 16" O.C.
27. "BOBRICK" B-301 RECESSED TOILET COVER DISPENSER.
28. "BOBRICK" B-2971 PARTITION MOUNTED TOILET SEAT COVER DISPENSER. FEMININE NAPKIN DISPOSAL, ROLL TOILET TISSUE DISPENSER
29. "BOBRICK" B-3474 RECESSED TOILET SEAT COVER DISPENSER AND ROLL TOILET TISSUE DISPENSER

NOTES:

1. KEYNOTES ARE TYPICAL THROUGHOUT THE SET OF DRAWINGS. NOTES NOT PERTAINING TO THIS PARTICULAR DRAWING ARE OMITTED FOR CLARITY.
2. PROVIDE SOLID BACKING BEHIND ALL WALL HUNG FIXTURES, ACCESSORIES AND DOOR STOPS.

JAN20 1989

BY DEPT

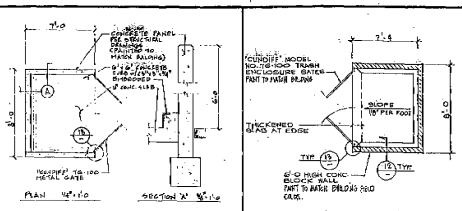
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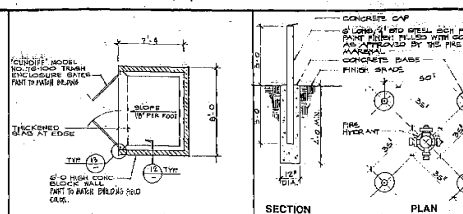
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15 ARGONAUT DRIVE
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Kaminari
#15, ARGONAUT DRIVE,
ALISO VIEJO, CALIFORNIA

DATE 1-4-89
SCALE 1/4"=1'-0"
DRAWN
JOB 8934
SHEET A-1.1B
OF SHEETS

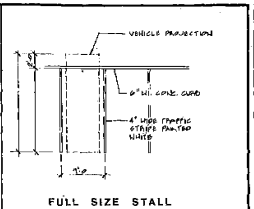


26 TRASH ENCLOSURE

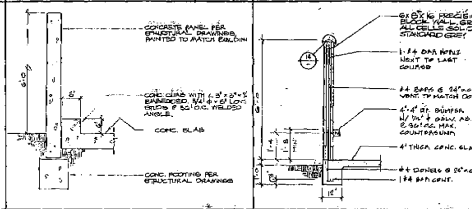


21 TRASH ENCLOSURE SCALE 1/8"=1'-0"

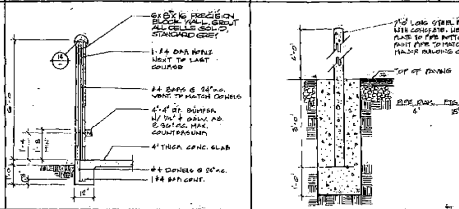
16 FIRE HYDRANT BARRICADES SCALE 1/2"=1'-0"



11 STANDARD PARKING SCALE 1/8"=1'-0"

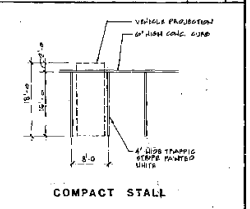


27 SECTION AT TRASH ENCL. SCALE 3/4"=1'-0"

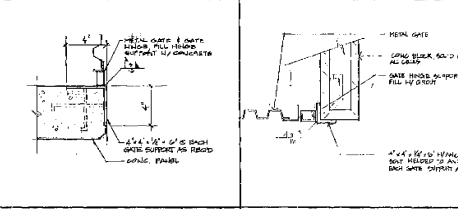


22 TRASH ENCL. WALL SEC. SCALE 1/4"=1'-0"

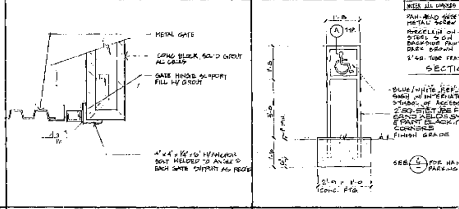
17 GUARD POST SCALE 3/4"=1'-0"



12 COMPACT PARKING SCALE 1/8"=1'-0"

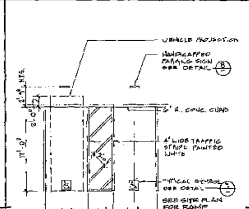


28 TRASH ENCL. GATE HINGE SCALE 3/4"=1'-0"



23 18 13 N.T.S.

HANDICAP PARKING SIGN SCALE 1/2"=1'-0"



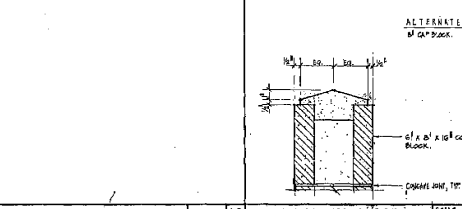
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HANDICAPPED SPACE

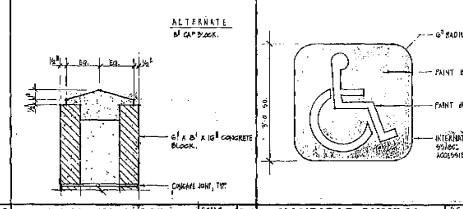
1. EACH PARKING SPACE FOR THE DISABLED IS REQUIRED TO BE IDENTIFIED BY A PERMANENT, REFLECTORIZED, SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN IS TO BE EQUAL TO A MINIMUM OF 70 SQUARE INCHES, AND IS TO BE NO HIGHER ABOVE THE SURFACE OF THE PARKING SPACE, FINISHED GRADE, OR GROUND.

2. THE SURFACE OF EACH PARKING SPACE FOR THE DISABLED IS REQUIRED TO HAVE A 3 FOOT SQUARE INTERNATIONAL SYMBOL OF ACCESSIBILITY STENCILED IN BLUE PAINT.

3. AT THE ENTRANCE TO OFF-STREET PARKING FACILITIES, A DUPLICATED SIGN AT LEAST 17 INCHES BY 22 INCHES IS REQUIRED. SAID LETTERING IS REQUIRED TO BE AT LEAST ONE INCH HIGH STATING: "UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAPPED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____"



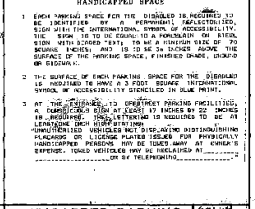
29 BLOCK WALL CAP SCALE 1/2"=1'-0"



24 19 14

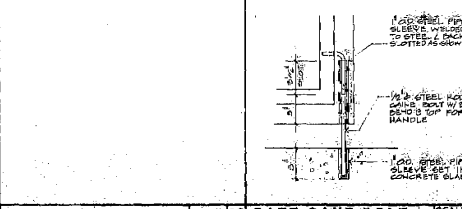
HANDICAP SYMBOL SCALE 1/2"=1'-0"

9

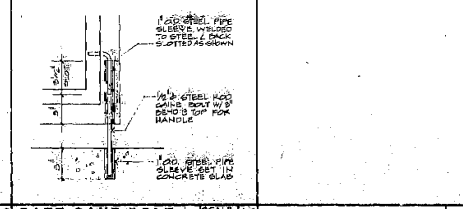


HANDICAPPED PARKING SCALE 1/8"=1'-0"

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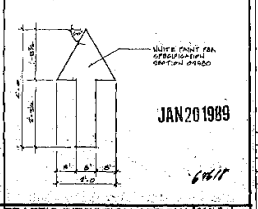


30 GATE CANE BOLT SCALE 3/4"=1'-0"



25 20 15

10



TRAFFIC DIRECTION ARROW SCALE 1/2"=1'-0"

5

JAN 20 1989

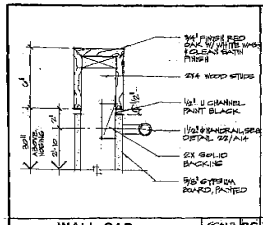
REVISIONS BY

ARCHITECT: BANZUELO/RIERSON / DUFF & ASSOCIATES, INC.

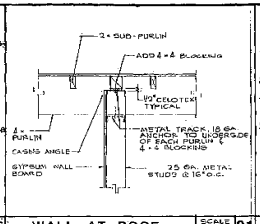
DEVELOPER: KAMINARI BUILDING PARTNERS 1350 VON KARMAN, NEWPORT BEACH, CA. 92660 (714) 833-2000 FAX (714) 833-2001

Kaminari #15 ARGONAUT DRIVE ALISO VIEJO, CALIFORNIA

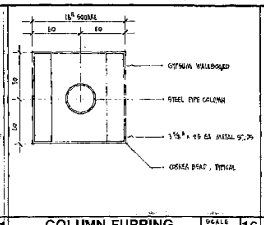
DATE 11-01-88
SCALE NOTED
DRAWN BB
CHK'D BB
JOB NO. 8808
SHEET A-12



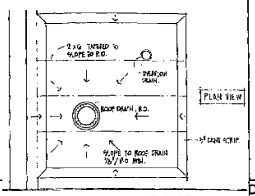
WALL CAP SCALE 3"=1'-0" 26



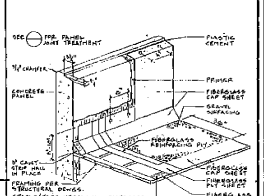
WALL AT ROOF SCALE 3"=1'-0" 21



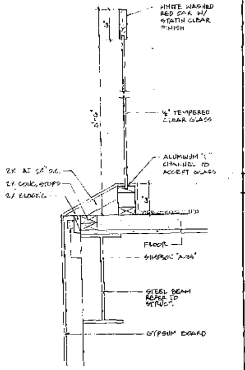
COLUMN FURRING SCALE 1"=1'-0" 16



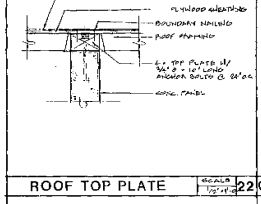
DUPLEX OUTLET ON ROOF SCALE NONE 6



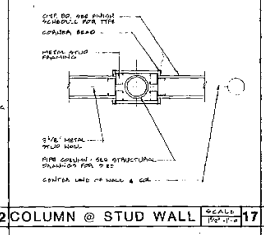
PARAPET DETAIL SCALE NONE 2



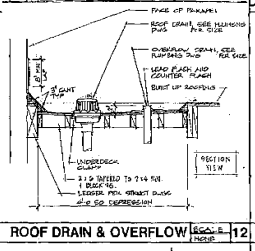
RAILING DETAIL SCALE 3/4"=1'-0" 28



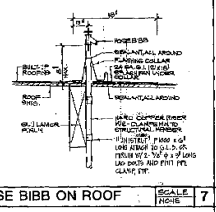
ROOF TOP PLATE SCALE 1"=1'-0" 22



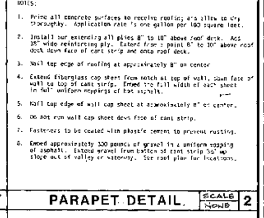
COLUMN @ STUD WALL SCALE 1"=1'-0" 17



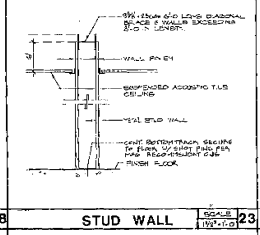
ROOF DRAIN & OVERFLOW SCALE 1"=1'-0" 12



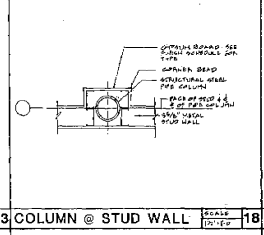
HOSE BIBB ON ROOF SCALE NONE 7



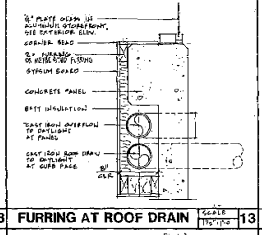
PARAPET DETAIL SCALE NONE 2



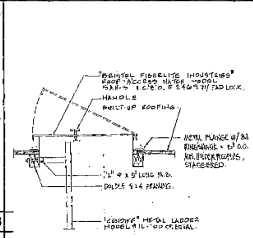
STUD WALL SCALE 1"=1'-0" 23



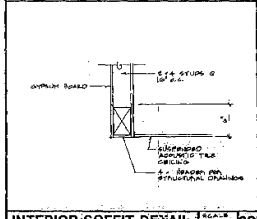
COLUMN @ STUD WALL SCALE 1"=1'-0" 18



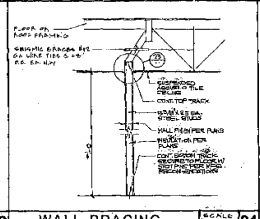
FURRING AT ROOF DRAIN SCALE 1"=1'-0" 13



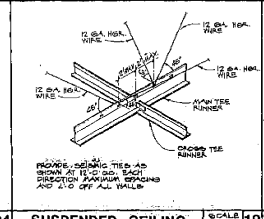
SOFFIT @ SKYLIGHT SCALE 1"=1'-0" 3



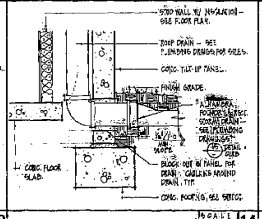
INTERIOR SOFFIT DETAIL SCALE 1"=1'-0" 29



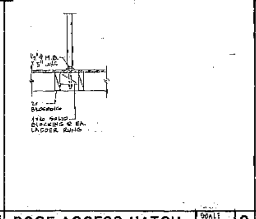
WALL BRACING SCALE 1/4"=1'-0" 24



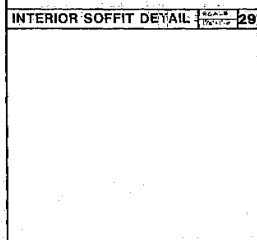
SUSPENDED CEILING SCALE 3/4"=1'-0" 19



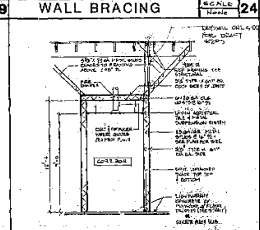
SCALE 1"=1'-0" 14



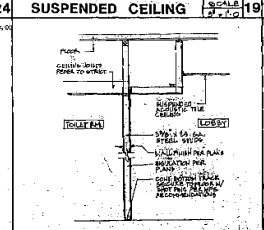
SKYLIGHT SCALE NONE 4



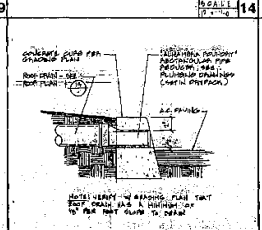
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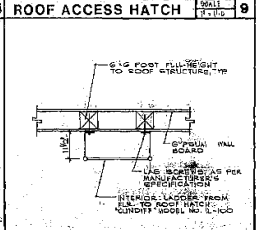
N.T.S. 25



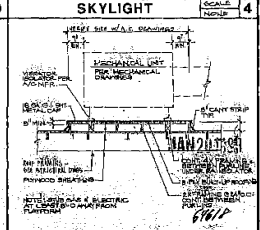
20



ROOF DRAIN @ CURB FACE SCALE 1"=1'-0" 15



LADDER TO WALL SCALE 1"=1'-0" 10



UNIT PLATFORM SCALE N.T.S. 5

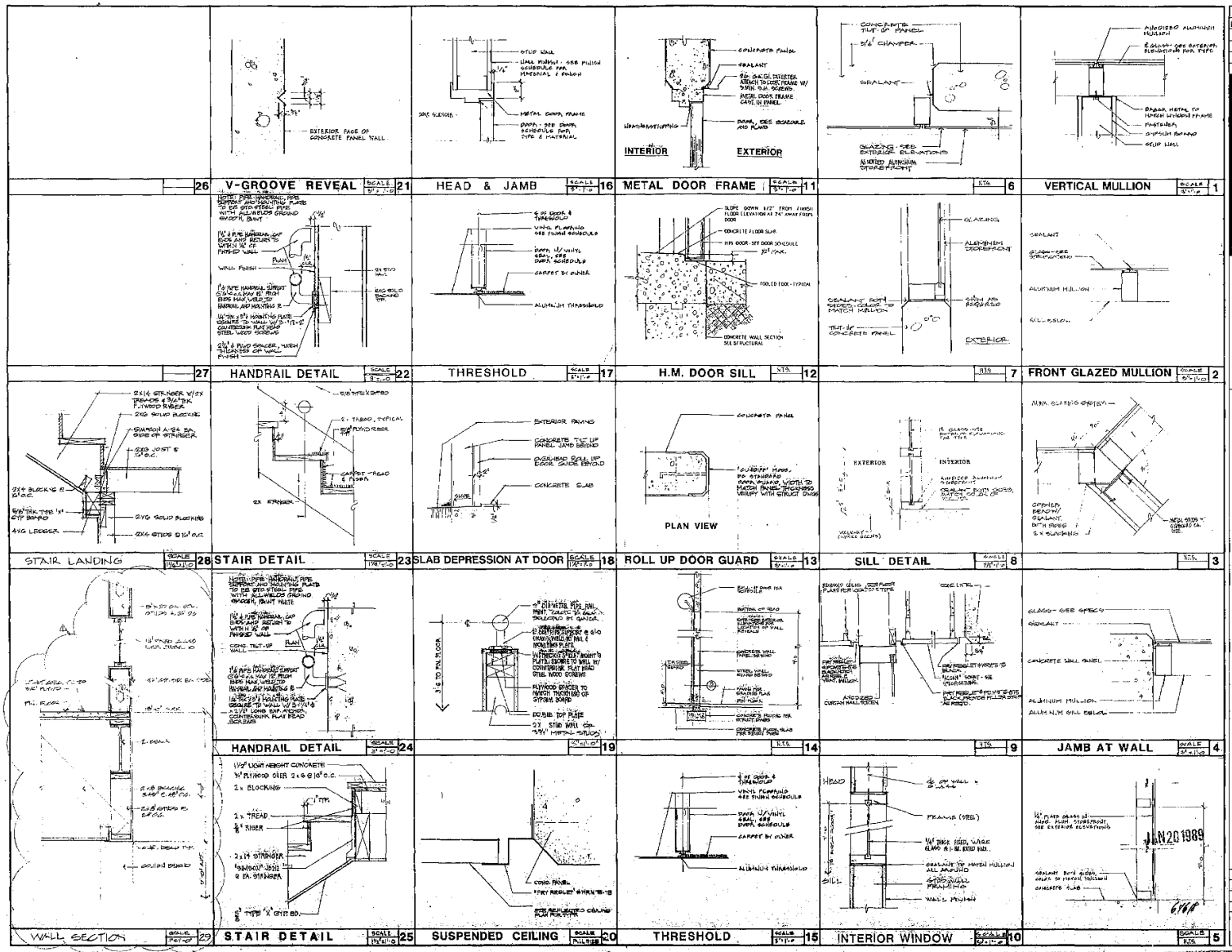
DEVELOPER:
KAMNAR BUILDING PARTNERS
1551 DOVE STREET
NEWPORT BEACH, CA. 92660
(714)833-2090 FAX(714)833-7654

GONZUELO / RIERSON / DUFF
& ASSOCIATES, INC.

Kaminari
#15 ARGONAUT DRIVE
ALISO, VIEJO, CALIFORNIA

DATE 11-6-86
SCALE NOTED
DRAWN
JOB 86-04
SHEET A-13
OF SHEETS

1620



DEVELOPER:
KAMINARI BUILDING PARTNERS
4675 MACARTHUR COURT, SUITE 1100
NEWPORT BEACH, CA. 92660
(714)833-2080/FAX(714)833-7864

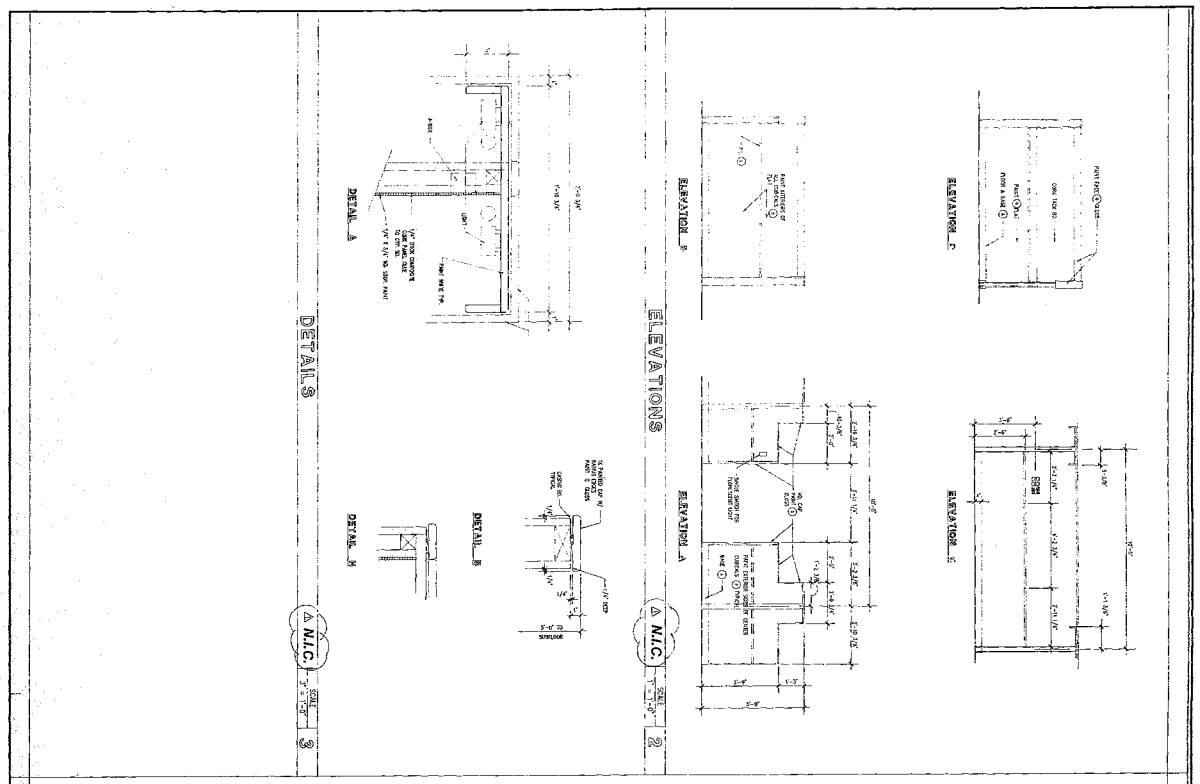
ARCHITECTURE: BANZIELO / RIERSON / DUFF & ASSOCIATES, INC.

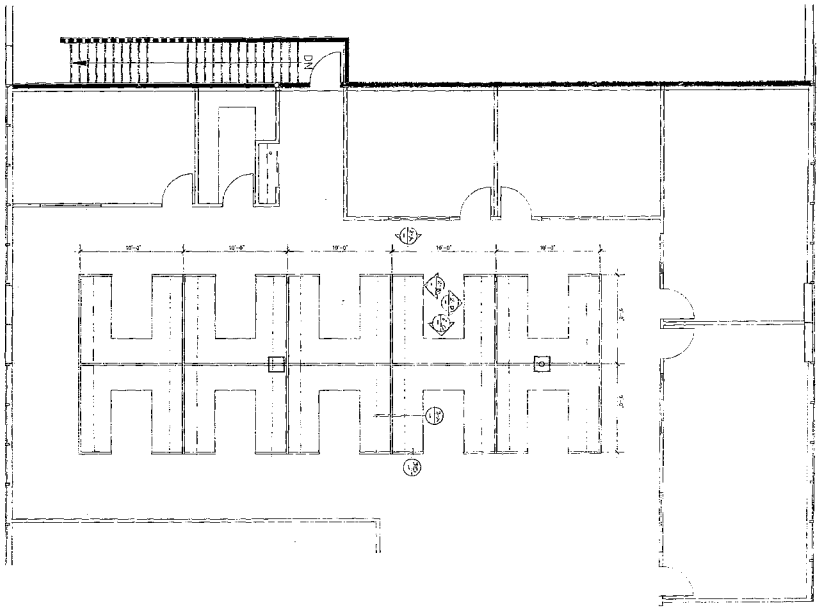
Kaminari
*15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

JAN 20 1989

A1.4

1621





ENLARGED CUBICAL PLAN LAYOUT

SCALE N.I.C.

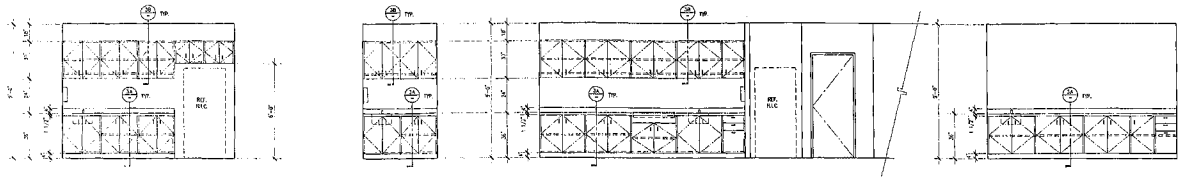
SHEET A-15

Kaminari

#15 ARGONAUT DRIVE
ALISO VIEJO CALIFORNIA

DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2000 FAX (714)833-7854

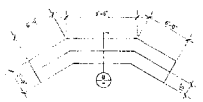
ARCHITECTURE LAND PLANNING
BANZUELO/RIERSON/DUFF
& ASSOCIATES, INC.
2601 EAST LA PALMA AVENUE SUITE 200
ANAHEIM, CA 92801-1901 714 777-0660



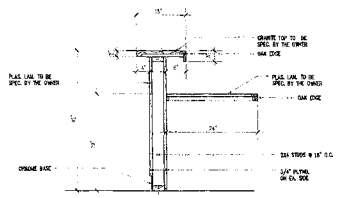
ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D

CABINET ELEVATIONS

SCALE 1/8" = 1'-0" | 2



PLAN A

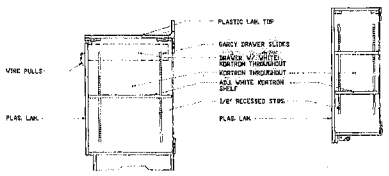


RECEPTION DESK SECTION

SCALE 1"-0"

RECEPTION DESK PLAN & SECTION

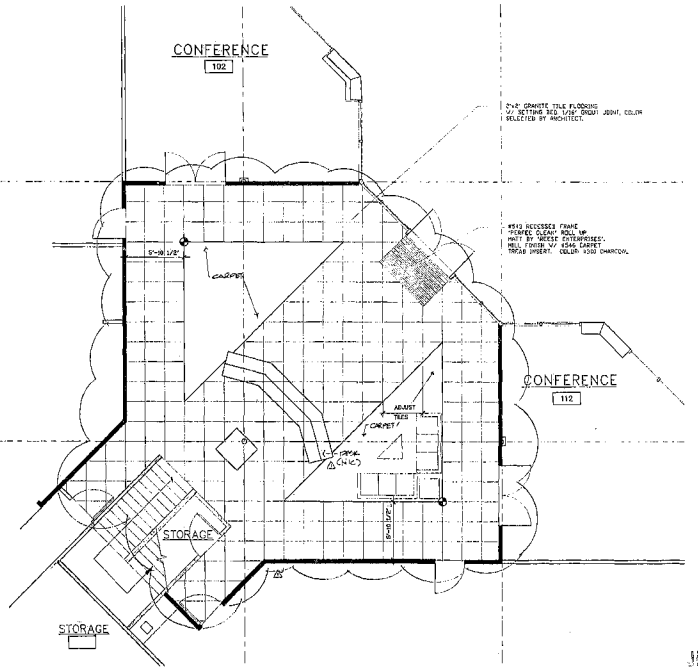
N.I.C. | SCALE NOTED | 4



A LOWER CABINET | B UPPER CABINET

CABINET SECTIONS

N.I.C. | SCALE 1/2" = 1'-0" | 3



JAN 26 1989

LOBBY PAVING PLAN

SCALE 1/8" = 1'-0" | 2

DEVELOPER:
KAMINARI BUILDING PARTNERS
ATTN: TOM KAMINAR
#15 ARGONAUT DRIVE
ALISO VIEJO, CA 92656
(714)859-3080 FAX (714)859-7884

ARCHITECT:
RINZUELO / RIERSON / DUFF
& ASSOCIATES, INC.

Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE 1-9-89
SCALE AS NOTED
DRAWN
JOB 8834
SHEET A-16
BY

DIVISION 1 - GENERAL REQUIREMENTS

SUMMARY OF WORK

1.1 All changes are to be made on these plans without the knowledge and approval of the Architect unless a signature appears hereon.

1.2 Dimensions as indicated are dimensions to be used for construction. Do not scale the prints.

1.3 Any training on any type is to be connected prior to installation by qualified supervisor.

1.4 All of the ASTM designations are to be the latest editions.

1.5 These drawings and specifications are intended to comply with all laws, ordinances, rules, and regulations of any authority having jurisdiction over the construction. Should any item called for by the contract documents be contrary to such laws, this applicable, would be observed to notify or change to produce the best results.

1.6 Each Sub-Contractor shall verify all conditions and dimensions on the job site.

1.7 Conventional details shall apply where no special detail or callout is shown. This action will furnish any clarification at the request of the Superintendent.

1.8 The Contractor shall coordinate all work and equipment provided by others.

1.9 The Owner will furnish the Building Permit, and pay for water and sewer assessments. The General Contractor will be responsible for all coordination with the Building Department and shall cooperate with him to expedite all permit applications. The Contractor shall obtain all licenses and submit same to the Superintendent before starting work on the project. He shall obtain required permits and pay for any fees which exceed the portion of the contract.

1.10 It shall be the responsibility of each Sub to arrange and obtain all surplus material and dispose of same.

1.11 The Contractor shall provide temporary toilet facilities at the job site as required by the local health authorities.

1.12 Shop drawings, (in ink) reprod. when requested, shall be submitted to the Architect for approval. Any deviation from the contract documents must be noted in writing prior to fabrication. Approval by Contractor shall involve and relieve such drawings from his responsibility. Their approval by Architect shall not relieve Contractor shall coordinate the various shop drawings with each other before submitting them for approval. Contractor shall be solely responsible for the high quality reproducible acceptable to the Architect.

1.13 The Contractor shall examine carefully all contract documents for the work and report any errors, inconsistencies or omissions he may discover before submitting a bid or commencing work. Any such errors, inconsistencies or omissions found during construction shall be reported to the Architect for adjustment. Failure to do so will result in the Contractor being responsible for the correction of such errors at no additional cost to the Owner.

1.14 The Contractor shall keep at the worksite copies of complete, approved or Construction Safety Orders and Title-24 Insulation Standards.

1.15 The Contractor shall install Architect's and Engineer's instructions issued during the progress of the work. He shall be responsible for their correct interpretation and execution. Contractor shall coordinate the work of all trades and shall be responsible for all damages caused by his operations to any finished construction. He shall provide adequate protection to all finished construction and existing facilities to remain.

1.16 The Contractor shall employ only workmen who are competent to perform the work assigned to them. He shall employ only such persons or firms as will work in harmony with those employed by other contractors engaged upon the project.

1.17 In the execution of construction, the Contractor shall observe the laws with the set of responsibility record drawings.

1.18 Approved construction prints will be kept like with the Contractor at the job site. Changes shall be noted and kept up to date during construction and shall be available for the Contractor for disposal.

1.19 Fire hose connections and all weather access roads shall be provided or supporting emergency vehicles shall be provided. COVID is only satisfactory construction or storage of co-selected materials.

1.20 If there is any discrepancy between the drawings and specifications, or between the drawings of the various disciplines, or between scaled and figured dimensions, or in case any doubt arises as to the true meaning of any portion of the contract documents, he shall notify the Architect before proceeding with the work.

WORK ASSOCIATED WITH A REMODEL

AIR CONDITIONING	A.C.
ALUMINUM	ALUM.
ANCHOR BOLTS	A.B.
ANGLES	ANGL.
ASPHALTIC CONCRETE PAVING	A.C. PAVING
BEAM	BM.
BOTTOM	BOT.
CAST	CST.
CEMENT	CEM.
CLEAR	CLR.
CLEANOUT	C.O.
CONCRETE	CONC.
CONDENSATION	CONDT.
CONTINUOUS	CONT.
COUNTER	CTR.
DIAMETER	DIA.
DRAWING	DWG.
DRINKING FOUNTAIN	D.F.
DOWN	DN.
EACH WAY	E.W.
EAST	E.
ELEVATION	ELEV.
ENGINEER	ENGR.
EQUAL	EQ.
EXISTING	EXIST.
EXCLUDE	EXC.
FACE OF BLADE	F.O.B.
FACE OF STUD	F.O.S.
FACE OF SIDE	F.O.S.
FINISH	FIN.
FINISH FLOOR	F.F.
FINISH	FIN.
FLOOR DRAIN	F.D.
FLOOR SINK	F.S.
FLOOR DRAIN	F.D.
FOUNDATION	FDN.
FOUNDATION	FOUND., FDN.
FRONTON	FRMG.
GALVANIZED	GALV.
GALVANIZED IRON	G.I.
GLUE LAMINATED BEAM	GLB.
GYPSUM BOARD	GYP. BD.
HEIGHT	HGT.
HEATER	HTR.
HORIZONTAL	HORIZ.
HOSE BIBB	H.B.
INSULATION	INSUL.
LAUNDRY	LDR.
MACHINE BOLT	M.B.
MASONRY OPENING	M.O.
MAXIMUM	MAX.
MECHANICAL	MECH.
METAL	MET., MTL.
MINIMUM	MIN.
NORTH	N.
NOT TO SCALE	N.T.S.
NUMBER	NO., #
ON CENTER	O.C.
OPPOSITE	OPP.
PANEL BOARD	P.B.
PLATE	PL.
PRESSURE TREATED DOUGLAS FIR	P.T.D.F.
PLUMBING	PLUMB.
PROPERTY LINE	P.L., PROP. LINE
RECEPTACLE	REC.
ROOF DRAIN	RD.
ROOF	RF.
SECTION	SECT.
SPECIFICATION	SPECS.
SOUTH	S.
STAINLESS	STN.
STEEL	STL.
STRUCTURAL	STRUCT.
SYMMETRICAL	SYM.
TELEPHONE	TEL.
TOILET	TOIL.
TONGUE & GROOVE	T&G.
TOP OF CONCRETE	T.C.
TOP OF WALL	T.W.
TYPICAL	TYP.
UNIFORM BUILDING CODE	U.B.C.
UNLESS OTHERWISE NOTED	U.N.O.
UNDER	UNDR.
VERTICAL	VERT.
WATER CLOSET	W.C.
WELDED WIRE MESH	W.W.M.
WEST	W.
WIDE	W.

GENERAL REQUIREMENTS AND COORDINATION

1.1 To fulfill clearly construction contract administration procedures, and promote orderly progress of the project, a pre-construction meeting with the Architect, Owner and Contractor will be held at a time and place to be agreed upon between the Architect and Contractor. The Contractor shall have the Sub-Contractors present who will be starting work on the project prior to the start of the Work.

1.2 The Architect will schedule minutes of the Conference and distribute copies to the Contractor and Owner.

1.3 The Contractor shall be responsible for coordinating the Conference.

1.4 Minimum Agencies

a. Standards and procedures for examination, testing, reporting and inspection of materials.
b. Preparation of Shop Drawings and other data submitted to the Architect for review.
c. Preparation of Field Instructions and Change Orders.
d. Maintenance of quality standards and coordination of the work.
e. Precautions for safety and fire aid, security, quality control, housekeeping and related matters.

1.5 Other attendees may include:

a. Architect consultants.
b. Major sub-contractors.
c. Owner representatives.

WORK SCHEDULING

1.1 In addition to the required City inspections, the Contractor shall employ a Special Inspector during construction for the following types of work:

a. CONCRETE: During the taking of test specimens and placing all reinforcement concrete.

b. STABILIZED CONCRETE: During the taking of test specimens and placing all reinforced concrete.

c. WELDING: During all structural welding, relating to the welding of reinforcing steel, and all work of approved steel, performed in the shop.

1.2 The Contractor shall employ a testing laboratory to conduct material tests as follows:

a. CONCRETE: The samples for strength tests shall be taken in accordance with UBC Standard No. 26-5. Test specimens shall be made, cured and tested and laboratory curing and tested in accordance with UBC Standard No. 26-6. Each strength test shall consist of not less than three specimens which shall be tested at 28 days or a specified earlier age. Testing shall be in accordance with Section 2605 of UBC.

b. STABILIZED CONCRETE: Density or moisture at 28 days shall not be less than 105 lbs. per cubic foot. Strength shall be not less than 2000 psi compressive strength. These specified test samples shall be made for each 3000 sq. ft. and not less than one test for each pour. Test specimens shall be taken from the mixer at the point of discharge. Each test shall consist of not less than six specimens. Specimens shall be made for each 3000 sq. ft., placed shall not vary more than 2 lbs. per cu. ft. from the specified density. Density tests shall be made in accordance with ASTM Standard No. C-567. Each test shall consist of not less than three specimens. Specimens shall be made in accordance with Section 2605 of UBC.

c. WELDING: Welding procedures prevent the primary members of bundle agreementsstrains by steel shall be made by welders who have passed qualification tests in accordance with the "Standard Qualification Procedure" of the American Welding Society. The Architect may require shall include the following:

All procedure specification (prober with respect to joints and spacing) shall be tested (not percent by ultrasonic testing, or radiographic testing) in accordance with Section 2605 of UBC.

1.3 Promptly submit all test reports or written report of each test and inspection to the Architect.

1.4 Laboratory is not authorized to:

a. Release, revoke, alter or exempt or re-interpret in the Contract Documents.
b. Approve or accept any portion of the work.
c. Perform any duties of Contractor.

1.5 The Sub-Contractor shall employ and pay for the services of a separate, qualified testing laboratory to perform independent testing laboratory to perform additional tests as required by the Architect. Sub-Contractor shall submit test schedule when they are ready with Contract Documents.

1.6 Sub-Contractor shall furnish incidental labor and facilities:

a. To provide necessary access to the work.
b. To take samples of materials at source where specified or as requested by the Architect.
c. To facilitate inspections and tests.
d. For storage of samples and test specimens.

1.7 The following shop drawings and properties shall be submitted by the Architect for review:

Site Demolition Report
Asphaltic Concrete Design
Concrete Mixer Design
Concrete Reinforcing Design
Concrete Reinforcing Bar Cut & Bender
Reinforcing Bar and Ceramic Wire Mesh
Anchor Bolts
Structural Steel
Miscellaneous Metals
Floor Structures
Roof Structures
Roofing
Sheet Metal
Caulking and Ladder
Wood Decks
Acoustic Tile
Skylights
Glazing
Finish Hardware
Doors
Special Doors
Overhead Coiling Gate
Fire Sprinkler System
Wallcoverings
Paint Materials
Electric Fixtures
Plumbing Fixtures
Solid Metal Decking Data
Stone
Carpet
Plastic Laminates
Vinyl Tile

Note Line is not exhaustive and shall not prevent the Contractor from submitting other shop drawings as necessary.

DIVISION 2 - SITE WORK

SCOPE OF WORK

2.1 Provide labor, equipment, and services necessary for work as specified.

2.2 Alteration or demolition of utilities, plumbing, mechanical and electrical work will be performed by the Contractor. Any part of this general

2.3 Work shall comply with the rules and regulations of the authorities of jurisdiction. Work within streets, local and state agencies and authorities, shall comply with code covering jurisdiction.

2.4 Outside and any for general required to perform the work shall be paid for by the agencies and authorities having jurisdiction.

2.5 Contractor shall investigate the site as it exists on the items and to work under the contracts. It shall be the responsibility of the Contractor to verify the location of the work, and the exact nature and amount of work to be done. No claim for extra compensation will be allowed which could have been avoided by such investigation. Contractor shall be responsible for all other crafts shown work under this contract. Contractor shall coordinate his work with other trades to expedite and coordinate construction. Any damage caused by his workmen to real or personal work contract with Contractor to make equivalent work conform with contract requirements.

2.6 Quality and materials shall be as specified. Quality of workmanship shall be satisfactory to the Architect. Workmanship not satisfactory to the Architect shall be replaced or corrected in a manner satisfactory to the Owner.

2.7 Work which is to remain shall be protected in any way practicable from damage or disfigurement by work. Trees, shrubs, lawns, walks, pavements, walkways at no additional cost to the Owner. Damaged items shall be repaired or replaced with new items as directed by the Architect. Contractor shall be responsible for any damage to the property of the Owner or others caused by his operations and shall settle promptly any claims for damages. Contractor shall notify Owner of any damage to property and shall make his own arrangements to settle with Owner's representative.

2.8 Temporary fencing and barricades shall be constructed by Contractor where necessary to protect the work, the public and adjacent property. Fencing shall be of chain link or other approved material and shall be maintained in a neat appearance. Gates shall be provided for access to the work. Fencing shall be removed when directed by the Architect.

2.9 Temporary/general material stockpiling concrete, work from masonry, handling of materials, demolition, or any other work shall be performed in such manner and sequence that no portion of the work shall be endangered by excessive loading.

2.10 Temporary utilities including concrete, work from masonry, handling of materials, demolition, or any other work shall be performed in such manner and sequence that no portion of the work shall be endangered by excessive loading. Temporary utilities shall be provided by the Contractor for the use of all trades. Temporary utilities shall be removed when directed by the Architect. Contractor shall arrange with the various utility companies for permanent services. Any existing utilities encountered not shown on the drawings shall be reported to the Architect immediately.

2.11 Concrete curbs, driveways, and concrete slabs shall be constructed to the lines, grades and dimensions as shown and shall be placed on solid ground. Ground shall be prepared, compacted with a power wheel or ram to insure uniform density. Earth shall be moistened to obtain these stated limits by Builder's means to prevent further damage.

2.12 Asphaltic concrete shall be removed to the limits shown on the plans. Edges shall be sawed or broken to straight lines.

2.13 Remove any existing underground piping encountered (and backfill to compaction designated by soils engineer). Demolished aluminum shall be terminated at a minimum 2'-0" below new finished grade unless otherwise designated otherwise on the drawings. Lines connect be terminated at the property line. Lines shall be filled plugged as appropriate.

2.14 Materials used for plant terminations and temporary connections shall be first class and presenting lines, fittings, drains, etc., shall be of weight and class suitable for the service in which used.

2.15 Projections, raised behind, etc.,) shall be cut off below surface or shall not be flush with plan to an even, uniform surface.

2.16 Expense reinforcing which is to be incorporate like new work shall be cleaned and left intact, otherwise damaged shall be removed and replaced by new, shall be matched as found and approved.

2.17 Disposition of materials not to be salvaged shall be removed from the premises and legally disposed of in acceptable dump sites. Burning or other disposal on premises will not be permitted. Contractor shall arrange alternate disposal sites for the contractor's convenience.

2.18 Upon completion of demolition and cutting operations as specified, the entire site shall be cleaned of debris in a manner satisfactory to the Owner.

SCHEDULE FOR EXCAVATION

2.1 The work includes, but is not necessarily limited to, the following: Soil testing and inspection by the soils surveying agency; supervision for and inspection of personnel in accompanying all site clearing work on the project; excavation and grading; and other work as shown on the drawings and specified herein.

2.2 Contractor shall provide Monday and State permits and licenses, including municipal business licenses, for the work. Contractor shall give all notices and comply with all laws and shall give all notices necessary and incidental to the due and lawful prosecution of the work.

2.3 Contractor shall conform to all Federal, State, and local orders and regulations in the protection of the public and Contractor's personnel and the lives of the work. Safety provisions shall conform to and are prepared by the Occupational Safety and Health Act.

2.4 The limits of the site are indicated on the drawings. Except for subsurface exploration, soil borings and other preliminary work carried out as part of this contract, all work shall be performed within the limits indicated.

2.5 Clearing work shall not be commenced until all canopies, cart such as fences, barricades, and any other protective measures required by the Owner or the Contractor in accordance with Contract Documents have been installed.

2.6 Contractor shall visit the site to determine the full extent of the site clearing work and any other work required to complete the project. Any work that the Contractor considers to be beyond the limits of the indicated condemning conditions will not relieve him from completing the project within the time limit or the cost of the work.

2.7 Excavation shall include all items on or above grade, of any, which were not subsequently under backfill or fill. Excavation shall be performed to the lines and grades indicated on the project drawings and specifications.

2.8 Excavation for the purpose of all concrete walks, curbs, slabs, asphalt pavements which are not to be paved, slopes, footings, underground piping, and other work shall after construction and other work shall be performed to the lines and grades indicated on the drawings and specified herein.

2.9 Fertilizer all eligening and grubbing as may be necessary to remove all vegetation, organic matter, from the planting area. Remove a minimum of 6 inches of topsoil and shallower (depending on depth) as deemed necessary to remove all vegetation, organic matter, and other deleterious materials from the soil. Do not use topsoil for fill or for grading. Contractor shall be responsible for removal to a greater depth, if necessary, of any unsuitable material encountered.

2.10 All deserted and unsuitable materials shall be the property of the Contractor and shall be removed and disposed of by him. Contractor shall not burn any property. Location and length of haul shall be the Contractor's responsibility.

2.11 Fills and over excavation shall be filled with approved non-compressible material as near as possible. Material containing more than 3% organic matter will not be considered for filling or piles. See Section 01200 Soil Engineering for additional criteria for fill and backfill.

2.12 After final grading, all areas to be surfaced with approved paving shall be compacted to a level surface and applied as recommended by manufacturers, written specifications, and shall be left in a condition to the procedures and subject to inspection and approval by the Architect. Any property by reason of the improper use of road patrols.

SCHEDULE FOR SUBGRADES

SOMETOWN BUSINESS ASSOC., INC.	Soil Bearing Value: 2,000psf
5140 S. Maitland Street	Project No. 2004-09
Somewhere, CA 90000	September 21, 1967

The following notes and specifications are not all inclusive and shall not prevent the Contractor from submitting other recommendations in the interest of the project.

2.1 All investigated compared with allowards must read the above report, and the Contractor shall comply with recommendations furnished by the soils engineer. Contractor shall notify soils engineer 48 hours prior to specification.

2.2 The Contractor shall furnish the copies of a completion report, to the Architect after the completion of rough grading and prior to the placing of the concrete slab.

SCHEDULE FOR GRADING

2.1 Clearing, Utilities: Locate by hand excavation and provide protection of underground utilities shown on and Utilities companies for maintaining services. In the event of damage immediately notify the proper utility company or user. Arrange and pay for cost of repair. Coordinate all existing utilities as directed by utility Company.

2.2 Protections: Protect structures, utilities, sidewalks, pavement and other facilities in vicinity of work. Barricade open excavations and provide adequate lighting to protect public.

2.3 Excavations: Remove and dispose of material encountered in excavations, including unauthorized excavations, trenches or pits. Do not disturb soil beyond lines indicated or specified unless directed by the Architect. Undergrounds, utilities, and other structures.

2.4 Unauthorized excavations (removal of materials beyond indicated subgrade elevations or lines) are to be filled and compacted with acceptable material, filled with lean concrete fill, or other methods as directed by the Architect. Such additional excavation and backfill to the lines and elevations as directed by the Engineer.

2.5 Unsuitable excavated materials encountered, until directed by the Architect.

2.6 Excavate for structures to elevations and dimensions shown on drawings. Extend excavations sufficiently for erection, placing and removing forms, and for inspection. Trim bottom to required lines and grades to provide a level surface and solid bearing.

2.7 Backfill excavations as promptly as work permits.

2.8 Grading: Rough up soils immediately following excavation to a depth of 6 inches to provide a bond between fill and undisturbed soil. Remove all stones, stumps, sticks, roots, rubbish and other deleterious materials. Shape surfaces of areas under and around buildings to direct surface drainage away from walls in uniform slopes.

2.9 Maintenance: Repair and re-establish grades in settled, eroded, or damaged areas, during construction until completed acceptance. Where settling occurs before expiration of the guarantee period, remove material and backfill to specified grade. Repair and re-establish grades in settled, eroded, or damaged areas. Where settling occurs before final acceptance, remove material and backfill to specified grade.

2.10 Disposal: Transport excavated materials not required/ suitable for backfilling or fill/ stockpile areas on site. Dispose of unsuitable excavated materials, trash, and debris off the site in a legal manner.

SCHEDULE - GRADING

3.1 Footings, may be designed for an allowable bearing value of 1500 pounds per square foot for footings placed to a minimum depth of 18 inches and depth at 30 inches. The above bearing values may be increased by 1/3, appropriate, with footings 3 to 12 feet in depth. Footings shall be placed on natural undisturbed bearing such as sand and gravel conditions bearing pressures may be increased by 33 percent.

3.2 On-site excavated soil may be used for the fill if free of debris, or rock particles small consist of material approved by the Soils Engineer, and may be obtained from the excavation of the building area or from other areas designated by the Owner. Imported soil may be used if cohesionless substances and shall not contain rocks or lumps greater than six inches in maximum dimension.

3.3 All sod areas, and five feet outside exterior moldings, shall be compacted to 90 percent (using natural or finished grade, whichever is greater in fill areas.

3.4 Footing areas shall be excavated to a depth of 12 inches below finished grade for footings. See engineered drawings.

3.5 Prior to erecting fill, the bottom of the excavated area shall be ripped 12 inches, moisture as required, and compacted to 90 percent as per subsequent density.

3.6 Driveways and parking areas shall be compacted to a depth of 18 inches below subgrade.

3.7 Any concrete irrigation lines shall be removed, or crushed in place and compacted.

3.8 All weeds and debris shall be removed from the site prior to placing any fill.

3.9 The moisture density shall be determined in accordance with ASTM-D-1557-70.

3.10 All imported soil shall be approved by the Soils Engineer, prior to importing.

3.12 All utility trenches must be compacted to 90 percent of maximum density, or backfilled per soils report.

SCHEDULE - CONCRETE FORMWORK/REINFORCING/EMBED MATERIAL

3.1 Formwork, earthen panel shall conform to C.S. 1144-1130 and color shall be white. Manufactured smooth surface shall be approved.

3.2 All equipment shall be maintained in satisfactory working order to obtain uniform results in proper amounts without overweight, drips or splatter.

3.3 Then pavement shall have cured for a minimum of 20 days prior to paint application and be thoroughly dry. Apply paint in accordance with manufacturer's recommendations. Apply two coats of paint to all other rubber sheet.

3.4 Paint shall be applied immediately to dry pavement at a rate of approximately 100 sq. ft. per gallon.

3.5 Existing pavement shall be waxed to protect painted work from damage.

SCHEDULE - LANDSCAPE PLANTING & IRRIGATION

3.1 Refer to landscape plans.

DIVISION 3 - CONCRETE & REINFORCING

SCOPE - GENERAL

3.1 All concrete work shall comply with Chapter 26 of UBC. Reinforcement and placement shall be in accordance with ACI 318 and 318-63. Architectural, Structural, Electrical, and Landscape drawings for additional requirements.

3.2 Ultimate compressive strength at 28 days: As noted on the drawings. Concrete shall be of such quality capable to produce average compressive strength as shall be. Type as specified in the soils report.

3.3 Reinforcing steel for all flat work shall be intermediate grade deformed bars ASTM A615, Grade 40 or 60. Lap all bars of adjacent at splices. Bend bars cold, do not heat. Do not bend bars partly embedded in concrete in a manner that will cause spalling. Place in position with chairs, bars, wiring, wiring ACI Manual Standard prior to placing concrete.

3.4 Aggregate shall be uniformly graded conforming to ASTM C-33.

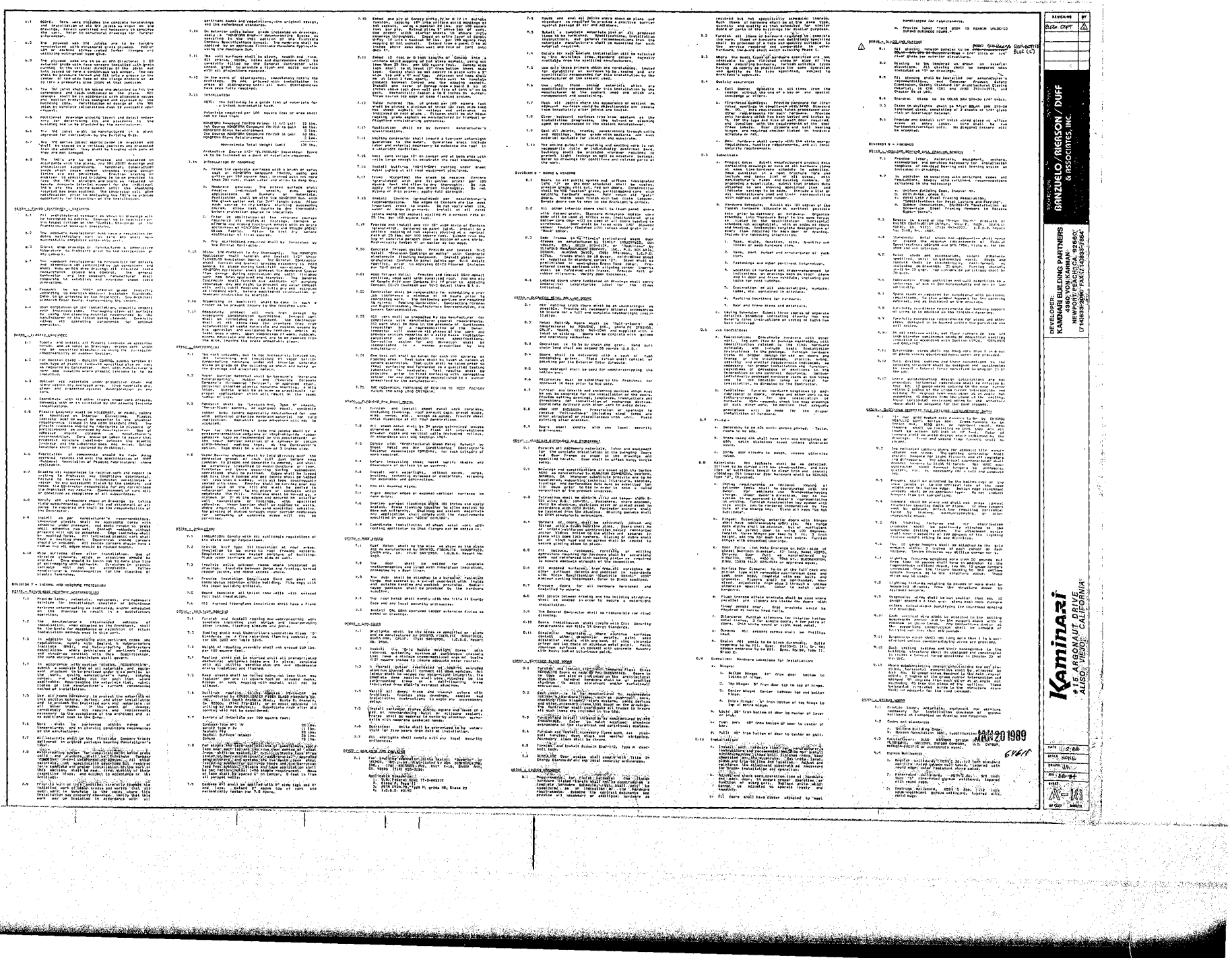
3.5 All slabs, except where surfaces are to receive other finishes, shall be properly cured using Hillcure 70 by Hard-Cure Chemicals, or approved equal, applied in accordance with manufacturer's directions.

3.6 Dry supports for reinforcing to withstand concrete that is to be sandblasted, bushed or otherwise left exposed shall be approved galvanized wire plastic feet, or equal.

3.7 All reinforcing, coating shall be done by certified welders in accordance with AWS standard D1.4, 1979. Welding shall be performed by welders certified to AWS A3.0. Other welding and inspection shall be in accordance with this specification.

3.8 Transit-mix/delivered concrete shall be Ready-Mixed Concrete Association, Inc. Project No. 2004-09 September 21, 1967

3.9 Concrete to be exposed shall be a "rock rubbed" finish. Concrete shall have strength requirements, all aggregate, coarse through fine, in this mix shall be washed. Concrete shall be ready mix, prior approval, submitting specifications for this mix. Concrete shall be placed in accordance with ACI 304. Appropriate alternatives shall be specified in the bid. Concrete shall be placed in accordance with ACI 304. Concrete shall be placed in accordance with ACI 304. Endeavor. All specifications and shall be allowed to bleed through construction joints or cold joints. Concrete shall be placed in accordance with ACI 304. Concrete shall be placed in accordance with ACI 304. Concrete shall be placed in accordance with ACI 304



DEVELOPER:
KAMNABI BUILDING PARTNERS
4380 VON KARMAN
NEWPORT BEACH, CA. 92660
(714)833-2000 FAX (714)833-7654

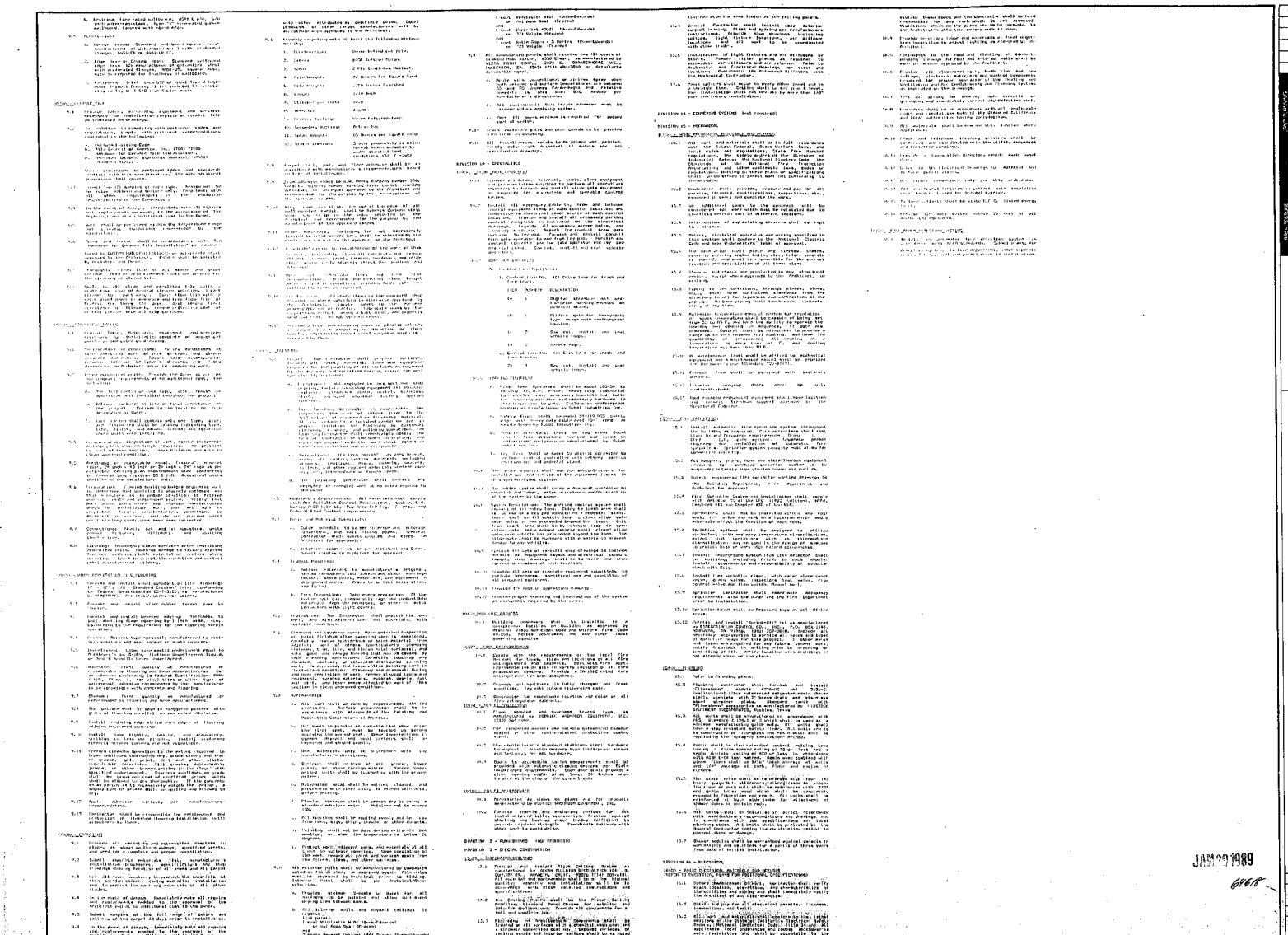
ARCHITECTURE
BANZUET.O/RIGBSON/DUFF
& ASSOCIATES, INC.

REVISIONS	BY
Bldg. DEPT.	

Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE 11-2-88
SCALE NONE
DRAWN JA
JOB 88-84
SHEET
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OF 120 SHEETS

MAR 20 1989
BY



DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA. 92660.
(714)833-2500 FAX (714)833-2565

ARCHITECTURE
BANZUELO/NIERSON/DUFF
& ASSOCIATES, INC.

#15 ARGONAUT DRIVE
ALISO, CALIFORNIA

REVISIONS | BY

DATE 11-2-88
SCALE NONE
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STATE OF CALIFORNIA HANDICAP REQUIREMENTS

WHERE ACCESS

TYPE SEVERAL MUST HAVE FACILITIES

1. New Parkings and Facilities

a. Site development and grading are required to be designed to provide access to primary entrances and to connect points of travel. Curb ramps, properties access and walks are required where curbs or changes in level would restrict access.

b. A primary entrance is required as and intended to a facility must be a pedestrian flow at pedestrians to and accessible from facilities at the facilities.

c. A path of travel is defined as a continuous path from a point of entry, passageway, door, ramp, or elevator, to a destination of maximum accessibility that provides room and unobstructed access to or egress from all areas, elements or facilities for pedestrians and/or wheelchair users.

Use is:

1. New Parkings and Facilities

a. Parking spaces for disabled are required to be located as close as practical to primary entrances. If more than one space is provided it must be at least wide, sized to provide a 9 foot parking area and a 5 foot loading and unloading area. Two disabled parking spaces may share a common 14 foot wide area. Need to provide a 44 foot wide parking space on each side of a 24 foot wide access aisle. Each parking space is required to be identified by a sign at each end.

b. Parking spaces for the disabled are to be located where the least amount of pedestrian traffic between the disabled parking and the primary entrance or entrances will occur. Parking spaces for the disabled are required to be located as close as practical to primary entrances. Whenever or dark be required in each parking area in accordance with the following table. Required number of parking spaces for the disabled (one per each parking space) shall be provided for each 25 or fraction thereof, but the ratio may not exceed one parking space.

c. Surface slopes of parking spaces for the disabled should not exceed 1 unit of rise in 50 units of run in any direction.

2. Signage

a. Each parking space for the disabled is required to be identified by a permanently affixed sign with the International Symbol of Accessibility. The sign is to be located so that it cannot be obscured by a vehicle. It is to be a minimum size of 70 square inches and is to be either 60 inches from the bottom of the sign to the ground for parking spaces in front of walls or fences, or 80 inches from the surface of parking spaces without walls, to the bottom of the sign. The sign is to be centered at the "entrance" end of the parking space.

b. The surface of each parking space for the disabled is required to have a 3 foot square International Symbol of Accessibility painted in blue paint.

c. In the instance of additional parking facilities, a directional sign is required to be located at the entrance to the facility in relation to the number and location of parking spaces for the disabled and the path of travel to the facility. The sign is required to be at least one inch high and read:

"Disabled parking facilities are available. Parking spaces are located (direction and distance) from this point. Parking spaces for disabled persons may be used only by persons displaying special parking permits issued by the Department of Motor Vehicles."

Contractor is responsible for verifying information for clarity and wording on the sign.

CURB RAMPS

1. New and existing buildings and facilities. Curb ramps are required anywhere a pedestrian path of travel crosses a curb, including each corner of street intersections. Where a curb ramp is provided at the end of a pedestrian path of travel at intersections, provision of protruding and sloping is such that, at the pedestrian crosswalk, and sloping is such that, at the street end of the curb ramp shall be within the marked crosswalk.

a. Types. Curb ramps may be constructed either by lowering an area at the sidewalk or by building up the surface adjacent to the curb. Curb ramps are required to be provided a grade whenever the curb ramp taken a the gutter.

b. Curb ramp widths. Minimum 4 feet wide.

c. Slopes. Maximum 1 vertical to 12 horizontal (1:12). Slopes are required to be in a straight plane with a minimum of surface variance or cross slope. The blends of slopes at the top of curb ramps are required to be flush and free of a change of vertical and horizontal (1:20).

d. Slopeside treatment. The upper end of the curb ramp is required to have a flush slope. Small beveled 1/2 inch max. flush to any direction) flushes the full width of the curb ramp. At the landing is not practical, the slope of the turned or flared side of the curb ramp must not exceed 10%.

e. Street transition. The low end of the curb ramp is required to have a 1/2 inch lip beveled at 45 degrees.

f. Surface Treatment and Materials. Curb ramp surfaces, including the sloping ramps, are required to be the same as the sidewalk.

g. Where the curb ramp is located at the center of the curb radius, the minimum length of the curb ramp is required to be measured at the bottom of the curb ramp, forming a "U" pattern between the curb ramp and the street pavement. The minimum width is required to be approximately 5 1/2 inches or greater.

h. At curb ramp ground surface is required so that adjacent to the top and sides of the curb ramps. The grooves are required to be perpendicular 3/4 inch as greater.

i. Grooved 1/4 inch wide by 1/4 inch deep.

STAIRS

1. New path of travel will be considered a ramp if its slope is greater than 1 foot rise in 20 feet or less. The minimum allowable slope of a ramp is 1:20.

a. New public. Prominent ramps including primary entrances to buildings with an occupant load of 300 or more will be required to have a minimum width of 60 inches clear. Other ramps will be required to be at least 44 inches wide with an occupant load of more than 50 or less than 300. All other pedestrian ramps will be required to be at least 36 inches wide. Ramps with an occupant load of less than 50 will be required to be at least 36 inches wide.

b. Landings. Landings are required at the top and bottom of each ramp. Intermediate landings will be required at intervals not greater than 30 inches of vertical rise of each change of direction. Landings will not be considered in determining the maximum horizontal distance of each ramp.

c. The landings, measured in the direction of the ramp run, will be required to be not less than 60 inches long when no door or gate swings toward the landing. Where a door or gate swings toward the landing, the landing will be required to have a minimum width of 60 inches on the side with the landing. The landing will be required to be level with the ramp. Doors in any position will not be allowed to reduce the minimum dimension of the landing to less than 42 inches. When fully opened, doors will be required to reduce the minimum width to more than 24.00 inches.

d. Intermediate landings will be required to be 60 inches long in the direction of travel.

e. Bottom landings and landings at a change of direction in excess of 30 degrees will be required to be 72 inches long.

f. Handrails. Handrails will be required on each side of a ramp with a rise greater than 6 inches or a length of 72 inches. Handrails are required to be placed 30 inches above the ramp surface, measured vertically to the top of the handrail. Handrails will be required to be a minimum of 12 inches beyond the top and bottom of ramp runs. Handrails are required to comply with the requirements for stairway handrails.

g. Curbs and Guard Railings. Ramps more than 72 inches long are not bounded by a wall or ramps, either 2 inch high curbs or guard rails between 2 to 4 inches above the ramp are required.

h. Ramp Surfaces. Ramps with slopes of 1:15 or greater will be required to have a slip-resistant finish. Ramps with slopes of less than 1:15 will be required to have a slip-resistant finish. Slip resistance is not defined or further described.

BUILDING ACCESS

DOORS AND ENTRANCE

1. Doors

a. Entrances. All primary entrances to buildings and facilities are required to be made accessible.

b. Door Widths and Heights. Doors and exit doorways are required to have a clear opening not less than 32 inches wide. For hinged doors, the opening is measured with the door open 90 degrees, measured between the face of the door and the stop, and required to be a minimum of 32 inches.

c. Combinations. The button to unlock, at doors, except entrances and sliding doors, are required to be free of obstructions and within reach of a person with limited reach who is unable to bend or stand, with a clear floor space at least 30 inches by 48 inches to allow a forward or parallel approach by a person in a wheelchair.

d. Thresholds. Thresholds at doorways are required to be no higher than 3/4 inch. Raised thresholds and floor level changes greater than 1/4 inch are required to be beveled with a slope not greater than 1:2.

e. Doorknobs. The maximum effort to operate doors, except exit doors, passes for interior doors and 8 pounds for exterior doors is required to be measured at the latch during opening pressure. The pressure is to be measured at right angles to hinged doors and at the center plane of sliding or folding doors. Determining devices or automatic door operators may be utilized to meet the requirements.

f. Maneuvering. Maneuvering are required to be no more than 1/2 inch high. Except on doors the outward edge at an angle not steeper than 1:2 is permitted. No single vertical change of elevation greater 1/4 inch.

REVOLVING DOORS

1. Doorsets with three leaves should contain 20 inches and 80 inches from a level platform and ramp taken 5 inches into either leaf, corridors, passageways or rooms. Doorsets with four leaves should contain 20 inches and 80 inches from a platform and ramp taken 5 inches into either leaf, and under the required clear opening passage for a wheelchair.

a. Fire resistive doorsets operated as exits or paths are required 17 inches from 29 inches to be taken about the floor.

b. Maximum. The maximum is required for hand doors in exit or paths, corridors, passageways, aisles and other circulation spaces.

SWING DOOR OPERATORS

1. Door openings and facilities. Automatically controlling entrances are required to be controlled with a level and clearance with unobstructed maximum height, as required, to be suitable for swing, sliding, automatic doors. The automatic door operator shall be designed and maintained in operation so that the force required to open the door does not exceed 5 pounds (22.2 N) to set in motion a door leaf.

b. Clearances. Doors, and doorways or ramps are to have a width to clear opening of certain 32 and 36 inches. Doors are required to have a clear opening between 32 and 36 inches. Most doors are required to have a clear opening of 32 inches minimum. Doors are required to be at least 36 inches wide to be considered a wheelchair door. Certain exceptions are to be at least 1 3/4 inch wide and recessed thresholds and symmetric are to have 1 3/4 inch minimum minimum width.

c. Door controls. Controls and systems are required to be positioned as follows:

1. Push button. Push buttons should be push a operate to be either provide a 4-1/2 inch unobstructed triangle with a minimum dimension of 4 inches. Push buttons should be 2 inches in diameter or square. Push buttons should be mounted at a height of 34 inches to 44 inches above the floor. Push buttons should be raised or flush with the surface of the surrounding area.

2. Card reader. Card readers are required to be mounted at a height of 34 inches to 44 inches above the floor.

3. Combination or touch pad. Combination or touch pad locks should be mounted at a height of 34 inches to 44 inches above the floor.

4. Other devices. Other devices may be used provided that they do not require tight grasping, pinching, or twisting of the wrist and that the force required to activate the device does not exceed 5 pounds. Lever-operated, push type, and electronically controlled mechanisms are examples of acceptable designs. Doorknobs, latches, or locks are not allowed in the fitness rooms area for at least 36 inches.

d. Thresholds. Sills (level), sensitive mats and other activating devices, at least one of each door is to be located with the threshold, and required to be a minimum of 36 inches.

e. Construction. The button to unlock, at doors, except entrances and sliding doors, are required to be free of obstructions and within reach of a person with limited reach who is unable to bend or stand, with a clear floor space at least 30 inches by 48 inches to allow a forward or parallel approach by a person in a wheelchair without crossing a line of travel door centerline.

2. Fire doors

a. Hardware. Floor activated door opening hardware is required to be mounted on doors required to be fire and latching and locking doors that are fire rated activation and which are in a path of travel have no knob-like with a single effort to force latch-bolt to be moved back, particularly activating bars, or other hardware devices which are mounted between 30 inches and 44 inches above the floor supporting surface. Locks on exit doors are required to operate at maximum force to the direction of egress.

b. Closers. The maximum effort to operate doors, except exit doors, passes for interior doors and 8 pounds for exterior doors is required to be measured at the latch during opening pressure. The pressure is to be measured at right angles to hinged doors and at the center plane of sliding or folding doors. Determining devices or automatic door operators may be utilized to meet the requirements.

c. Maneuvering. Thresholds are required to be no more than 1/2 inch high. Except on doors the outward edge at an angle not steeper than 1:2 is permitted. No single vertical change of elevation greater 1/4 inch.

FURNISHING DEVICES

1. Objects with three leaning edges between 27 inches and 80 inches from the floor, corners, passageways or rooms. Objects with three leaning edges between 27 inches and 80 inches from the platform and ramp taken 5 inches into either leaf, corridors, passageways or rooms. Objects with four leaning edges between 27 inches and 80 inches from a platform and ramp taken 5 inches into either leaf, and under the required clear opening passage for a wheelchair.

a. Fire resistive objects. Counters and shelves or shelves are required 17 inches from 27 inches to be taken about the floor.

b. Maximum. The maximum is required for hand doors in exit or paths, corridors, passageways, aisles and other circulation spaces.

DRINKING FOUNTAINS

1. Accessible and Non-Accessible. Accessible drinking fountains are required to be identified with a level and clearance with unobstructed maximum height, as required, to be suitable for wheelchair use. Approximately 200 mm (8 inches) minimum vertical clearance is required to permit knee and toe clearance at the base of the fountain.

b. Characteristics. Drinking fountains are required to have a spout to direct a flow of water in a vertical or nearly vertical direction so that a cup placed under the flow of water is filled. Most drinking fountains are designed to direct the flow of water so that a cup placed under the flow of water is filled. Most drinking fountains are designed to direct the flow of water so that a cup placed under the flow of water is filled. Most drinking fountains are designed to direct the flow of water so that a cup placed under the flow of water is filled.

c. Accessible. Accessible drinking fountains are required to be identified with a level and clearance with unobstructed maximum height, as required, to be suitable for wheelchair use. Approximately 200 mm (8 inches) minimum vertical clearance is required to permit knee and toe clearance at the base of the fountain.

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TOILET AND BATHING FACILITIES

1. Accessible Automatic Toilet Facilities:

a. Definitions. A room that has more than 1 sanitary fixture. A room that has one water closet. A sanitary fixture is a lavatory, water closet, or urinal. A water closet is a toilet and bidet usually in conjunction with privacy compartments or screens enclosing fixtures. Private toilets in small offices, stores, and similar buildings are not included in this category.

b. Semi-Ambulant Cubicle. Provides a clear space recessed from the entrance to the cubicle. Cubicle doors are required to be inclined 2 or more parallel (1:12), or other suite 36 inches by 69 inches in the door. Doors, other than in the handicapped toilet compartments, are required to be wide (open to wall than 32 inches.

c. Ambulatory Cubicle. Equip the door into the stall with an extension closing device and provide a clear space between the door and the stall. Provide a 36 inch stall or 54 inches with handrail on door side of the stall. Provide a 44 inch wide clear path to the stall and up to the door. Provide a 42 inch minimum clear space in front of the water closet. The water closet fixture is required to have a minimum width of 60 inches on the side with the handrail. The fixture will be required to have a 32 inch wide clear space from a wall, or a 28 inch wide clear space from a fixture, and a 48 inch long clear space in front of the fixture. The water closet fixture is required to be 16 inches to 18 inches from the side wall or partition to the centerline of the water closet. Grab bars are the type shown in the handicapped toilet compartments. Any other bars in the handicapped toilet compartments are required to be of the type shown in detailing.

2. Multiple Accommodation Toilet Facilities:

a. Definitions. A room that has more than 1 sanitary fixture. A room that has one water closet. A sanitary fixture is a lavatory, water closet, or urinal. A water closet is a toilet and bidet usually in conjunction with privacy compartments or screens enclosing fixtures. Private toilets in small offices, stores, and similar buildings are not included in this category.

b. Semi-Ambulant Cubicle. Provides a clear space recessed from the entrance to the cubicle. Cubicle doors are required to be inclined 2 or more parallel (1:12), or other suite 36 inches by 69 inches in the door. Doors, other than in the handicapped toilet compartments, are required to be wide (open to wall than 32 inches.

c. Ambulatory Cubicle. Equip the door into the stall with an extension closing device and provide a clear space between the door and the stall. Provide a 36 inch stall or 54 inches with handrail on door side of the stall. Provide a 44 inch wide clear path to the stall and up to the door. Provide a 42 inch minimum clear space in front of the water closet. The water closet fixture is required to have a minimum width of 60 inches on the side with the handrail. The fixture will be required to have a 32 inch wide clear space from a wall, or a 28 inch wide clear space from a fixture, and a 48 inch long clear space in front of the fixture. The water closet fixture is required to be 16 inches to 18 inches from the side wall or partition to the centerline of the water closet. Grab bars are the type shown in the handicapped toilet compartments. Any other bars in the handicapped toilet compartments are required to be of the type shown in detailing.

3. Grab Bars. Locate grab bars on each side for the side and rear walls of the water closets. 33 inches above and parallel to the floor. Grab bars are required to be mounted 12 inches long with the front end positioned 24 inches in front of the water closet. Grab bars at the back corners to have a length of 36 inches. Grab bars are required to be mounted to withstand a vertical or horizontal force of 250 pounds applied at any point on the grab bar. Grab bars are to provide an unobstructed gripping surface. Grab bars are mounted without to a wall. The space between the wall and the grab bars is to be 1-1/2 inches.

4. Toilet, Bath Fixtures and Accessories:

a. Water Closets. The height is required to be a minimum of 17 inches and a maximum of 19 inches measured to the top of the seat. Flush controls are to be operable by a single effort without requiring tight grasping, twisting of the wrist or pushing against the body. Maximum force is to be limited to 5 pounds. Spring loaded valves are not allowed to be used. Self-closing valves are required to remain open for at least 10 seconds.

b. Urinals. Provide stall-type or wall-hung urinals with an elongated rim at a maximum height of 17 inches. Flush controls are to be hand-operated, are to meet the same requirements as water closet flush controls. Urinals are not to be of a type 40 inches above the floor. Provide a clear space 30 inches by 48 inches in front of the urinals.

c. Lavatory. Provide a clearance of at least 29 inches from the floor to the bottom of the cover with knee clearance under the front to accommodate a minimum of 29 inches with a depth of 8 inches minimum at 9 inches and 25 inches at the floor. Provide a clear space 30 inches wide by 5 inches above the floor and 17 inches deep from the front of the lavatory. Hot water and drain pipes are required to be free of the lavatory, and 24 inches to underneath.

1) Provide a clear floor under 29 inches by 48 inches in front of the lavatory. The clearance may not extend into knee and toe space underneath the lavatory.

2) Insulate or cover hot water and drain pipes under lavatories to prevent burns. No abrasive surfaces are allowed under lavatories.

3) Faucet controls and operating mechanisms are required to be operable with one hand and cannot require tight grasping, pinching or twisting of the wrist. The force required to activate controls is not to exceed 5 pounds. Lever-operated, push type, and

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REVISIONS	BY

INSPECTION BY: BANUELO/MERSON / DUFF & ASSOCIATES, INC.

DEVELOPER: KAMINARI BUILDING PARTNERS 715 ARGONAUT DRIVE NEWPORT BEACH, CA 92660 (714)833-2090; FAX (714)833-7804

Kaminari

#15 ARGONAUT DRIVE, ALISO VIEJO, CALIFORNIA

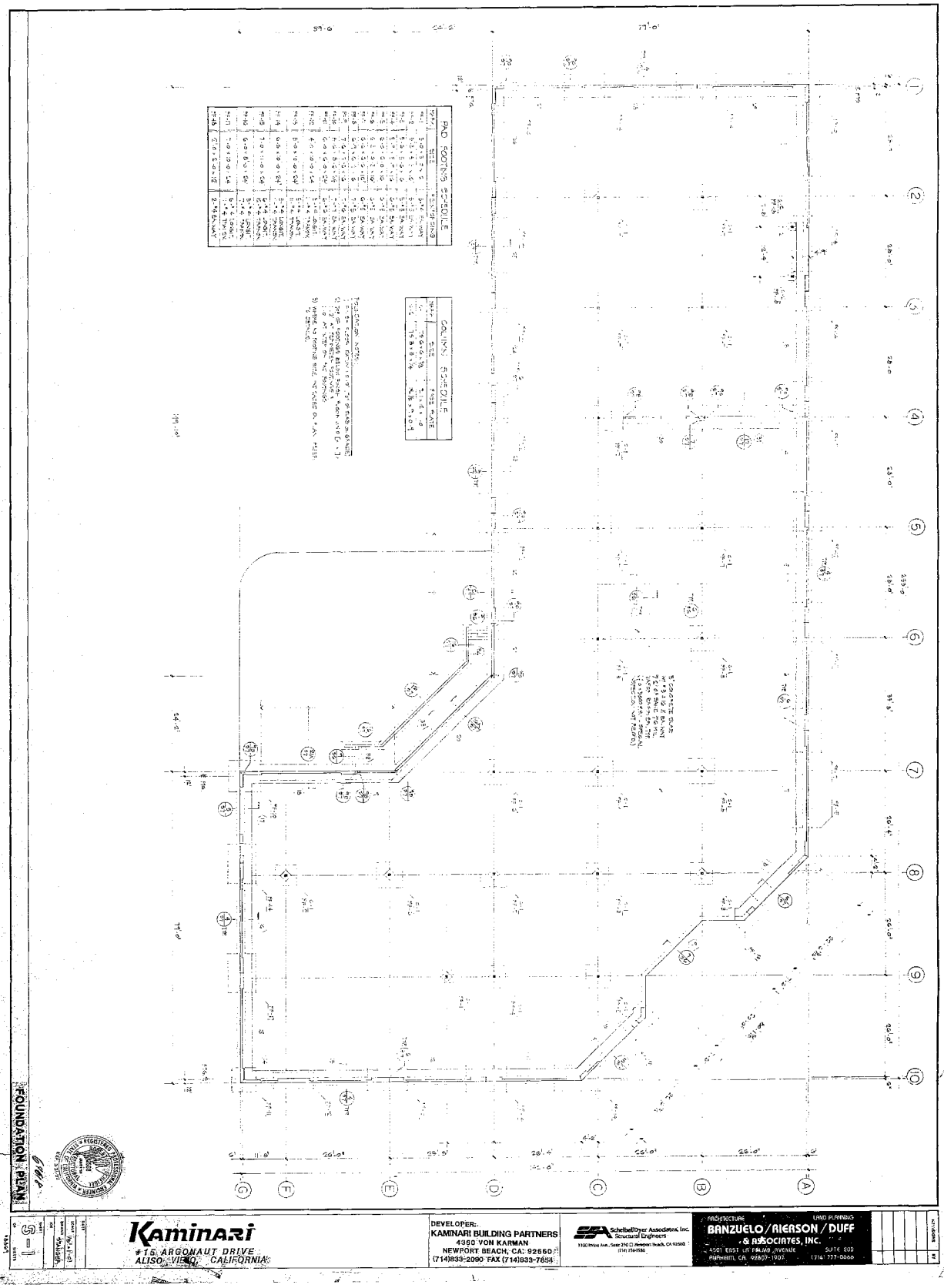
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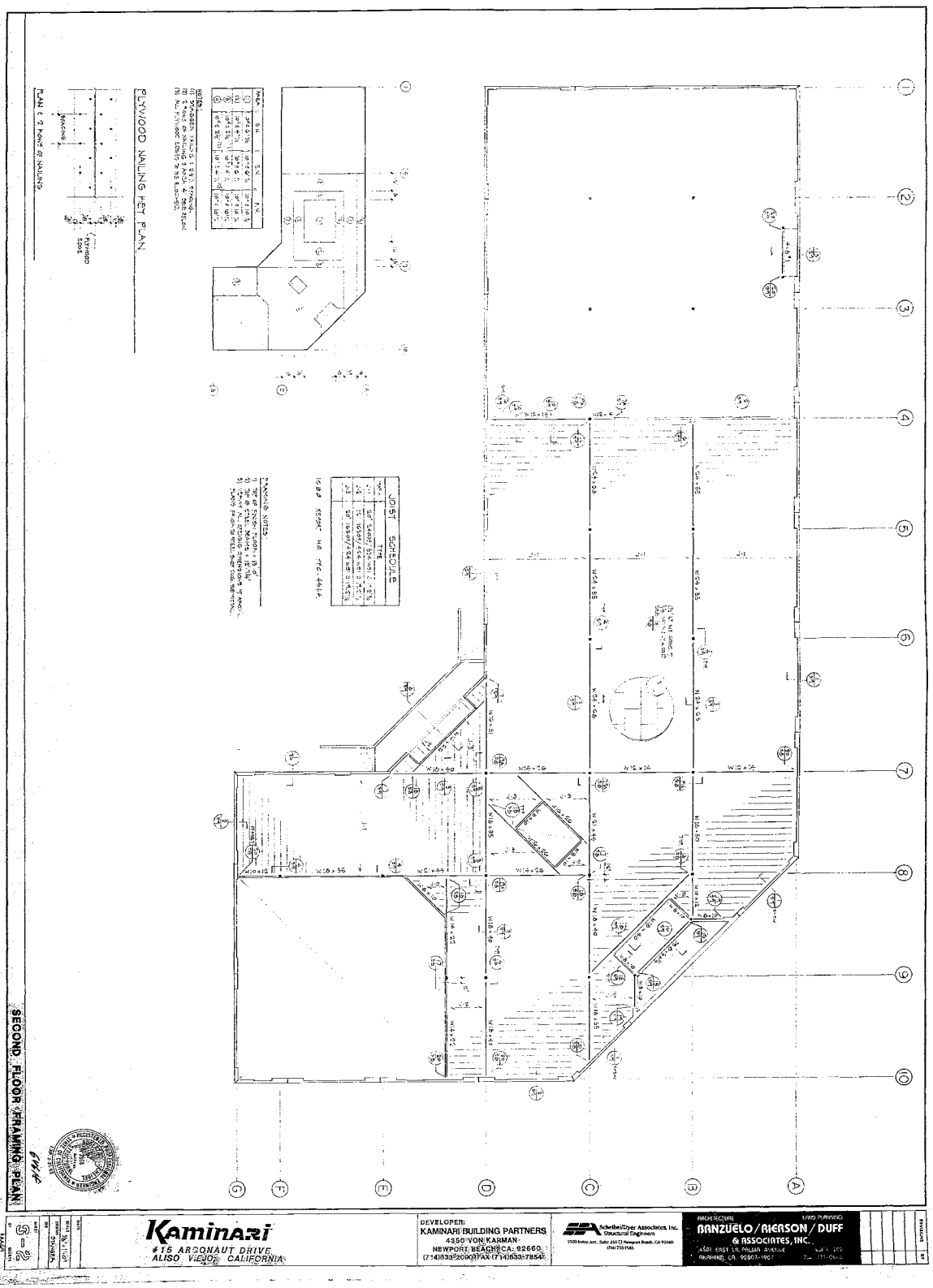
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JOB 88-84

SHEET A-20 OF 20 SHEETS


FOUNDATION PLAN
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA
DEVELOPER:
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NEWPORT BEACH, CA. 92660
(714)833-2090 FAX (714)833-7654
Schelbel/Dyer Associates, Inc.
Structural Engineers
ARCHITECTURE LAND PLANNING
BANZUELO / RIERSON / DUFF
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4501 EAST LA PALMA AVENUE SUITE 202
ANAHEIM, CA. 92807-1903 (714) 777-0660

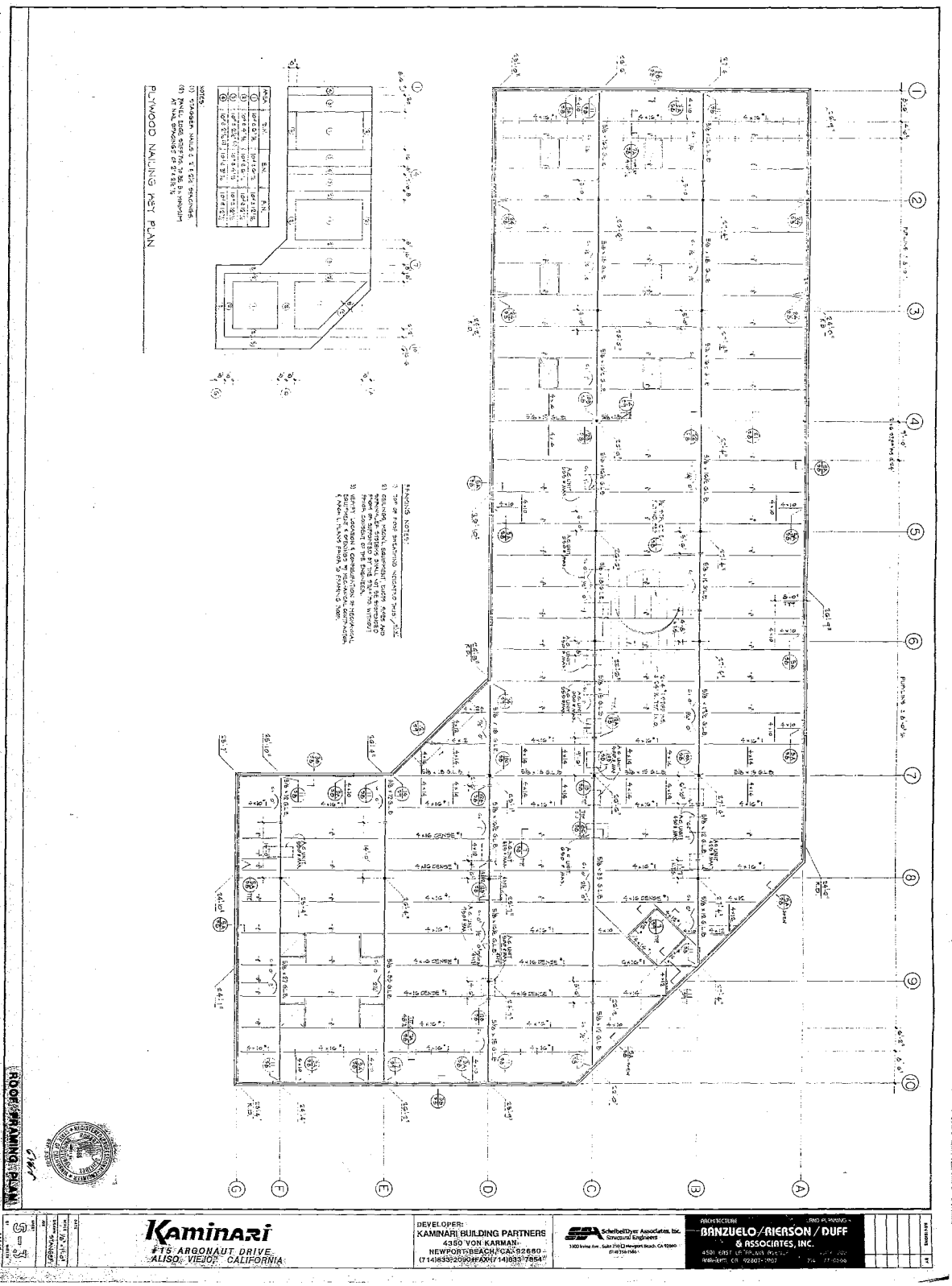


KAMINARI
#75 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DEVELOPER:
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Schetbell/Dyer Associates, Inc.
Structural Engineers

ARCHITECTURE
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& ASSOCIATES, INC.
1501 EAST LINCOLN AVENUE
ANAHEIM, CA. 92805-1907



Kaminari
175 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

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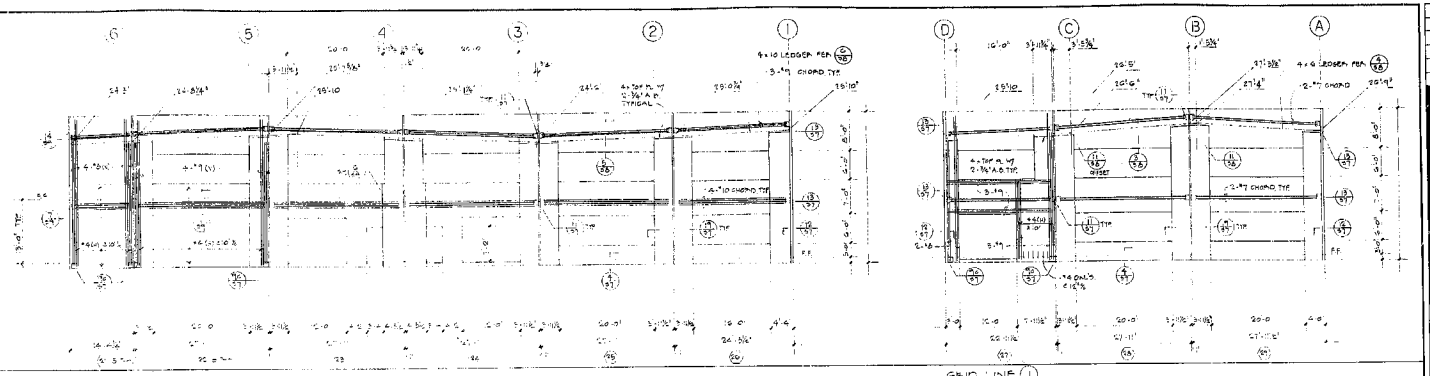
ARCHITECTURE
BANZUELO/RIERSON/DUFF
& ASSOCIATES, INC.
450 EAST LA PALMA AVENUE
ANAHEIM, CA 92801-1907
714 77 0099

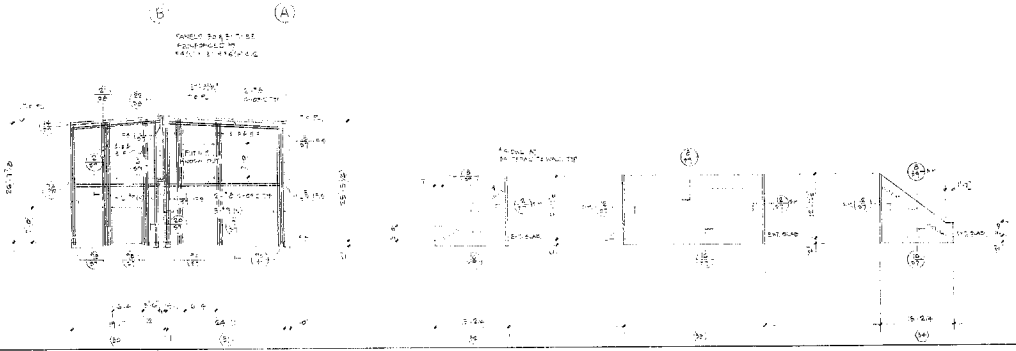
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

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& ASSOCIATES, INC.
4581 EAST LA PALMA AVENUE SUITE 202
ANAHEIM, CA. 92807-1907 714-777-0660





PANEL NOTES:

1. CONCRETE PANEL THICKNESS TO BE 6" MIN (W/ 1 1/2" & 1" REVEALS) UNLESS OTHERWISE NOTED.
2. SEE DETAIL 1/S7 FOR TYPICAL REINFORCEMENT AND CONFIGURATION. SEE DETAIL 2/S7 & 3/S7 FOR LOCATION OF REINFORCING IN PANEL.
3. ALL PANEL DIMENSIONS ARE GIVEN TO ASSIST CONTRACTOR ONLY. IT IS THE RESPONSIBILITY TO REVIEW & COORDINATE ALL CONDITIONS W/ ASSOCIATED DRAWINGS BEFORE ANY CONSTRUCTION. NOTIFY ARCHITECT & ENGINEER OF ALL DISCREPANCIES.
4. VERIFY W/ ARCH'L PLANS ALL TEXTURED REVEALS OR BLOCKOUTS REQUIRED TO BE CAST INTO CONCRETE
5. ALL WELDED REINF. TO BE GAGE 40 OR A706 GR.60.
6) TOP OF PIER & SEATING NOTED THUS ▽ T.P.
7) PANEL CONCRETE STRENGTH SHALL BE f'c= 5000 P.S.I.

PANEL ELEVATIONS

REVISIONS | BY

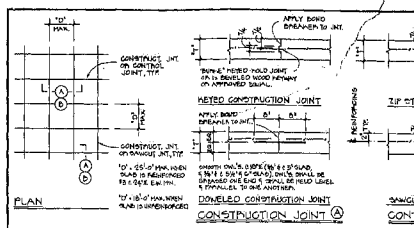
ARCHITECT: GANZUELO/RIERSON / DUFF & ASSOCIATES, INC.
LEAD PLANNING
LOCAL OFFICE: 18 PETERS CANYON BUSINESS PARK, SUITE 205, IRVINE, CA 92606-5501 (714) 734-6666

Structural Engineers: SouthStrong Associates, Inc., 1300 Dove Ave., Suite 100, Newport Beach, CA 92660, (949) 724-1766

DEVELOPER: KAMINARI BUILDING PARTNERS, LLC, 4695 MACARTHUR COURT, SUITE 1250, NEWPORT BEACH, CA. 92660, (714)833-2060 FAX (714)833-7854

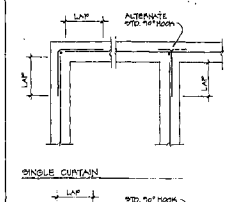
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE
SCALE 1/8"=1'-0"
DRAWN STANGER
JOB
SHEET S1.1
OF SHEETS



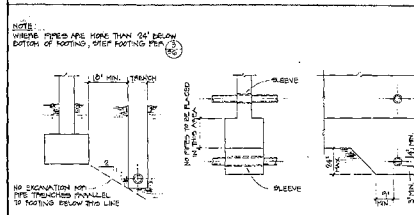
NOTES:
1. SLABS MAY BE POURED IN A SQUARE "CHECKERBOARD" MANNER WITH A MAX. OF ANY ONE SIDE NO GREATER THAN "D" OR SLABS MAY BE POURED IN STRIPS "D" WIDE MAX. WITH CONSTRUCTION JOINTS OR CONTROL JNTS. AT A SPACING EQUAL TO THE STRIP WIDTH.
2. CONSTRUCTION JOINTS SHALL OCCUR ON AN AT-LEAST ONE DIRECTION AND SHALL BE SPACED NO FURTHER APART THAN 50'-0" (LINEREMEDIATE CONTROL JOINTS SHALL OCCUR WHEN "D" IS EXCEEDED).
3. SAWCUT CONTROL JOINTS MAY BE USED IN BOTH DIRECTIONS AND SPACED AT ½"D" (TIP STRIP JOINTS MAY NOT BE USED IN BOTH DIRECTIONS).
4. SAWCUT JOINTS SHALL BE MADE SAME DAY AS POUR AND PRIOR TO DRYING SHRINKAGE. THE JOINT SHALL BE FLUSHED WITH WATER OR AIR PRESSURE IMMEDIATELY AFTER SAWING.
5. DISCONTINUE REINFORCING UNDER ANY CONSTRUCTION OR CONTROL JOINT.
6. CONCRETE SHALL HAVE AIR ENTRAINMENT OF 2% TO 3% BY VOLUME.
7. FINISHING OF SLAB CONCRETE SHALL BE DONE AFTER SURFACE BLEED WATER HAS EVAPORATED.
8. MOISTEN SUB-GRADE PRIOR TO PLACING CONCRETE.
9. APPLY MEMBRANE CURE TO CONCRETE IMMEDIATELY AFTER CONCRETE FINISHING OPERATION.

TYPICAL SLAB ON GRADE (1)

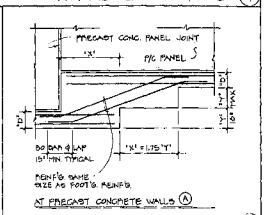


BAR SIZE	LAP (CONCRETE)	LAP (MASONRY)
#3 THRU #6	30 BAR Ø (18" MIN.)	40 BAR Ø (48" MIN.)
#7 THRU #9	40 BAR Ø	48 BAR Ø
#10 THRU #11	54 BAR Ø	

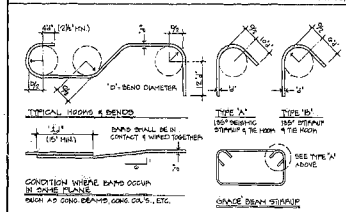
TYP REBAR LAPS & INTERSECTIONS (4)



TYPICAL PIPE & FOOTING (2)



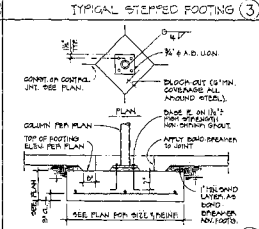
TYPICAL STEPPED FOOTING (3)



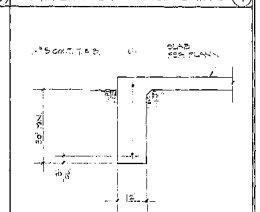
BEND DIAMETER SCHEDULE	
BAR SIZE	BEND DIAM.
#3 THRU #5	D = 4d
#6 THRU #8	D = 6d
#9 THRU #11	D = 8d
#14 THRU #18	D = 10d

BAR LAP SCHEDULE			
SIZE	"d"-CONC.	"d"-MAS.	
#3-#6	AS BAR DIA.		
#7-#9	40 BAR DIA.		
#10-#11	54 BAR DIA.		

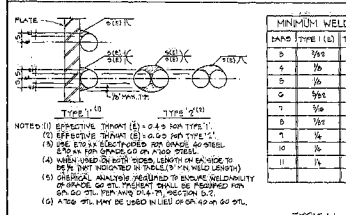
TYPICAL REBAR HOOKS, LAPS & BENDS (5)



TYPICAL COLUMN & FOOTING (6)



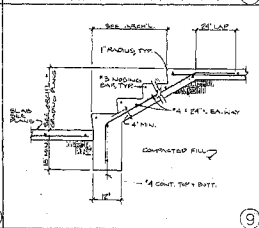
(7)



NOTES: (1) EFFECTIVE THROAT (E) = 0.49 S FOR TYPE 'A'.
(2) EFFECTIVE THROAT (E) = 0.70 S FOR TYPE 'B'.
(3) USE E70 XX ELECTRODES FOR GRADE 60 STEEL E70 XX OR E60 XX FOR GRADE 50 OR A706 STEEL.
(4) WHEN USED ON BOTH SIDES, LENGTH OR EACH SIDE TO BE AS PART INDICATED IN TABLE (3" MIN WELD LENGTH)
(5) CHEMICAL ANALYSIS REQUIRED TO ENSURE WELDABILITY OF GRADE 60 STL. PROPHET SHALL BE REQUIRED FOR GR. 60 STL. FOR GRS. OF 4-7" MINIMUM D.E.
(6) A706 STL. MAY BE USED IN LIEU OF GR. 60 OR GR. 50 STL.

MINIMUM WELD SIZES & LENGTHS				
BARS	TYPE 1 (E)	TYPE 2 (E)	TYPE 1 LENGTH (4)	TYPE 2 LENGTH (4)
3	3/16	3/16	4	4
4	3/16	3/16	6	6
5	3/16	3/16	8	6
6	3/16	1/4	10	6
7	3/16	3/16	12	8
8	3/16	3/16	12	8
9	1/4	3/16	14	10
10	1/4	3/16	16	10
11	1/4	3/16	22	10

TYPICAL REBAR WELDING (8)



(9)

REINFORCING STEEL

1. Bar reinforcement shall conform to ASTM A615, Grade 60.
2. All welded rebar shall be ASTM Grade 60 or A706.
3. Welding of reinforcing steel shall conform to AWS D1.4-79.
4. Welded wire fabric shall conform to ASTM A185.
5. Reinforcing detailing, bending and placing shall be in accordance with Concrete Reinforcing Steel Institute "Manual of Standard Practice" latest edition.
6. Hooks and bends shall be: #3 bar dia. or 12" min. for concrete, #4 bar dia. or 18" min. for masonry unless noted otherwise.
7. Vertical bars in walls shall be accurately positioned at the center of wall, unless otherwise noted on details. A shall be tied in position at top and bottom and at intervals not exceeding 10' bar dia.
8. Reinforcing steel shall be provided with the following amounts of concrete cover, unless noted otherwise:
   Footings (concrete deposited against earth)- - - - - - - 3"
   Concrete surface (formed) exposed to earth or weather- - 2"
   Column reinforcing (including column ties)- - - - - - - 1½"
   Beams and Girders- - - - - - - - - - - - - - - - - - - 1½"
   Slabs (#11 or smaller)- - - - - - - - - - - - - - - - - ¾"
9. All reinforcing steel, anchor bolts, dowels, and inserts shall be well secured in position prior to placing concrete or grout.
10. Unless otherwise noted on details, furnish #3 spacer ties at approximately 3'-0" on center in all beams and footings to secure reinforcing in place.

STRUCTURAL STEEL

1. Structural steel shall conform to ASTM A36, unless noted otherwise.
2. Steel pipe shall conform to ASTM A53, Grade B (Fy = 35 ksi).
3. Steel tube shall conform to ASTM A500, Grade B (Fy = 46 ksi).
4. All main members shall have bolts conforming to ASTM A325.
5. Machine bolts and anchor bolts shall conform to ASTM A307, Grade "A" unless noted otherwise.
6. Welding of structural steel shall be done by the shielded arc process per AWS D1.1 using approved electrodes (E7018-low hydrogen).
7. Unless noted otherwise, all metal contact edges shall receive minimum size fillet welds per AISC Table 1.17.2a.
8. All workmanship and materials shall conform to the latest edition of the "AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings"

STRUCTURAL WOOD

1. All wood members shall be Douglas Fir (DF) or Larch grade marked by a recognized grading agency (W.C.L.I.B.).
2. Plywood sheathing shall be Douglas Fir conforming to commercial products Standard PS-1-74, and shall be grade marked in accordance with APA.
3. Wood grades (unless noted otherwise):
   (A) For horizontal members: Joists & Rafters - Grade #2
   Beams & Stringers - Grade #1
   Ledgers - Grade #1
   (B) For vertical members: 2x4 studs: Construction Grade
   2x6 & larger Studs - Grade #2
   Posts & Timbers - Grade #1
4. Cutting, notching or drilling of beams or joists to be permitted only as detailed or approved by the Engineer.
5. Joists, otherwise specified, all nailing shall conform to the latest edition of the U.B.C.
6. Wire nails shall be standard common nails, unless noted otherwise.
7. All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir. Bolts shall be placed 7" from the end of a board or from a notch and located at intervals noted.
8. All bolt heads and nuts bearing on wood shall have standard cut washers. All bolt holes in wood shall be drilled 1/32" dia larger than nominal bolt dia.
9. All framing anchors, post caps, columns bases, etc. shall be as manufactured by "Simpson Company" or equivalent.
10. Provide double joists under all partition walls.
11. Provide blocking or bridging per latest edition of the U.B.C.
12. Top plates of all wood stud walls to be 3-2x4 #2 Grade width in stacked, unless otherwise noted. Lap 48" min. with not less than 8-16d nails at each lap and not more than 12" between nails.
13. Adhesives used for any field gluing shall conform to APA Specification AFG-01.

MANUFACTURED WOOD JOISTS

1. Wood joists shall be as called out on plans and shall have a current I.C.B.O. acceptance.
2. Joists shall be factory manufactured with a structural grade plywood web and MICRO-LAM lumber or machine stress rated lumber flanges utilizing waterproof type glues.
3. Joists shall be fabricated in a properly equipped manufacturing facility approved for fabrication by the U.B.C. and under the supervision of a third party inspection agency.
4. The joists shall be sized and detailed to fit the dimensions and loads indicated on the plans. All designs shall be in accordance with allowable values and section properties assigned and approved by the U.B.C.
5. Joist, fabricator shall submit calculations and shop drawings, signed by a California Registered Civil Engineer, for review prior to fabrication.
6. The joists shall be designed and installed in accordance with joist manufacturer's published literature and recommendations. Irregular loads in addition to uniform loading to be provided to keep the joists straight and plumb as required and to assure adequate lateral support for the individual chords and the entire system until sheathing material has been installed.
7. Temporary construction loads which cause stresses beyond design limits are not permitted.
8. Truss fabricator shall design for, coordinate and verify openings in roof or floor with the contractor prior to fabrication and erection.
9. Truss fabricator shall design trusses for mechanical equipment loads on roof.
10. Wood floor joists shall satisfy a minimum live load deflection criteria of span/480.

GLUE LAMINATED WOOD

1. Fabrication of glu-lam beams shall be in accordance with standard specifications for structural glu-lam Douglas Fir beams, ANSI (o) as per West Coast Lumbermen's Association latest edition.
2. All glu-lam members exposed to weather and shall be fabricated using exterior type glue.
3. All glu-lam members shall be in accordance with U.B.C. Table 25 C-1: Simple-span beams 3:1 or less in width shall be camber to the 1/2 of dead load deflection. Simple span beams 3:1 or more in width shall be cambered to the full dead load. All cantilever beams shall be cambered for full dead load.
4. Manufacturer of glu-lam beams shall stamp members with an identification mark. A certified control inspection organization and a quality control conference shall be submitted to the Building & Inspection Department and Engineer prior to installations.

GENERAL

1. The Contractor shall verify all dimensions, elevations, and site conditions before starting work and notify the Architect immediately of any discrepancies.
2. Any conditions and conflict between the various elements of the working drawings and/or specifications shall be brought to the attention of the Architect before proceeding with work so involved.
3. Resolve any conflicts on the drawings with the Architect before proceeding with construction.
4. The Contractor shall determine the location of utility services in the area to be excavated prior to beginning excavation.
5. No pipes, ducts, sleeves, chases, etc., shall be placed in slabs, beams, or walls unless specifically shown or noted. Nor shall any structural member be cut for pipes, ducts, etc., unless otherwise noted. Contractor shall obtain prior approval for installation of any additional pipes, ducts, etc.. Refer to Architectural and Mechanical drawings for locations.
6. All material and workmanship shall conform to the requirements of the latest edition of the U.B.C.
7. Special inspection per sec. 305 & 306 of the U.B.C. is required for:
   a. All structural field welding, including welding of reinforcing steel, and welding of steel decking.
   b. Installation and testing operations for all high-strength friction bolting assembly.
   c. Installation and tightening operations for high-strength anchor bolts.
   d. During the taking of test specimens and placing of all reinforced concrete, with the exception of foundation concrete when the structural design strength is not greater than f'c = 2000 PSI.
   e. During the placement of all masonry indicated as having "special inspection."
8. Design based on 1985 edition of Uniform Building Code.

FOUNDATION

1. Soil design pressure: 2000 P.S.F.
2. Bottom of footings shall be at least 30" BELOW LOWEST ADJACENT GRADE.
3. Character of soils: See Soils Report by CONSERVE-DYNAMIC ASSOC. JOB NO. 80-753 DATE 8/27/80
4. Soil Engineer shall verify that construction at the site is in accordance with the recommendations and conclusions of his report.
5. Finished excavation for foundation shall be neat and true to line with all loose material and standing water removed from excavations.
6. Before any concrete is placed, excavations shall be checked and approved by a qualified Soils Engineer to ensure compliance with the requirements.
7. All fill material is to be approved by the Soils Engineer and is to be compacted to 90% of maximum density (or more as directed). Inspection is required during fill and compaction.

REINFORCED CONCRETE

1. Concrete shall conform to ASTM C-94, type II.
2. Aggregates shall conform to ASTM C-33 for normal-weight concrete and ASTM C-330 for lightweight concrete.
3. Reinforcing concrete shall be fried and Galvanized in accordance with ASTM C-494.
4. Concrete shall have a minimum ultimate compressive strength (f'c) of 28 days as follows: PSI for slab & footings. See panel elevations for tilt-up concrete strength.
5. Admixtures may be used with approval of the Engineer. Admixtures used to increase the workability of the concrete shall not be considered to replace the specified minimum cement content.
6. Refer to and verify with architectural drawings any haunches, grooves, reveals, recesses, ornaments, chips or textures required to be cast into concrete and for location and extent of depressions, curbs, and ramps.
7. Projecting corners of slabs, beams, walls, columns, etc. shall be formed with a 3/4" chamfer unless otherwise noted.
8. Concrete shall be hot-mixed, hot-placed and cold weather protected in accordance with ACI 306.
9. Reinforcing steel, anchor bolts, dowels and other items to be cast in shall be secured in position and inspected by the Owner's building department inspector prior to the poured of any concrete.
10. Location of all construction joints not specifically indicated on the drawings shall be approved by the Engineer prior to placing reinforcing steel.
11. Concrete floor slab variation from level to 1/8" in ten feet maximum.

TILT-UP PANEL CONCRETE

1. Precast concrete panels shall have a minimum ultimate compressive strength (f'c) per panel elevations notes.
2. Precast concrete panels shall attain the following minimum criteria prior to their erection:
   a. Wall design compressive strength = 1500 PSI as determined by ASTM C39 standard cylinder test for compressive strength.
   b. Modulus of rupture = 900 PSI as determined by ASTM C78 standard test for flexural strength.

   These values are minimums and may be greater as required by local erection conditions.
3. Tilt-up concrete panel shall be analysis at the section elevations of all precast panels, openings, and other members from a qualified Structural Engineer and they shall be fully responsible for the safety of sidewalks and other attachments or voids which may be required.
4. Braces, sidewalkouts, pickup inserts and hole locations, etc. shall be designed, coordinated and detailed by "erector" or "supplier" or equivalent and are subject to review by the Engineer prior to installation.
5. Provide braces and connections to safely support the panels until the floor structures, including the roof diaphragm is adequately self supporting for all loadings.
6. The erection engineer shall review, check and coordinate all panel dimensions with architectural plans and elevations prior to construction and shall notify the architect and Engineer immediately of any discrepancies.
7. Tilt-up panels shall be constructed to distinguishes with manufacturer, prior to placing any concrete.
8. Bond breaking agent shall be "Thompson Water Seal" or "Horn's Parting Compound" or "Burke Super Bond Breaker" or approved equivalent. In no case shall the bond breaker restrict the placement of finish materials or paint upon the concrete surfaces.
9. Fill all pick, holes, and pockets with grout and run smooth with burlap to remove all fins and ridges.
10. The Contractor shall notify the Engineer and Architect two weeks prior to pouring any concrete to enable the scheduling of a Jobsite visit for review of panel reinforcing placement.
11. Avoid placement of panel pours over control joints and column blockouts.
12. Shear connections shall be welded no sooner than 28 days after panel is cast.

LEGEND

AB ..... Anchor Bolt	NIS ..... Not of Steel
C.J. or CCJ.. Control Joint	UNO ..... Unless Noted Otherwise
CY ..... Concrete	CY ..... Concrete
CF ..... Continuous Footing	WF ..... Wide Flange
CL ..... Centerline	WWM ..... Welded Wire Mesh
CMU ..... Concrete Masonry Unit	( ) ..... Indication of Sheathing
(E) ..... Existing	[ ] ..... Indication of Roofing
FOC ..... Face of Concrete	N/A ..... Elevation of wall
FOM ..... Face of Masonry	N/A ..... Precast Panel Callout
FOS ..... Face of Steel	N/A ..... Shear Wall - See Schedule
GLB ..... Glu-Lam Beam	⊕ ..... Stepped Footing
GLP ..... Glu-Lam Purlin	
HD ..... Hold-Down	
LBU ..... Hex	
MTS ..... Met to Stake	
PF ..... Pad Footing	

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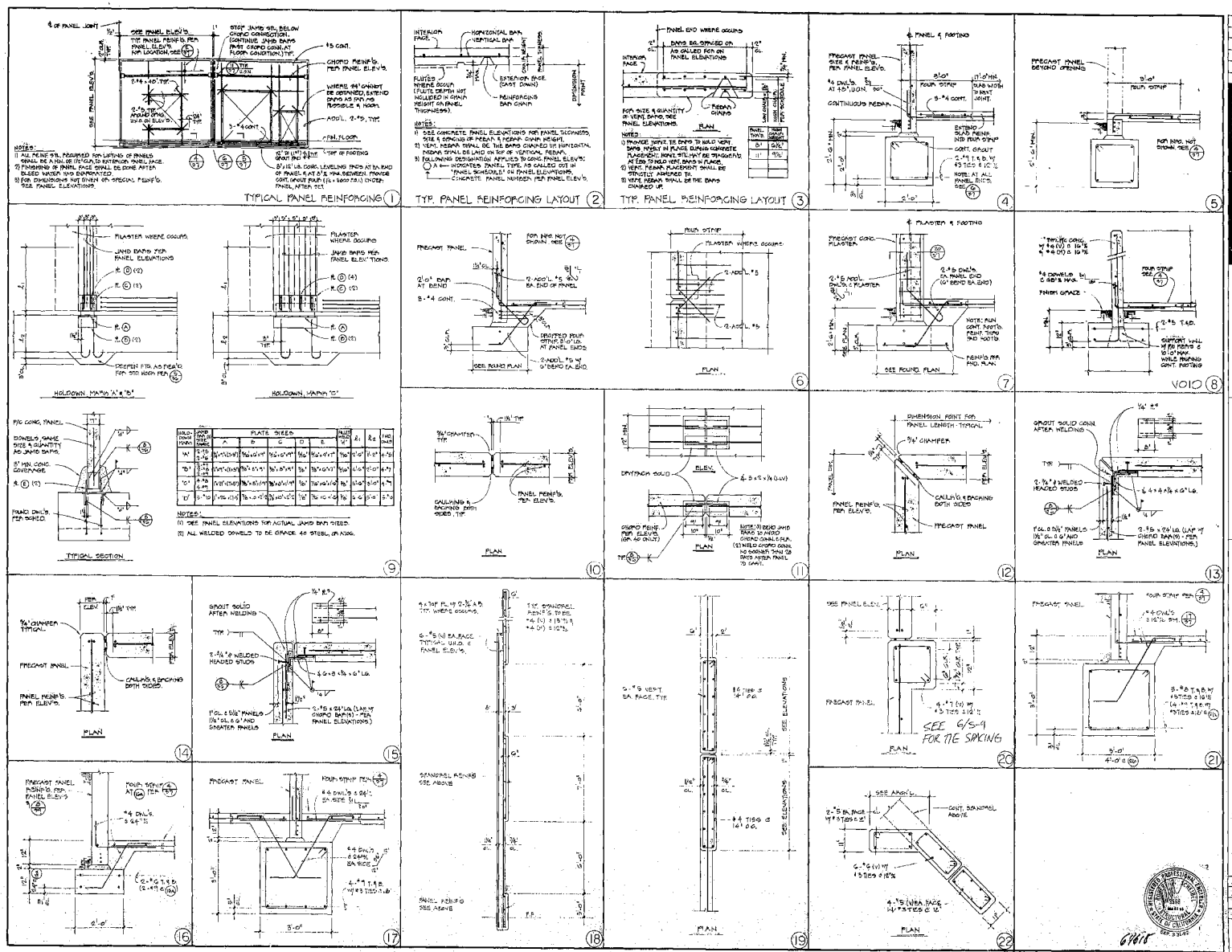
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Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

REVISIONS	BY

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OF SHEETS

GENERAL CONSTRUCTION NOTES



REVISIONS | BY

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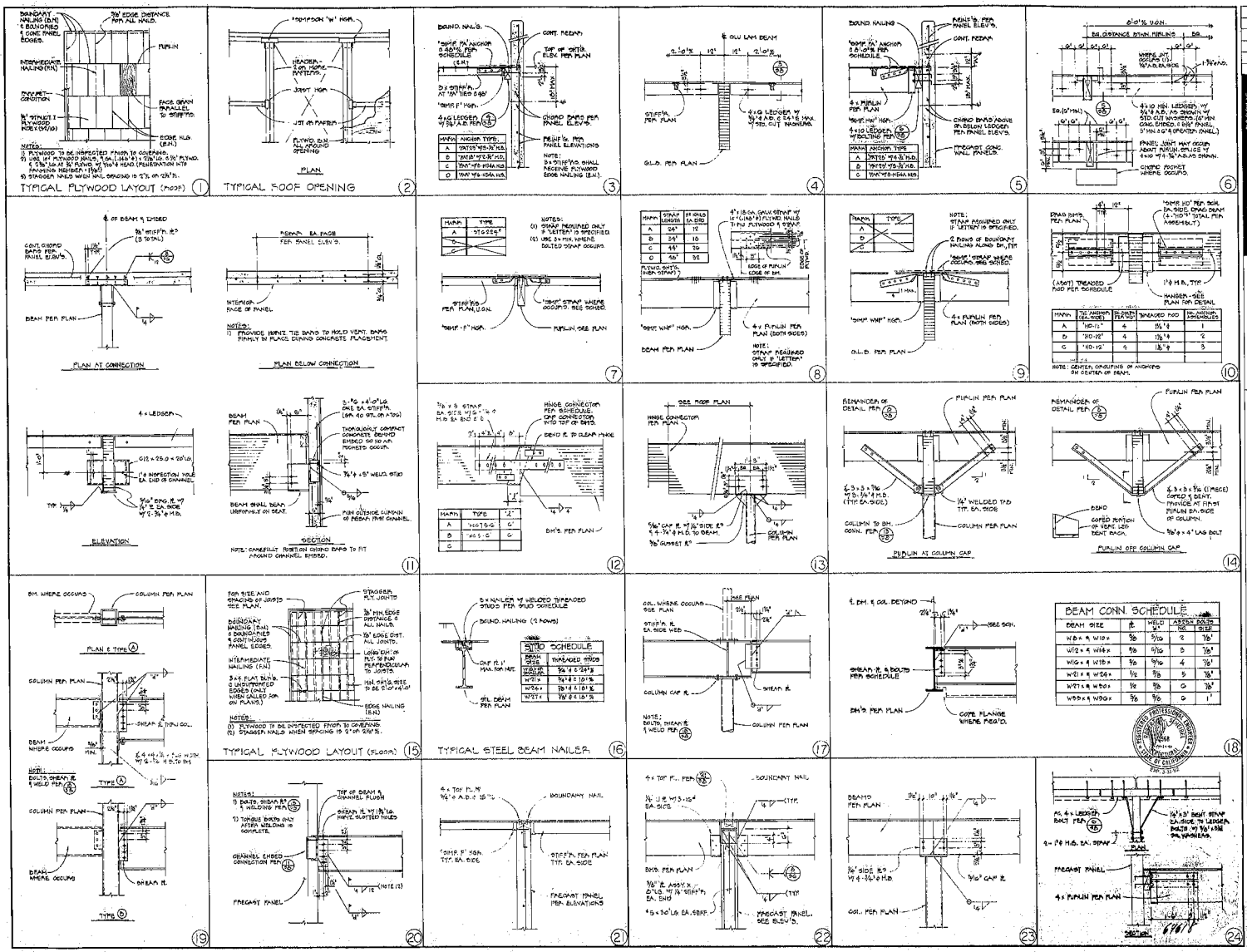
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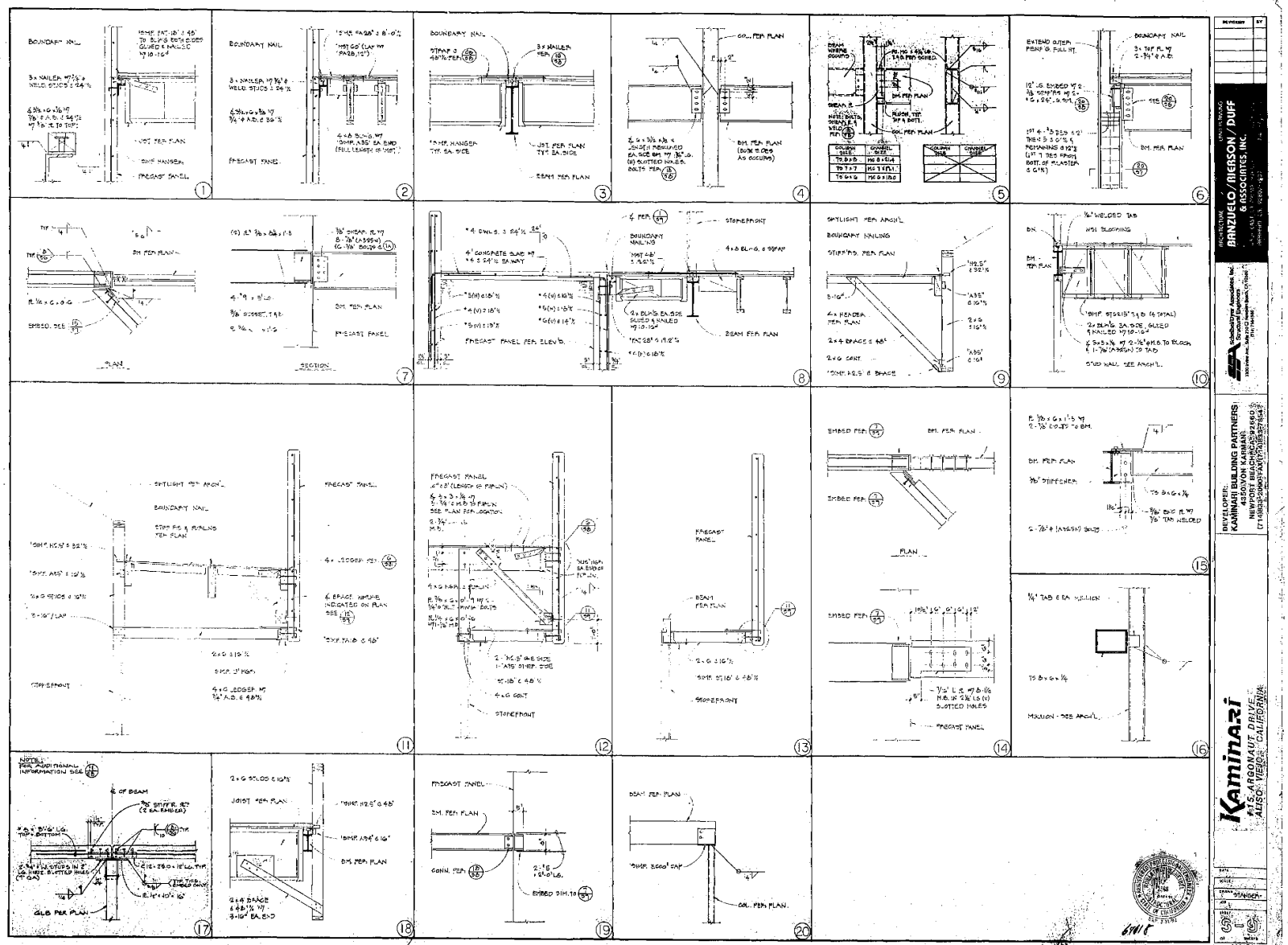


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Structural Engineers

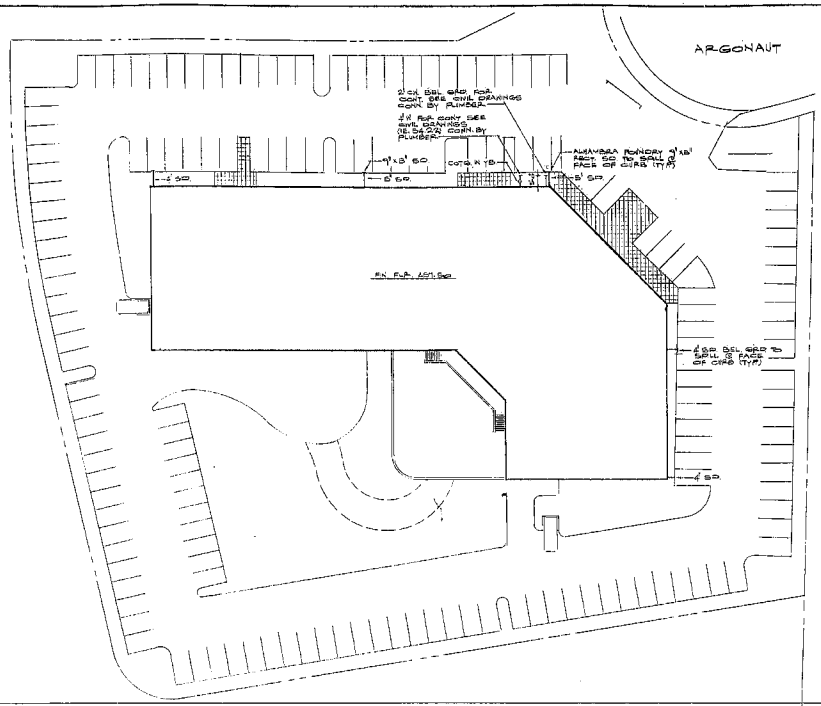
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ALISO VIEJO, CALIFORNIA

DATE
SCALE: STANDARD
DRAWN
CHECKED
JOB NO.
SHEET NO.

1636

1637



PLUMBING SITE PLAN — SCALE: 1"=20'-0" A

PLUMBING FIXTURE SCHEDULE

ITEM	FIXTURE	SOIL OR WASTE	VENT	COLD WATER	HOT WATER	WASTE FU	COLD WATER FU	DESCRIPTION (AMERICAN STANDARD FIXTURE EXCEPT AS NOTED)
WC-1	WATER CLOSET	4"	2"	1½"	--	6	10	WATER-SAVER MADERA #2231.018 FLR. MTD. SIPHON JET ACTION. ELONGATED BOWL. VITREOUS CHINA. 1½" TOP SPUD. CLOSE-LINE HEAVY DUTY. 995 WHITE OPEN FRONT SEAT W/BS HINGE. NUMBER, 3500V 115-3 FLUSH VALVE
WC-1	WATER CLOSET	4"	2"	1½"	--	6	10	SAME AS WC-1 EXCEPT MVT-72A-1 TRAP PRIMER OUTLET & SLOAN ROYAL 113-3 FLUSH VALVE
WC-1	HANDICAPPED WATER CLOSET	4"	2"	1½"	--	10	6	ELONGATED WATER SAVER CADET #3468.018, FLR. MOUNTED ELONGATED BOWL. 18" HIGH. SIPHON JET ACTION. VITREOUS CHINA. 3-BOLT CAPS. SURFACE. CLOSE-LINE 695 OPEN FRONT, WHITE SEAT, SLOAN 130-3 FLUSH VALVE, 1¼" TOP SPUD
UR-1	URINAL	2"	1½"	½"	--	2	5	LEXINGTON #6520.018, ¾ TOP SPUD, VITREOUS CHINA, WASHOUT ACTION. PRIVACY SHIELDS, WALL HANGER. SLOAN ROYAL 186 FLUSH VALVE
LAV-1	LAVATORY	2"	1½"	½"	½"	1	2	AQUALYN #0476.018, 20"x17", VITREOUS CHINA, SELF-RIMMING, FRONT OVERFLOW. #2385.078 FAUCET, ¼"-2461.015 CERAMIC-DISCORAL PERFORMANCED CORE, 4" TAILPIECE, CHROME FINISH, SUPPLIES, ADJUSTABLE P-TRAP
S-1	SINK	2"	1½"	½"	½"	2	2	JUST JSL-2125-GCR-3, 18-GAUGE, SINGLE COMPARTMENT STAINLESS STEEL COUNTERTOP SINK, SELF-RIMMING, SOUND DAMPENING, 21" x 25" x 7¼" DEEP, HERITAGE #4150.132, SWING SPOUT, AERATOR, CHROME FINISH, STRAINER, P-TRAP, TAILPIECE #2300.154 SUPPLIERS, SM-6700-AERATOR DISPOSER #3339S, 1/2 HP, 120V, 1Ø, 60 Hz
S-2	BAR SINK	2"	1½"	½"	½"	2	4	JUST BAR SINK #JL-1515-BCR-2, 20-GAUGE STAINLESS STEEL, SELF-RIMMING, SOUND DAMPENING, BOWL LEDGE, 15" x 15" x 6" DEEP, JUST BAR RAYGUN-S GOOSENECK SWING SPOUT, AERATOR, CHROME FINISH, SUPPLIES, P-TRAP, TAILPIECE.
TP-1	THERMOSTATIC TRAP PRIMER	--	--	½"	--	--	--	J.R. SMITH AUTOMATIC TRAP PRIMER #2599. CAST BRONZE WITH ½" N.P.T. FEMALE CONNECTION
FD-1	FLOOR DRAIN	2"	2"/1½"	--	--	2	--	J.R. SMITH #2005-A, CAST IRON BODY, 5" ROUND, POLISHED NICKEL BRONZE GRATE, ADJUSTABLE STRAINER HEAD, CHAIN, BOTTOM OUTLET WITH TRAP PRIMER CONNECTION. JOSAM #30000-5A
SS-1	SERVICE SINK	3"	2"	3/4"	3/4"	3	4	CAMERWELL #7699.049, 22"x18", ENAMELED CAST IRON; #8341.025 SERVICE SINK FAUCET W/VACUUM BREAKER, STOPS IN SHANKS, ROUGH CHROME FINISH. 9798.176 P-TRAP, #8201.061 STRAINER, 8317B.010 RIM GUARD
MB-1	MOPS SINK	--	--	¾"	--	--	5	ACORN 8812I MOUNT SHAZE. VACUUM BREAKER. LOOSE KEY
RD-1	ROOF DRAIN	--	--	--	--	--	--	J.R. SMITH #1010 CAST IRON BODY, LARGE POLYPROPYLENE DOME. UNDERDECK CLAMP. SUMP. ROOF FLANGE. BOTTOM OUTLET. JOSAM #21500
OFD-1	OVERFLOW ROOF DRAIN	--	--	--	--	--	--	TURNIMATE 12" ABOVE FIN. ROOF W/ WROUGHT LEAD ROOF FLASHING WITH COLLAR
WHA-1	WATER HAMMER ARRESTER	--	--	--	--	--	--	JOSAM SHOCK ABSORBER 15485 ZURIES PNC-CHARGED NITRUDE GLYCERIDE HYDRAULIC DISPLACEMENT PISTON HANDCUFFS SEALED. SIZE IN ACCORDANCE W/ SCHEDULE
DF-1	DRINKING FOUNTAIN	1"	1½"	½"	--	1	1	SUNROC WALL-MOUNTED, DUAL PURPOSE WATER COOLER, STANDARD AND WHEELCHAIR LEVEL, MODEL WCWC-8, 7.5 GPH OF 50° WATER, 1/4 HP, 120V, 1Ø, 60
DF-2	DRINKING FOUNTAIN	2"	1½"	½"	--	1	2	SUNROC WALL-MOUNTED SINGLATED RECESSED WATER COOLER. MODEL #SRA-8. 8.0 GPH OF 80° WATER, 1/5 HP, 120V, 1Ø, 60. STAINLESS STEEL FINISH
WH-1	WATER HEATER	--	--	1½"	1½"	--	--	A.O. SMITH CONSERVATIONIST BTHE-80-1R ELECTRIC WATER HEATER. 80 GAL. CAPACITY. 80 GPH RECOVERY @ 80° RISE, SIX 3000 ELEMENTS, 18,000 WATT, 208 VOLT, 3Ø, 60 HZ, 50.0 FLA CONN. PHASE. 150# RELIEF VALVE. TYPE DISCHARGE 20 SB-1, W.L. LISTED. ASHRAE STD. 90-1-75A. 7-YEAR WARRANTY
HSH	HANDICAPPED SHOWER	2"	1½"	3/4"	3/4"	2	4	KINDRICK FIBERSHEEN SHOWER 84236-HC, INCLUDING GRAB BARS, SHOWER CURTAIN ROD, DRAIN/WASTE. SHOWER VALVE, SHOWERHEAD ABOVE
SH-1	SHOWER	2"	1½"	3/4"	3/4"	2	4	KINDRICK FIBERSHEEN SHOWER #3636-C, INCLUDING SHOWER CURTAIN ROD. DRAIN/WASTE. SHOWER VALVE. SHOWERHEAD

WATER HAMMER ARRESTER SCHEDULE

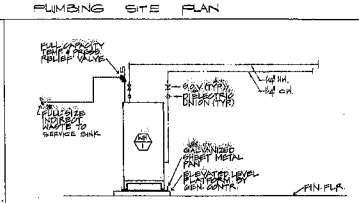
JOSAM FIG. NO.	FIXTURE UNIT RATING	I.P.S.	ACCESS PANEL MARP #714 M-SS
15485-1	1 - 11	3/4"	12 x 12
15485-2	12 - 32	1"	12 x 12
15485-3	33 - 60	1"	12 : 12
15485-4	61 - 117	1"	12 x 12
15485-5	114 - 154	1"	18 x 18
15485-6	155 - 320	1"	18 x 18

NOTE:
NO FIXTURE SUBSTITUTIONS

ORANGE COUNTY DEVELOPMENT SERVICES
DEC 07 1983
APPROVED
PLUMBING
MECHANICAL
ORANGE COUNTY
Development Services

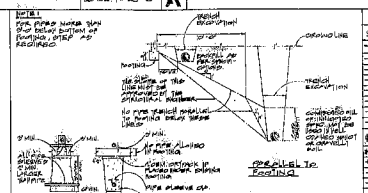
PLUMBING GENERAL NOTES:

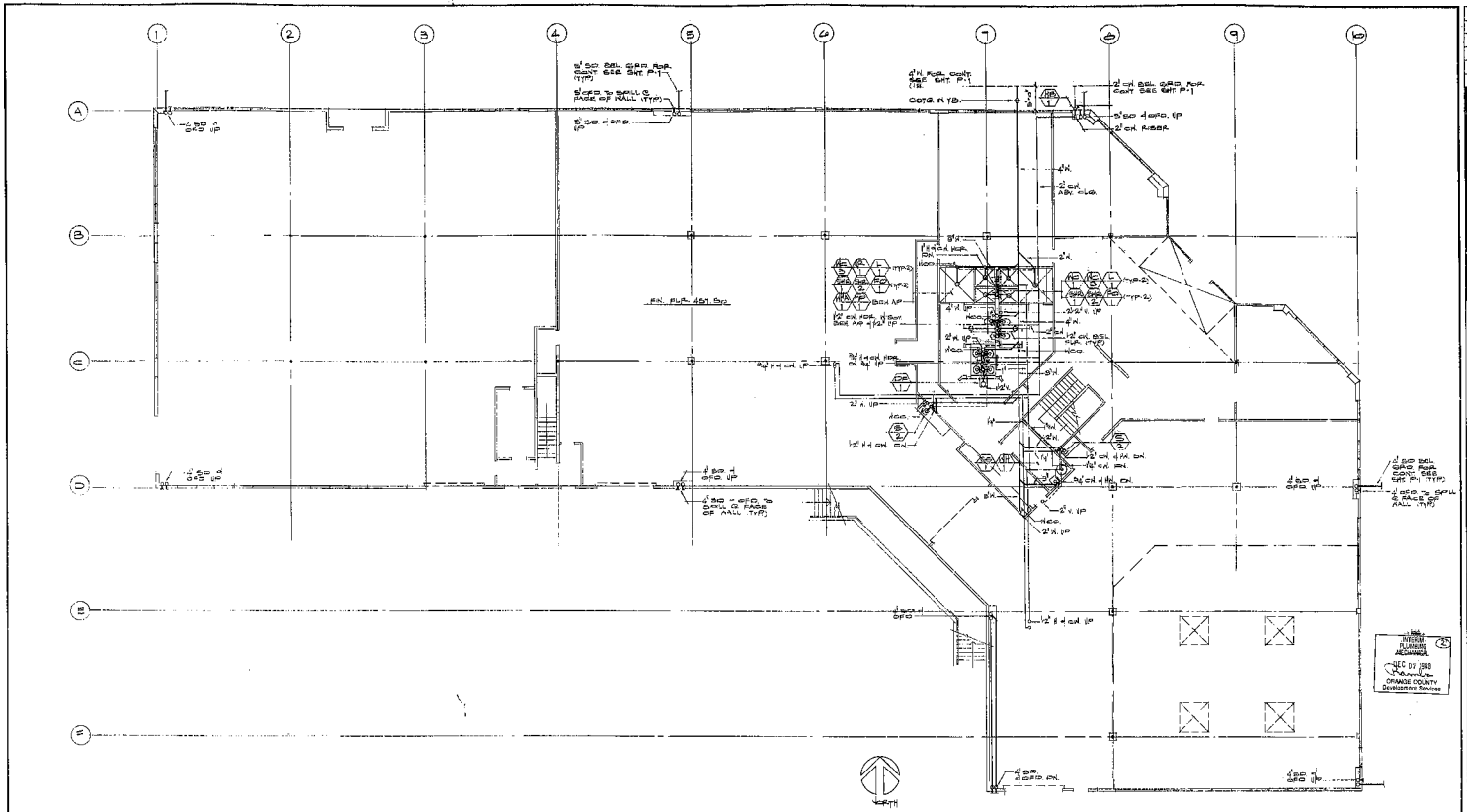
1. INSTALLATION SHALL CONFORM TO THE ENERGY CONSERVATION DESIGN MANUAL STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS.
2. CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FIELD BEFORE STARTING WORK.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAYS OR INTERFERENCES.
4. ALL PLUMBING WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN ALL APPROVALS REQUIRED FROM REGULATING AGENCIES BEFORE STARTING WORK.
5. SOIL AND WASTE PIPE SHALL SLOPE AT 1% MINIMUM UNLESS OTHERWISE NOTED.
6. ALL PLUMBING WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE UNIFORM PLUMBING CODE, UNLESS OTHERWISE REQUIRED BY THE DEPT. OF BLDG. & SAFETY.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL BACKFLOW PROTECTION DEVICES REQUIRED BY AGENCIES HAVING JURISDICTION.
8. PLUMBING CONTRACTOR: CONDENSATE DRAIN FROM A/C UNITS TO APPROVED DRAIN POINT. ON WATER MAKE-UP TO MECHANICAL EQUIPMENT. GAS PIPING TO UNITS & FINAL CONNECTIONS.
9. OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES.
10. CONDENSATE DRAINS THAT TERMINATE @ TAILPIECE OF LAV. TAILPIECE SHALL BE ENLARGED TO 1¼" TO RECEIVE DISPOSAL TYPE TEE (1¼"x1¼"x1¼", EXPOSED TEES & PIPING TO BE CHROMEPLATED.
11. DOMESTIC WATER PIPING: ABOVE GROUND COPPER TYPE "L", BELOW GROUND OUTSIDE OF BLDG. 1¼" AND SMALLER PVC SCHEDULE 40 WITH SCHEDULE 80 FITTINGS. 2" AND LARGER PVC CLASS 315 SDR 13.5 WITH SCHEDULE 80 FITTINGS.
12. ~~SOIL PIPING: WITHIN BUILDING VENT GROUP SCHEDULE 40 BLACK STEEL PIPE. BELOW GROUND OUTSIDE OF BUILDING SHALL BE CAST IRON SOIL PIPE.~~
13. SOIL PIPING: BELOW SLAB INSIDE BUILDING, SERVICE WEIGHT COATED CAST IRON HUBLESS PIPE AND FITTINGS. OUTSIDE OF BUILDING, VITRIFIED CLAY PIPE WITH "SPEED SEAL" OR "GEDGE-LOCK" JOINTS.
14. VENT PIPING: BELOW GROUND CAST IRON, ABOVE GROUND SCHEDULE 40 GALVANIZED STEEL PIPE.
15. CONDENSATE DRAIN PIPING: COPPER TYPE "M"
16. INSULATE DOMESTIC HOT WATER PIPING WITH 1" THICKNESS FIBERGLAS 205 .462/BSI, A-4, 3/INCH PIPE INSULATION WITH STANDARD CANVAS JACKET. CONCEAL EXPOSED INDOOR AND OUTDOOR INSULATION WITH ALUMINUM JACKET.
17. STORM DRAIN PIPING: WITHIN BUILDING: SCHEDULE 40 PVC. BELOW GRADE: NO-HUB CAST IRON SOVENT DRAINAGE FITTINGS AND LONG SWEEP ELBOWS. UNDERGROUND OUTSIDE BUILDING: SCHEDULE 40 PVC. CONTRACTOR TO INSTALL SIZE AND FITTINGS. UNDERGROUND OUTSIDE OF BUILDING: NON-REINFORCED CONCRETE PIPE.
18. FIRE SPRINKLER SYSTEM PIPING: UNDERGROUND FROM POINTS 5'-0" OUTSIDE OF BUILDING: CEMENT-LINED DUCTILE IRON. PIPING OF BUILDING SCHEDULE 40 STEEL PIPE WITH 150 PSI MALLEABLE IRON SCREWED FITTINGS.
19. REFER TO KITCHEN CONSULTANTS DRAWINGS FOR PLUMBING ROUGH-IN SCHEDULE AND FOR ADDITIONAL WORK TO BE FURNISHED AND INSTALLED BY THIS CONTRACTOR.
20. PIPING SHALL BE INSULATED AS PER U.B.C. SECTION 2-5312.
21. PLUMBING SUBCONTRACTOR CERTIFIED PER U.B.C. SECTION 2-5314(A).
22. WATER HEATERS FOR DOMESTIC HOT WATER PER U.B.C. SECTION 2-5310.



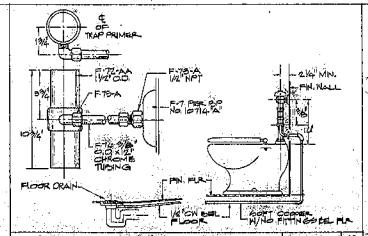
WATER HEATER DIAGRAM — NO SCALE B

NOTE:
FOR PIPES UNDER SLAB DO BELOW BOTTOM OF FOOTING STEP AS REQUIRED

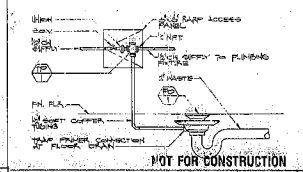

SEWER DESCRIPTION
GROUND LINE
TRENCH DESCRIPTION
CONCRETE FILL UNDER SLAB AS REQUIRED
COMPACTED FILL UNDER SLAB AS REQUIRED
SLOPE
SLOPE
SLOPE



PLUMBING FIRST FLOOR PLAN — SCALE: 1/8"=1'-0"



TRAP PRIMER DETAIL — NO SCALE



TRAP PRIMER CONNECTION (TP-1) — NO SCALE

NOT FOR CONSTRUCTION

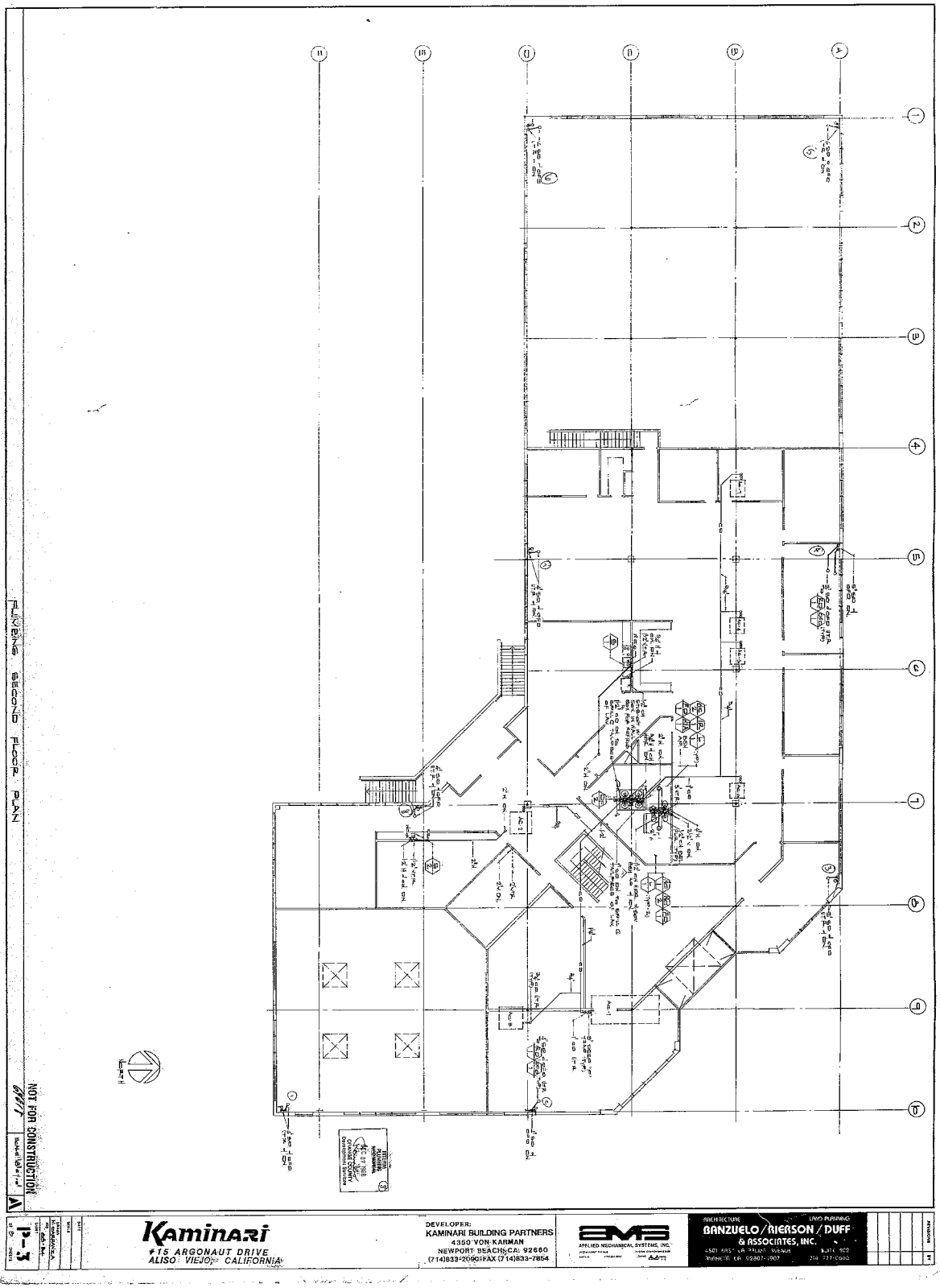
07618

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Kaminari
25 ARGONAUT DRIVE
ALISO, VIEJO, CALIFORNIA

DATE
SCALE
DRAWN: M. KAMBARA
JOB 04-04
SHEET P-2



FLOOR PLAN

NOT FOR CONSTRUCTION

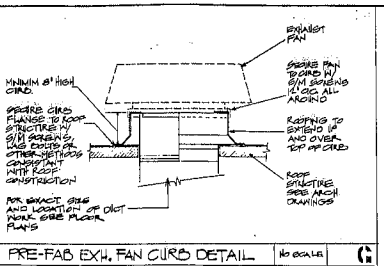
Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA 92660
(714)833-2090 FAX (714)833-7854

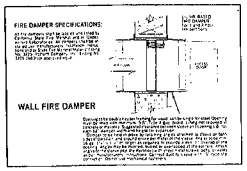
APPLIED MECHANICAL SYSTEMS, INC.

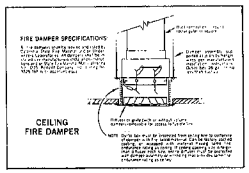
ARCHITECTURE / LAND PLANNING
GANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.
4501 MACARTHUR BOULEVARD, SUITE 202
NEWPORT BEACH, CA 92660-1907
714 777-0660

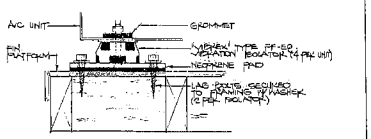
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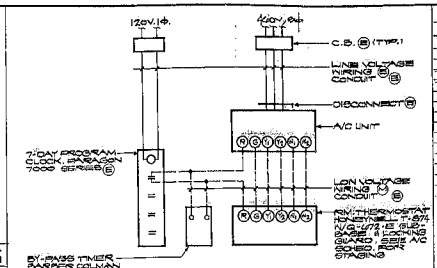
PRE-FAB EXH. FAN CURB DETAIL — NO SCALE — G



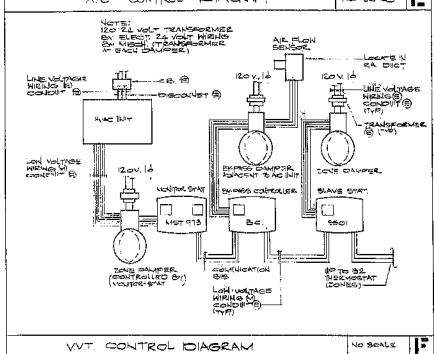




SEISMIC VIBRATION ISOLATOR DETAIL — NO SCALE — H



A/C CONTROL DIAGRAM — NO SCALE — E



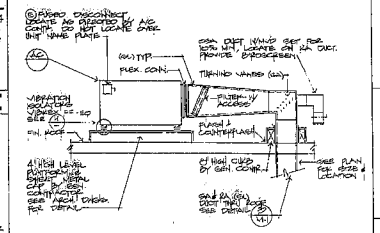
VVT CONTROL DIAGRAM — NO SCALE — F

A/C GENERAL NOTES:

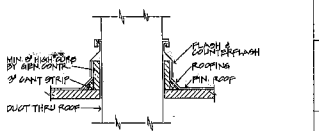
1. INSTALLATION SHALL CONFORM TO THE ENERGY CONSERVATION DESIGN MANUAL STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH GOVERNING CODES, SAFETY ORDERS AND REGULATIONS.
3. OBTAIN AND PAY FOR ALL NECESSARY PERMITS, FEES, AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES.
4. ALL MATERIALS AND EQUIPMENT PROVIDED AND/OR INSTALLED SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY DEFECTIVE MATERIALS OR INFERIOR WORKMANSHIP SHALL BE CORRECTED TO THE ENTIRE SATISFACTION OF THE OWNER.
5. WITHIN 14 DAYS AFTER AWARD OF CONTRACT SUBMIT FIVE (5) COPIES OF REQUIRED SHOP DRAWINGS, MATERIAL LISTS, AND EQUIPMENT SPECIFICATIONS OF ITEMS PROPOSED FOR INSTALLATION.
6. ELECTRICAL CONTRACTOR: CONDUIT FOR LINE & LOW VOLTAGE WIRING, LINE VOLTAGE WIRING BETWEEN DISCONNECTS, CIRCUIT BREAKERS. FINAL CONNECTIONS, ITEMS INDICATED THUS (E).
7. MECHANICAL CONTRACTOR: TEMPERATURE CONTROLS, LOW VOLTAGE WIRING & ITEMS INDICATED THUS (M). WIRING SHALL CONFORM TO LOCAL CODES.
8. PLUMBING CONTRACTOR: CONDENSATE DRAIN FROM A/C UNITS TO APPROVED DRAIN POINT, DI WATER MAKE-UP TO MECHANICAL EQUIPMENT, GAS PIPING TO UNITS & FINAL CONNECTIONS.
9. GENERAL CONTRACTOR: CUTTING, LEVEL PLATFORMS, FRAMED OPENINGS, DOOR LOUVERS, COL. UNDERCUT DOORS (UC), EXTERIOR LOUVERS.
10. ALL EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THIS SECTION OF THE SPECIFICATIONS.
11. ALL SHEET METAL CONSTRUCTION AND GAUGES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND FEDERAL CODES. TAPE ALL TRANSVERSE AND LONGITUDINAL JOINTS, SUPPLY AND RETURN DUCTS.
12. SOUND LINE (SL) ALL SUPPLY AND RETURN AIR DUCTS EXPOSED TO WEATHER AND AS NOTED. FIBERGLAS LINER 1" THICK, R-4.5 EXCLUSIVE OF FILM RESISTANCE, NRC RATED. (DUCT SIZES SHOWN INCLUDE LINER).
13. ALL CONCEALED SUPPLY AND RETURN AIR DUCTS TO BE INSULATED WITH 2" THICK FIBERGLAS BLANKET WITH R-8 EXCLUSIVE OF FILM RESISTANCE.
14. AT CONTRACTOR'S OPTION CASCO DUCT 1" THICK WITH POSITIVE VAPORSEAL IS APPROVED IN LIEU OF CONCEALED SHEET-METAL ROUND PIPE. THE DUCT SHALL BE UNDERWRITERS' LABORATORIES LABELED AS A CLASS 1 AIR DUCT IN ACCORDANCE WITH U.L. STANDARD TEST METHOD 181.
15. END CONNECTION TO CEILING DIFFUSER AND RETURN AIR GRILLE SHALL BE "CASCO SILENT FLEX" INSULATED LOW PRESSURE SF-181 7'-0" LONG FLEXIBLE DUCT.
16. WHERE INTERIOR OF DUCTWORK IS VISIBLE THRU AN AIR OUTLET, INSIDE OF DUCT SHALL BE PAINTED WITH A FLAT BLACK PRIMER, OR LINING SHALL HAVE BLACK FACING.
17. ALL JOINTS OF DUCTWORK EXPOSED TO WEATHER SHALL BE SEALED WATERTIGHT WITH MASTIC AND CANVAS.
18. HVAC EQUIPMENT CERTIFIED PER C.E.C. SECTION 2-5314(a).
19. AUTOMATIC CONTROLS FOR OFF-HOUR SHALL COMPLY WITH C.E.C. SECTION 2-5315(a).1.
20. THERMOSTAT DEAD POINT REQUIREMENTS SHALL COMPLY WITH C.E.C. SECTION 2-5315(e).
21. SEQUENTIAL CONTROL OF HEATING & COOLING SHALL COMPLY WITH C.E.C. SECTION 2-5315(a).3.
22. VENTILATION SHALL BE PROVIDED PER C.E.C. SECTIONS 2-5316 & 2-5343.

AIR CONDITIONING LEGEND

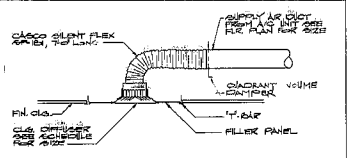
SYMBOL	DESIGNATION	SYMBOL	DESIGNATION
	DUCT RISER OR DROP (SUPPLY AIR)	C.D.	CEILING DIFFUSER
	DUCT RISER OR DROP (RETURN AIR)	R.A.G.	RETURN AIR GRILLE
	DUCT RISER OR DROP (EXHAUST AIR)	M.V.D.	MANUAL VOLUME DAMPERS
	ROOF LOUVERS	E.A.G.	EXHAUST AIR GRILLE
UC	UNDERCUT DOOR	AFD or ®	AUTOMATIC FIRE DAMPERS
(SL)	SOUND LINE	V.T.R.	VENT-THRU-ROOF
S.A.	SUPPLY AIR	F.C.	FLEX. CONNECTION
R.A.	RETURN AIR	(T)	ROOM THERMOSTAT
E.A.	EXHAUST AIR	SVR	SUPPLY WALL REGISTER
OSA	OUTSIDE AIR	C.A.	COMBUSTION AIR
M.A.	MIXED AIR	A.P.	ACCESS PANEL
BT	BY-PASS TIMER	A.D.	ACCESS DOOR 2.
W.T.R.	WP-THRU-ROOF	P.O.C.	POINT OF CONNECTION
(E)	EXISTING	D.T.R.	DUCT-THRU-ROOF
C.B.	CIRCUIT BREAKER	(N)	NEW



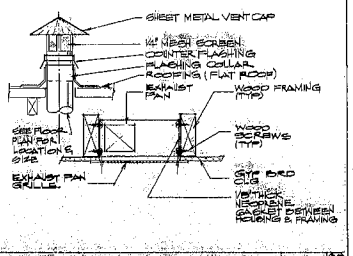
A.C. UNIT ELEVATION — NO SCALE — A



DUCT THRU ROOF — NO SCALE — B



CEILING DIFFUSER — No SCALE — C



CEILING MOUNTED EXH. FAN DETAIL — No SCALE — D

A/C EQUIPMENT SCHEDULE

(AC/1)	30 TON ROOF MOUNTED AIR CONDITIONING UNIT: CARRIER HEAT PUMP MODEL NO. 50HJ705, EER 8.2 150,000 BTU/HR COOLING @ 95°F AMB. & 67°WB/60°DB ENT. EVAP. AIR 12,000 CFM @ 0.80" ESP HEATING CAPACITY: 143,500 BTU/HR INPUT @ 47°F AMB. C.O.P. 3.0 ELECTRICAL: 56.2 FLA @ 460 VOLTS, 3Ø, 60 VIBRATION ISOLATORS: VIBREX FF-60 FILTERS: (4)16x20x2, (4)16x20x2 REFRIGERANT: R-22, 15.2 FURNISH WITH: ALTERNATE MOTOR & DRIVE, FINE GUARD II CIRCUIT SMOKE DETECTOR W/AUTO-SHUTDOWN, ECONOMI-SAVER OPERATING WT. 4,700 LBS.
(AC/2) (AC/3)	25 TON ROOF MOUNTED AIR CONDITIONING UNIT: CARRIER HEAT PUMP MODEL NO. 50JH004, EER 8.2 91,000 BTU/HR COOLING @ 95°F AMB. & 67°WB/60°DB ENT. EVAP. AIR 3000 CFM @ 0.80" ESP HEATING CAPACITY: 92,000 BTU/HR INPUT @ 47°F AMB. C.O.P. 3.1 ELECTRICAL: 31.9 FLA @ 460 VOLTS, 3Ø, 60 VIBRATION ISOLATORS: VIBREX FF-50 FILTERS: (2)16x20x1, (2)20x20x1, FARR 30/30 REFRIGERANT: R-22, 7.8 LBS., DX/W FURNISH WITH: ALTERNATE MOTOR & DRIVE, FINE GUARD II CIRCUIT SMOKE DETECTOR W/AUTO-SHUTDOWN, ECONOMI-SAVER OPERATING WT. 1400 LBS.
(AC/4) (AC/5) (AC/7)	5 TON ROOF MOUNTED AIR CONDITIONING UNIT: CARRIER HEAT PUMP MODEL NO. 50QD060, EER 7.5 57,000 BTU/HR COOLING @ 95°F AMB. & 67°WB/60°DB ENT. EVAP. AIR 2000 CFM @ 0.50" ESP HEATING CAPACITY: 57,000 BTU/HR INPUT @ 47°F AMB. C.O.P. 2.8 ELECTRICAL: 15.1 FLA @ 460 VOLTS, 3Ø, 60 VIBRATION ISOLATORS: VIBREX FF-50 FILTERS: (1)25x25x1, (1)30x25x1, FARR 30/30 REFRIGERANT: R-22, 10 LBS., 5 CKT. FURNISH WITH: AUTO-THERMOSTAT W/LOCKING COVER & ON-OFF SUBBASE. UNIT SIZE: 48"x43"x37" HIGH OPERATING WT. 660 LBS.
(AC/6)	3 TON ROOF MOUNTED AIR CONDITIONING UNIT: CARRIER HEAT PUMP MODEL NO. 50QD036, EER 9.0 36,000 BTU/HR COOLING @ 95°F AMB. & 67°WB/60°DB ENT. EVAP. AIR 1200 CFM @ 0.50" ESP HEATING CAPACITY: 35,000 BTU/HR INPUT @ 47°F AMB. C.O.P. 3.0 ELECTRICAL: 7.35 FLA @ 460 VOLTS, 3Ø, 60 VIBRATION ISOLATORS: VIBREX FF-50 FILTERS: (2)16x25x1, FARR 30/30 REFRIGERANT: R-22, 6 LBS., 3 CKT. FURNISH WITH: AUTO-THERMOSTAT W/LOCKING COVER & ON-OFF SUBBASE. UNIT SIZE: 48"x43"x32" HIGH OPERATING WT. 475 LBS.
(EF/1)	ROOF MOUNTED EXHAUST FAN SCREEN COOK CO. TYPE ACE-8, MODEL NO. 10XC28 1260 CFM @ 1/2" S.P., 1065 FAN RPM 3/39 RPM TYP SPEED, 1/6 HP, 1PH, 115 VOLTS, 60 FURNISH WITH: MBE-PAS BIRD SCREEN, DISCONNECT SWITCH, THERMAL OVERLOAD PROTECTION. BACKDRAFT DAMPER, WIRE TO THERMOSTAT APPROX. WT. 100 LBS.
(EF/2)	ROOF MOUNTED EXHAUST FAN SCREEN COOK CO. TYPE ACE-8, MODEL NO. 10XC28 450 CFM @ 3/8" S.P., 1255 FAN RPM 1357 FPM TIP SPEED, 1/6 HP, 1PH, 1V, 60 FURNISH WITH: MBE-PAS DBBB. BIRD SCREEN, DISCONNECT SWITCH, THERMAL OVERLOAD PROTECTION. BACKDRAFT DAMPER, WIRE TO THERMOSTAT APPROX. WT. 100 LBS.

AIR DISTRIBUTION SCHEDULE
(UNLESS OTHERWISE INDICATED)

CEILING DIFFUSERS

CFM	SIZE	CFM	SIZE
0 - 100	6 x 6	501 - 675	16 x 16
101 - 175	8 x 8	676 - 875	18 x 18
176 - 275	10 x 10	876 - 1000	20 x 20
276 - 375	12 x 12	1001 - 1250	24 x 24
376 - 500	14 x 14		

NOTE: CEILING DIFFUSER THROW SHALL BE 4-WAY UNLESS OTHERWISE INDICATED.

CEILING DIFFUSER: ANEMOSTAT RND W/FILLER PANEL
SUPPLY WALL REGISTER: WATERLOO XSWHG W/OBD
RETURN AIR & EXHAUST CEILING GRILLE: 24x24 PERFORATED PLATE
RETURN AIR WALL GRILLE: WATERLOO XSWHG
LINEAR WALL DIFFUSER: ANEMOSTAT AL W/OBD
LINEAR CEILING DIFFUSER: ANEMOSTAT SLOD W/OBD
EQUIVALENTS: METAL AIRE, AGP

STATE OF CALIFORNIA TITLE-24 ENERGY CONSERVATION REQUIREMENTS STANDARD 2301-A(5)

THE STANDARDS HAVE BEEN REFERENCED AND THE DESIGN, DRAWINGS, AND CALCULATIONS COMPLY SUBSTANTIALLY WITH THESE REGULATIONS.

ONLY SECTIONS APPROVED PERTAINING TO MECHANICAL
DEC 07 1988
ORANGE COUNTY Development Services

PLAN CHECK NOT FOR CONSTRUCTION

REVISIONS	BY

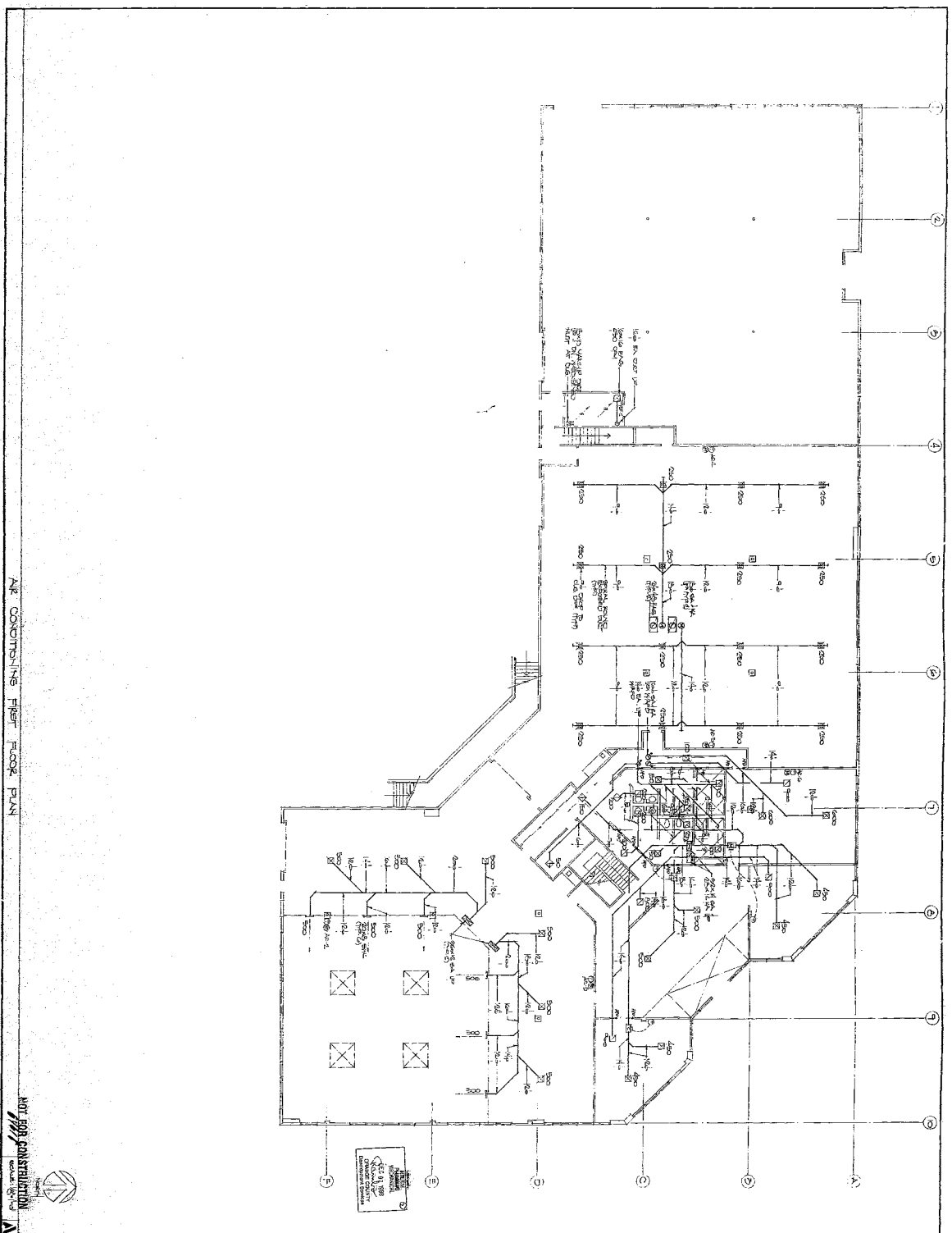
ARCHITECTURE: BANZUELO/BIERSON & ASSOCIATES, INC. 4504 EAST LA PALMA AVENUE, SUITE 200, ANAHEIM, CA 92807-1907, (714) 777-0606

ENGINEER: ENGINEERING MANAGEMENT SERVICES, INC. 1000 QUAIL STREET, SUITE 270, NEWPORT BEACH, CA 92660, (714) 752-0277

DEVELOPER: KAMINARI BUILDING PARTNERS, 4350 VON KARMAN, NEWPORT BEACH, CA. 92660, (714)833-2090/FAX(714)833-7954

Kaminari
#15 ARGONAUT DRIVE
ALSO: VIEJO, CALIFORNIA

DATE
SCALE: NOTED
DRAWN: MICHAL
JOB: 88-54
SHEET: AC-1 of 2 SHEETS



AIR CONDITIONING FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

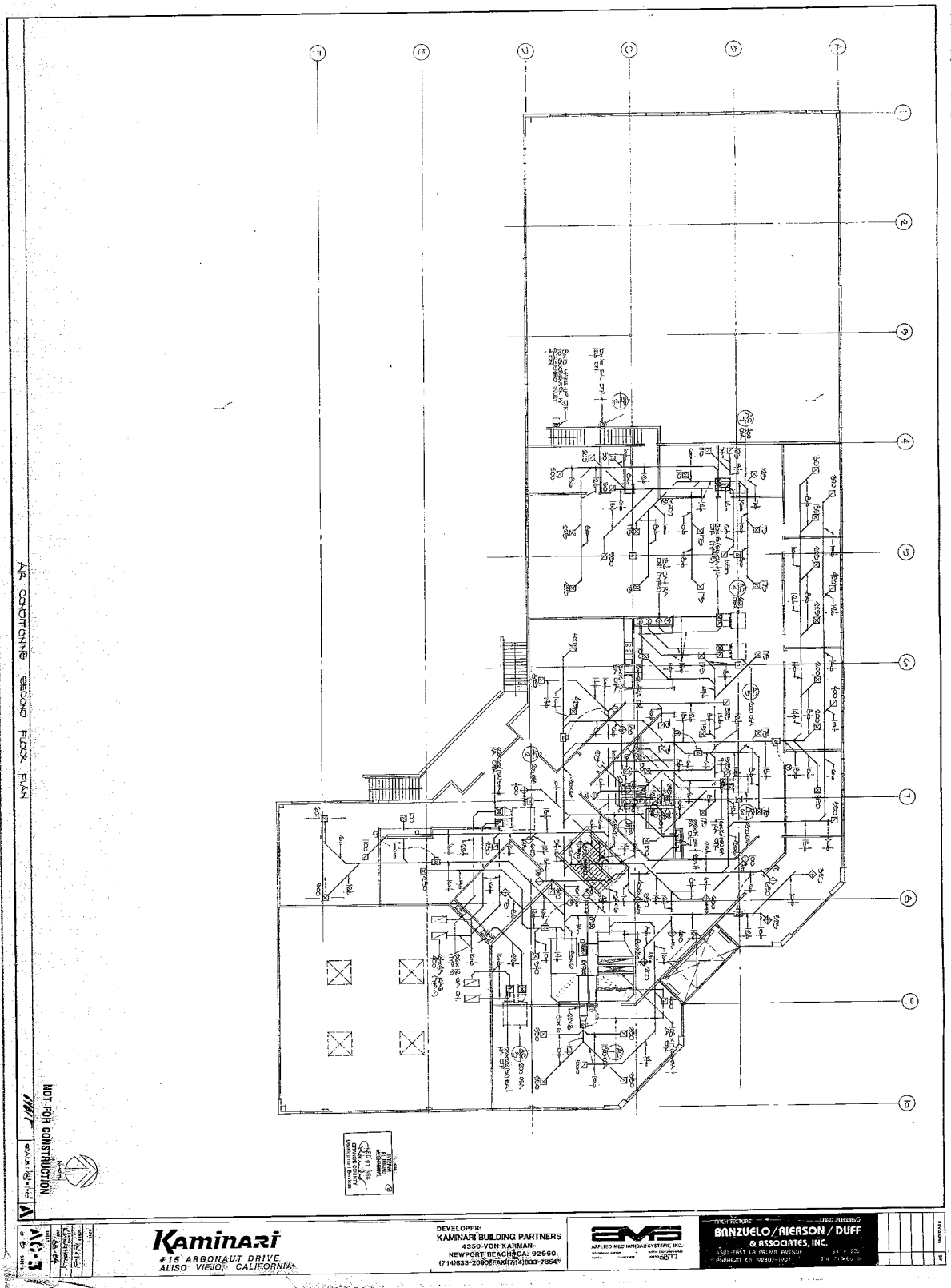
Kaminari

#15 ARGONAUT DRIVE
ALISO VIEJO CALIFORNIA

DEVELOPER:
KAMINARI BUILDING PARTNERS
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APPLIED MECHANICAL SYSTEMS, INC.

ARCHITECTURE LAND PLANNING
BANZUELO/RIERSON/DUFF
& ASSOCIATES, INC.
4501 EAST LA PALMA AVENUE Suite 200
ANAHEIM, CA 92807-1907 TEL 971-0666



A/C CONDITIONING SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"

A-2.3

Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

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4350 VON KARMAN
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BANZUELO / RIERSON / DUFF
& ASSOCIATES, INC.
4501 EAST LA PALMA AVENUE
ANAHEIM, CA 92807-1907

ELECTRICAL SYMBOL LIST

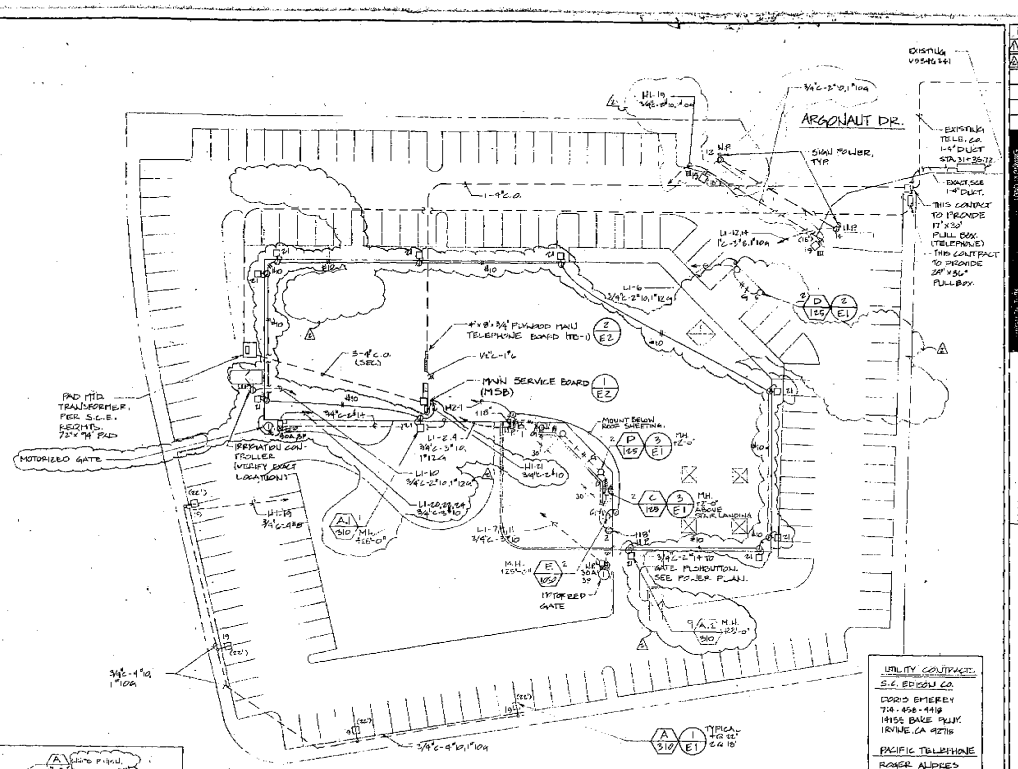
- FLUORESCENT STRIP LIGHT
- FLUORESCENT FIXTURE
- RECESSED INCANDESCENT FIXTURE
- INCANDESCENT FIXTURE
- INCANDESCENT FIXTURE WALL MOUNTED
- EXIT LIGHT FIXTURE WALL MOUNTED
- EXIT LIGHT FIXTURE CEILING MOUNTED
- EXIT LIGHT FIXTURE DIRECTIONAL ARROW INDICATES DIRECTION
- FLOODLIGHT FIXTURE & OUTLET BOX
- JUNCTION BOX - CEILING MOUNTED
- JUNCTION BOX - WALL MOUNTED
- PHOTOELECTRIC CELL SWITCHED & WEATHERPROOF
- DUPLEX CONVENIENCE OUTLET, WALL MOUNTED
- DUPLEX CONVENIENCE OUTLET W/ SPLIT WIRING
- SPECIAL OUTLET AS NOTED
- DUPLEX CONVENIENCE OUTLET IN FLUSH FLOOR BOX
- SPECIAL OUTLET - WALL MOUNTED
- TELEPHONE OUTLET
- EXHAUST FAN
- MOTOR OUTLET
- S SINGLE POLE TOGGLE SWITCH
- S2 DOUBLE POLE TOGGLE SWITCH
- S3 THREE WAY TOGGLE SWITCH
- S4 FOUR WAY TOGGLE SWITCH
- S5 KEY OPERATED SWITCH
- SD DIMMER CONTROL
- SM SUBSCRIPT INDICATES UNITS CONTROLLED
- SP PILOT LIGHT & SWITCH
- ST TIME CONTROLLED SWITCH
- SW MOTOR STARTING SWITCH
- CONCEALED ABOVE GRADE OR IN WALLS
- CONCEALED UNDERGROUND OR UNDER SLAB OR BELOW GRADE
- EXPOSED (NO LETTERING)
- 3/4" C. — 3/4" C.
- 3/4" C. — 3/4" C.
- 3/4" C. — 3/4" C.
- 3/4" C. — 3/4" C.
- (STARTER WITH 3 OVERLOAD HEATER BALANCED UNIT ON PLAN)
- EXISTING CIRCUITS TO BE REMOVED
- CONDUIT UP
- CONDUIT DOWN
- EXISTING CIRCUIT & PANEL NO.
- DESIGNATES EQUIPMENT & CIRCUITATION (SEND NUMBER)
- FOUNDATION MOTION SENSOR UNIT
- MAGNETIC MOTOR STARTER
- PHOTOELECTRIC SWITCH
- COMBINATION MONITOR ENCLOSURE SWITCH
- LIGHTING PANEL RECESSED IN WALL
- LIGHTING PANEL SURFACE MOUNTED
- THERMAL CANOPY
- MAIN SWITCHBOARD
- TELEPHONE OUTLET BOX WITH COVER PLATE WALL MOUNTED
- TELEPHONE OUTLET BOX WITH COVER PLATE ON FLUSH FLOOR BOX
- TELEPHONE BACKBOARD
- TELEPHONE CONDUIT - WITH PULL WIRE
- WEATHERPROOF
- DATA OUTLET WALL MOUNT (SIMILAR TO TELEPHONE) MTD. 2'-0" U.O.N. TO ACCESSIBLE CEILING SPACE.
- DATA OUTLET FLUSH FLOOR FINISH PLATE WITH 2'-0" U.O.N. TO ACCESSIBLE CEILING SPACE.
- NL LIGHT LIGHT CIRCUIT (CONNECTED TO PANEL P2)

F.B.O. FURNISHED BY OTHERS.

- TRANSFORMER 208/Y VOLT TO 120/208Y VOLT 3Ø 4W SECONDARY IN NEMA 1 BOX. LOCATED ABOVE CEILING.
- PASSIVE HUB, LOCATE IN WALL MTD. BOX WITH BLANK COVER.
- (AH) ACTIVE HUB (LOCATED IN COMPUTER ROOM) F.B.O.

GENERAL NOTES

1. THE INTENT OF THESE DRAWINGS IS TO DESCRIBE A COMPLETE AND OPERABLE SYSTEM. BRING ANY QUESTIONS TO ENGINEERS ATTENTION PRIOR TO BIDDING.
2. PROVIDE GROUNDING WHERE INDICATED OR REQUIRED BY CODE.
3. ALL INSTALLATIONS SHALL COMPLY FULLY WITH ALL REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (N.E.C.). MATERIAL SHALL BE U.L. LABELED OR LISTED.
4. WHERE NON-METALLIC CONDUIT IS USED, PROVIDE GROUND WIRE.
5. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS. REMISES SHALL BE CLEANED OF DIRT AND DEBRIS.
6. SUBCONTRACTOR SHALL FURNISH FOR APPROVAL, SHOP DRAWINGS OF ELECTRICAL EQUIPMENT, MOTOR STARTERS, LIGHTING FIXTURES, AND DEVICES PRIOR TO PURCHASE.
7. ALL CONDUCTORS SHALL BE COPPER TYPE "THWN" UNLESS OTHER GRADE AND TYPE "THHN/THWN" FOR EXPOSED AND ABOVE GRADE WORK.
8. FURNISH AND PAY FOR ALL PERMITS, INCLUDING ELECTRICAL UTILITY CHARGES AND BUILDING DEPARTMENT PERMIT CHARGES.
9. COORDINATE ELECTRICAL WORK WITH REQUIREMENTS OF OTHER TRADES.
10. PROVIDE CONDUIT BETWEEN THERMOSTATS, AIR CONDITIONING CONTROL PANELS, MOTOR STARTERS, SOLENOID VALVES, AND AIR CONDITIONING UNITS. SEE MECHANICAL PLANS FOR CONTROL WIRE SIZES OR SIZE PER N.E.C.
11. IN ADDITION TO WIRING HERE INDICATED, CONTRACTOR SHALL PROVIDE MECHANICAL AND OTHER ITEMS NOTED TO BE FURNISHED UNDER THIS DIVISION OF WORK AND INCLUDE ALL NECESSARY MATERIALS, INCLUDING RELAYS AND CONTROL DEVICES) INDICATED HEREON AS PART OF ELECTRICAL WORK.
12. EACH SWITCH TO BE IN SEPARATE 2" X 3" BOX OR 2" X 3" SPACE IN GANG BOX.
13. THE ELECTRICAL SUBCONTRACTOR MUST BE LICENSED BY THE STATE OF CALIFORNIA AND MUST VISIT THE JOB SITE PRIOR TO BIDDING, EXAMINE EXISTING CONDITIONS, AND INCLUDE IN HIS BID ALL LABOR AND MATERIAL TO INTERFACE WITH EXISTING SYSTEMS.
14. ALL PANELS WHICH INDICATE "ON" CLOCKS (TIME) CONTROL SHALL BE FURNISHED WITH A SEPARATE COMPARTMENT/BOARD A SEPARATE BOARD. COMPARTMENT SHALL BE COMPLETE WITH THE NUMBER OF TIME SWITCHES INDICATED. COMPARTMENT/BOARD SHALL HAVE SPACE FOR TWO ADDITIONAL TIME SWITCHES. TIME SWITCHES SHALL HAVE SILVER CONTACTS 30 AMP MINIMUM RATING. FURNISH EQUAL NUMBERS OF CONTACTS AS CIRCUITS CONTROLLED PLUS ONE SPARE. FULL, 100%, INTERPOSING, 24V OR EQUAL.
15. THE CONTRACTOR SHALL COORDINATE ELECTRICAL REQUIREMENTS AND SCALE (E COMPANIES INDICATED IN THESE DOCUMENTS TO DETERMINE REQUIREMENTS FOR CONNECTIONS, SIZE AND LOCATION OF TRANSFORMER PADS, METER BOARDS, CONDUIT AND DUCTWORK FOR SERVICE FOUNDATIONS AND INSTALLING THESE REQUIRED EQUIPMENT TO BID.
16. OBTAIN ELECTRICAL SERVICE FROM THE UTILITY COMPANY INDICATED HEREON TO BID. EQUIPMENT, METERS AND CIRCUIT PROTECTIVE DEVICES SHALL HAVE INTERRUPTING RATING TO PROTECT THE ELECTRICAL SYSTEM AGAINST THE MAXIMUM AVAILABLE FAULT CURRENT.
17. REFER TO ARCH. PLANS FOR EXACT LOCATION OF LIGHT FIXTURES.
18. CONDUIT TYPE DROP-IN FIXTURES DIRECTLY TO STRUCTURAL OVERHEAD WITH TWO (DIAGONAL CORNERS) #18 WIRES.

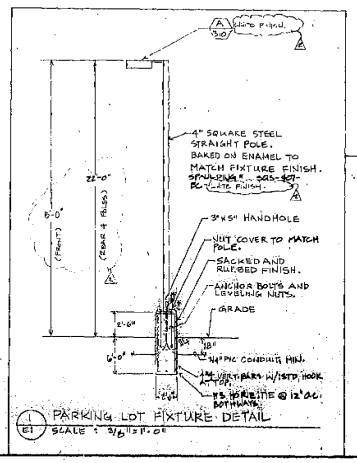


1 E1 ELECTRICAL SITE PLAN
SCALE: 20'-0"

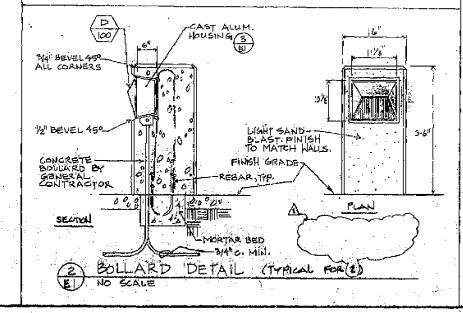
UTILITY CONTACT:
S.C. EDISON CO.
DAVID EMERY
714-456-4418
14155 BAKE PKWY.
IRVINE, CA 92718

PACIFIC TELEPHONE
ROGER ALDEES
714-259-4418
1962 PALMER AVE.
ROOM 1524
TUSTIN, CA. 92680

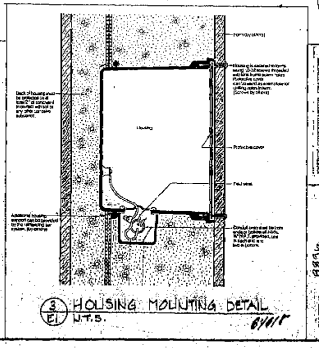
INTERIM ELECTRICAL APPROVED
JAN 14 1988
ORANGE COUNTY
Date Expires: Sept 1989



1 E1 PARKING LOT FIXTURE DETAIL
SCALE: 3/8"=1'-0"



2 E1 BOLLARD DETAIL (TYPICAL FOR 2)
NO SCALE



3 E1 HOUSING MOUNTING DETAIL
N.T.S.

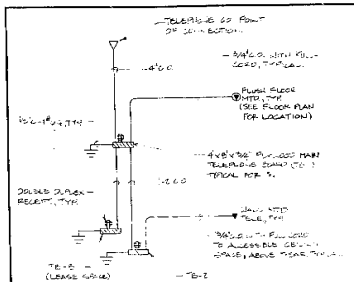
REVISIONS BY
1 11/16/88 SUBM. SET LCM
2 1/4/89 LCM
3 1/5/89

BANZHELO/RIERSON/DUFF & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE PLANNING
DEVELOPER: KAMINARI BUILDING PARTNERS 4360 VON KARMAN NEWPORT BEACH, CA 92660 (714) 833-2500 FAX (714) 833-2545

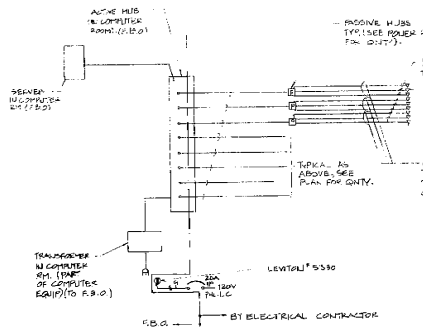
Kaminari
47 ARGONAUT DRIVE ALISO VIEJO, CALIFORNIA

ELECTRICAL SITE PLAN, DETAILS, NOTES & SYMBOLS
JOB NO. 8819
DATE JAN. 13 1989
SCALE NOTED
SHEET E1

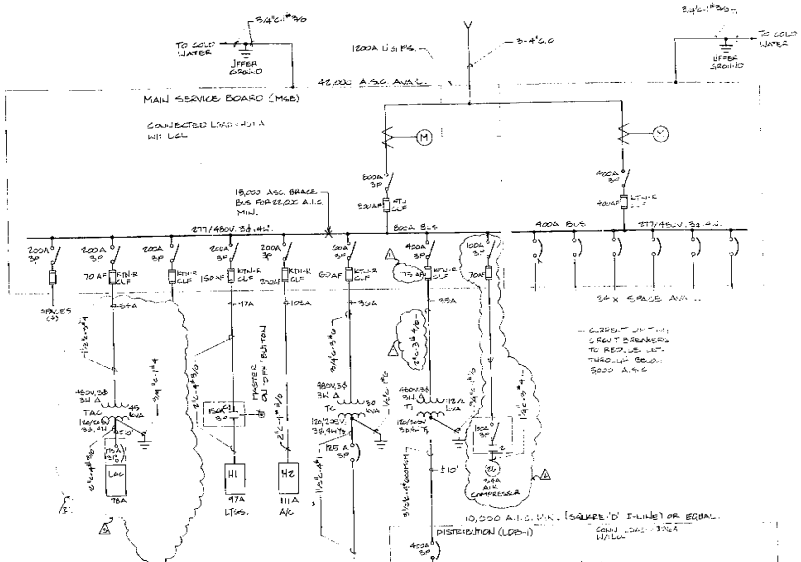
WILLIAM B. ASSOCIATES electrical engineers
1643



4 / E2 TELEPHONE RISER DIAGRAM



3 / E3 BLOCK DIAGRAM LOCAL AREA NETWORK



1 / E2 SINGLE-LINE DIAGRAM

Δ- FUSE PER MANUF. NAME-PLATE DATA.

ELECTRICAL WORK 16001

SECTION 16001 - ELECTRICAL WORK

1. GENERAL:
1.01 REFERENCES:
All General, supplementary, special conditions and Division 1 apply to this Section.
1.02 SCOPE:
As indicated on Electrical Drawings.
1.03 ORDINANCES AND REGULATIONS:
All work under this Division shall comply with the most rigid requirements of the latest editions of the following: Electrical Code; the California Administrative Code - Title 24 - State Building Standards - Part 3 - State Electrical Regulations; all local codes, and Title 24 Calculation Amendments.
1.04 PERMITS AND INSPECTIONS:
Obtain and pay for all permits and inspection fees required for the work by all legally constituted authorities having jurisdiction. Certificates of all such permits and inspections shall be delivered to the Owner's representative.
1.05 TESTS:
The Contractor shall perform all electrical tests as required and he shall perform a complete "in service" operation of the entire electrical system to the full satisfaction of the Owner.
1.06 GUARANTEE:
Should any trouble develop within one (1) year from the date of acceptance of the building, due to faulty or defective workmanship, materials and/or workmanship, the trouble shall be corrected by the Contractor without expense to the Owner.
1.07 RECORD DOCUMENTS:
The Contractor shall keep an accurate dimensioned record of the installed locations of all buried conduits and ducts, and shall furnish to the Architect two (2) complete sets of reproducible drawings marked to show the electrical systems exactly as installed. Architect and Engineer names shall not appear on the Record Documents.
2. PRODUCTS:
2.01 MATERIALS:
All materials, appliances, fixtures and equipment shall be new and of the best grade of the respective kind free from all defects and of the make, brand and quality specified. Materials for similar use shall be of the same type and manufacture. All materials shall be U.L. labled.
2.02 PROTECTION OF FINISH:
The Contractor shall fully protect all finished parts of the materials and equipment against damage from whatever cause during the progress of the work and until final completion.
2.03 MATERIALS:
A. CONDUIT: The term conduit shall refer to rigid heavy wall galvanized or sherardized steel conduit, rigid heavy wall aluminum conduit, electrical metallic tubing (EMT), flexible metal conduit, schedule 40 PVC conduit.
1. Conduits run exposed and subject to mechanical injury shall be rigid heavy wall galvanized steel or aluminum. Aluminum conduit may not be used below grade or imbedded in concrete.
2. Conduits run exposed outside or in floor slabs shall be rigid heavy wall galvanized or sherardized steel.
3. Conduits run below grade, exterior to the building, shall be schedule 40 heavy wall, high impact poly vinyl chloride electrical conduit. A ground wire shall be installed on all PVC conduits.
4. Conduits for lighting circuits and 120 volt outlet circuits shall be EMT where not subject to mechanical injury.
5. Conduit where allowed for lighting circuits and 120 volt outlets, shall be flexible metal conduit in stud walls, ceilings.
6. Plenums cowbell shall be installed to all rotating or vibrating equipment.
7. "Seal-tite" conduit shall be used for all exterior equipment.
8. No running threads will be permitted.
9. All conduit bodies installed in any location where the presence of moisture is apparent, shall be equipped with rubber gaskets.
10. The Sub-Contractor shall furnish and install fittings, special devices and materials which may be required for the proper installation of the conduit system.

B. OUTLET BOXES:
1. Outlet boxes and covers shall be galvanized or sherardized, one piece pressed steel, knockout type of approved manufacture, sized for multiple devices shall be used.
2. Outlet boxes shall be supplied with plaster rings, extension rings, or fixture studs as may be required.
3. Bodies exposed to damp or other moisture shall be Crouse-Hinds type FS or approved equal boxes with appropriate covers and gaskets; paint to match adjoining finish.

C. WIRING DEVICES (AND PLATES):
1. Receptacles shall be Hubbell #5266.
2. Switches shall be Sierra 2711, single pole, and 2713, three way.
3. Plates shall be brushed stainless steel or Sierra plastic, smooth style standard.

D. CONDUCTORS:
1. 600 VOLTS: Furnish and install conductors of the size and type shown on the drawings and as herein specified. All conductors under this section shall be copper, as shown on the one-line diagram. Type THW and rated at 600 volts service, unless allowed by local code.
2. Insulation for conductors shall conform to the following: wire sizes No. 12 to No. 8 shall be Type THW wire also No. 6 and larger shall be type XHW or THW.
3. All branch circuit wire shall be color coded throughout.

E. PANELBOARDS:
1. Panel boards shall be dead-front, safety type equipped with thermal magnetic, molded case circuit breakers of interrupting capacity, trip ratings and of the number of poles indicated. Circuit breakers shall be individually thermally calibrated.
2. Circuit breakers shall be bolt-on connectors. The front faces of all circuit breakers shall be flush with each other. Tripped indication shall be provided as shown by the breaker handle taking a position between on and off. Provisions for additional breakers shall be such that no additional breakers shall be such that no additional connectors will be required to add breakers. Circuit breakers shall be thermal-magnetic type with inverse time-current characteristics. Multiple pole circuit breakers shall be common trip with a single operating handle. Handle ties will not be approved.
3. All panel boards shall be U.L. listed.
4. A 1/32 inch clear "Lucite" covered directory shall be provided on the inside of each panelboard door. The directory shall be neatly typewritten designating each circuits used.
5. All circuit breakers serving discharge lighting shall be furnished with a lockoff device.

F. MAIN METERED SERVICE DISTRIBUTION BOARD shall be circuit breaker or fused disconnect type as required to minimize the let-through current in the fused panels to maximum 13,000 IR.

G. DISCONNECT SWITCHES: Disconnect switches shall be fused, unfused or as indicated on the drawings, with three poles and for the application in which it is mounted. Enclosure shall be horsepower rated, heavy duty with quick-make, quick-break mechanism. Switch handles shall be capable of being locked in open or closed position and rated heavy duty.

H. TELEPHONE & INTERCOM SYSTEMS: Contractor shall furnish and install all conduit and pull boxes required for the telephone and intercom systems.

I. GROUNDING: The power system shall be grounded in accordance with the provisions of the National Electric Code.

2.04 LIGHTING FIXTURES:
Furnish as shown on Electrical Drawings.

3. EXECUTION:
3.01 VERIFICATION OF DIMENSIONS:
The Contractor shall carefully check the drawings to see that the equipment he contemplates installing will fit into the spaces provided.
3.02 LOCATIONS:
Prior to rough-in, minor adjustments to outlet locations may be made without additional compensation.
3.03 INSTALLATION:
Install in conformance to governing codes and Electrical Drawings.

END OF SECTION

ARCHITECTURE: BANZUELO/THERSON/DUFF & ASSOCIATES, INC.
DEVELOPER: KAMMARI BUILDING PARTNERS, 4350 VON KARMAN, NEWPORT BEACH, CA. 92660, (714)833-2090 FAX (714)833-2884

REVISIONS	BY
4/11/89 ADDN'L DWGS	LCH
7/10/89 PER PLAN CHECK	LCH
8/7/89	LCH

Kaminari
#12 ARGONAUT DRIVE, ALISO VIEJO, CALIFORNIA

ELECTRICAL DIAGRAMS, SCHEDULES & SPECIFICATIONS

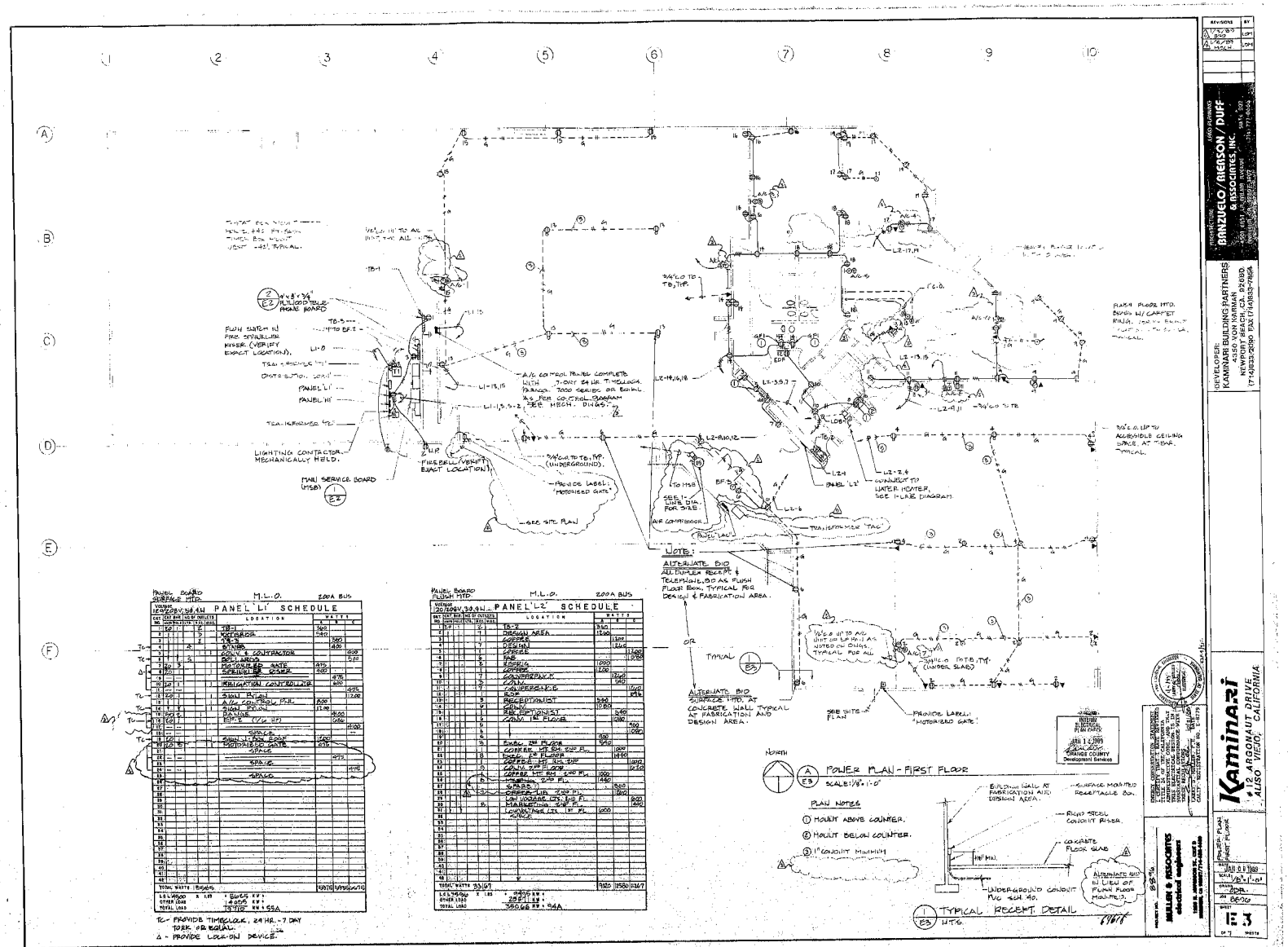
date JAN 09 1989
by LCH/JE
Scale
Job 88-34
Sheet E 2

ELECTRICAL CONSERVATION STATEMENT: THE LIGHTING AND POWER SYSTEMS SHOWN ON THESE PLANS COMPLY WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE. THE LIGHTING SYSTEMS ARE DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS IN THE CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR NONRESIDENTIAL BUILDINGS.

CLIFF R. THERSON R.C.E. 21279 EXP. 6/30/91

ORANGE COUNTY Development Services

RUBLEIN & ASSOCIATES electrical engineers 1200 N. MAIN ST., SUITE 200 SANTA ANA, CA 92701 (714) 835-6800



PANEL BOARD SURFACE MTD. M.L.O. 200A BUS

PANEL 'L1' SCHEDULE

CKT NO.	CKT BKR NO. OF POLES	TRIP (AMPS)	LOCATION	WATTS A	WATTS B	WATTS C
1	50	3	TB-1	500		
2		3	WATERPROOF	180		
3		2	SPARE		500	
4		2	SPARE		400	
5			CONV. & COMPACTOR			600
6			BOILARDS			500
7	20	3	MOTORIZED GATE	475		
8	20		SPRINKLER SYSTEM	400		
9					475	
10	20	1	IRRIGATION CONTROLLER		600	
11						675
12	20	1	SIGNAL PUMP			1200
13			A/C CONTROL PNL	300		
14	20	1	SIGNAL PUMP	1200		
15	20	2	SPARE		400	
16	20	1	SPARE			400
17			SPACE			1100
18	20	1	SIGNAL PUMP	1200		
19	20	3	MOTORIZED GATE	675		
20			SPACE			675
21			SPACE			1475
22			SPACE			

TOTAL WATTS 5975 5975 5975

L.L. LOAD 5975 x 1.25 = 7469 VA
OTHER LOAD = 1425 VA
TOTAL LOAD = 8894 VA ÷ 55A

PANEL BOARD FLUSH MTD. M.L.O. 200A BUS

PANEL 'L2' SCHEDULE

CKT NO.	CKT BKR NO. OF POLES	TRIP (AMPS)	LOCATION	WATTS A	WATTS B	WATTS C
1	1	1	TB-2	1320		
2		1	DRAWN AREA	1540		
3		1	COFFEE		1320	
4		1	DESIGN		1760	
5		1	CABINET			1760
6		1	PAD			1760
7		1	FOYER	1000		
8		1	OFFICE	1320		
9		1	CONFERENCE		1540	
10		1	CONF.		880	
11		1	CONFERENCE			1760
12		1	BOH			1540
13		1	RECEPTIONIST	540		
14		1	CONF.	1760		
15		1	RR ENTRANCE		540	
16		1	CONF. 1st FLOOR		280	
17						700
18						280
19				700		
20				540		
21		1	EXEC. 2nd FLOOR			1100
22		1	COFFEE HT. BOIL. 2nd FL.		1000	
23		1	EXEC. 2nd FLOOR		1980	
24		1	COFFEE HT. BOIL. 2nd			1000
25		1	CONF. 2nd FLOOR			1540
26		1	COFFEE HT. BOIL. 2nd FL.	1000		
27		1	MARKETING 2nd FL.	1980		
28		1	SPARE		500	
29		1	OPERATOR 2nd FL.		1760	
30		1	LAN LOUNGE 2nd FL.			1000
31		1	MARKETING 2nd FL.			1980
32		1	LOUNGE 1st FL.	1000		
33			SPACE			

TOTAL WATTS 9320 9520 8360

L.L. LOAD 26180 x 1.25 = 32725 VA
OTHER LOAD = 2970 VA
TOTAL LOAD = 35695 VA ÷ 99A

TC - PROVIDE TIMECLOCK, 24 HR. - 7 DAY TORK OR EQUAL.
Δ - PROVIDE LOCK-ON DEVICE.

NOTE:
ALTERNATE BID ALL DUPLEX RECEPT. & TELEPHONE/DATA AT FLUSH FLOOR BOX, TYPICAL FOR DESIGN & FABRICATION AREA.

OR

TYPICAL E3

ALTERNATE BID SURFACE MTD. AT CONCRETE WALL TYPICAL AT FABRICATION AND DESIGN AREA.

POWER PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

PLAN NOTES
1. HAULIT ABOVE COUNTER.
2. HAULIT BELOW COUNTER.
3. 1" CONDUIT MINIMUM

TYPICAL RECEPT. DETAIL
E3 W.T.S.

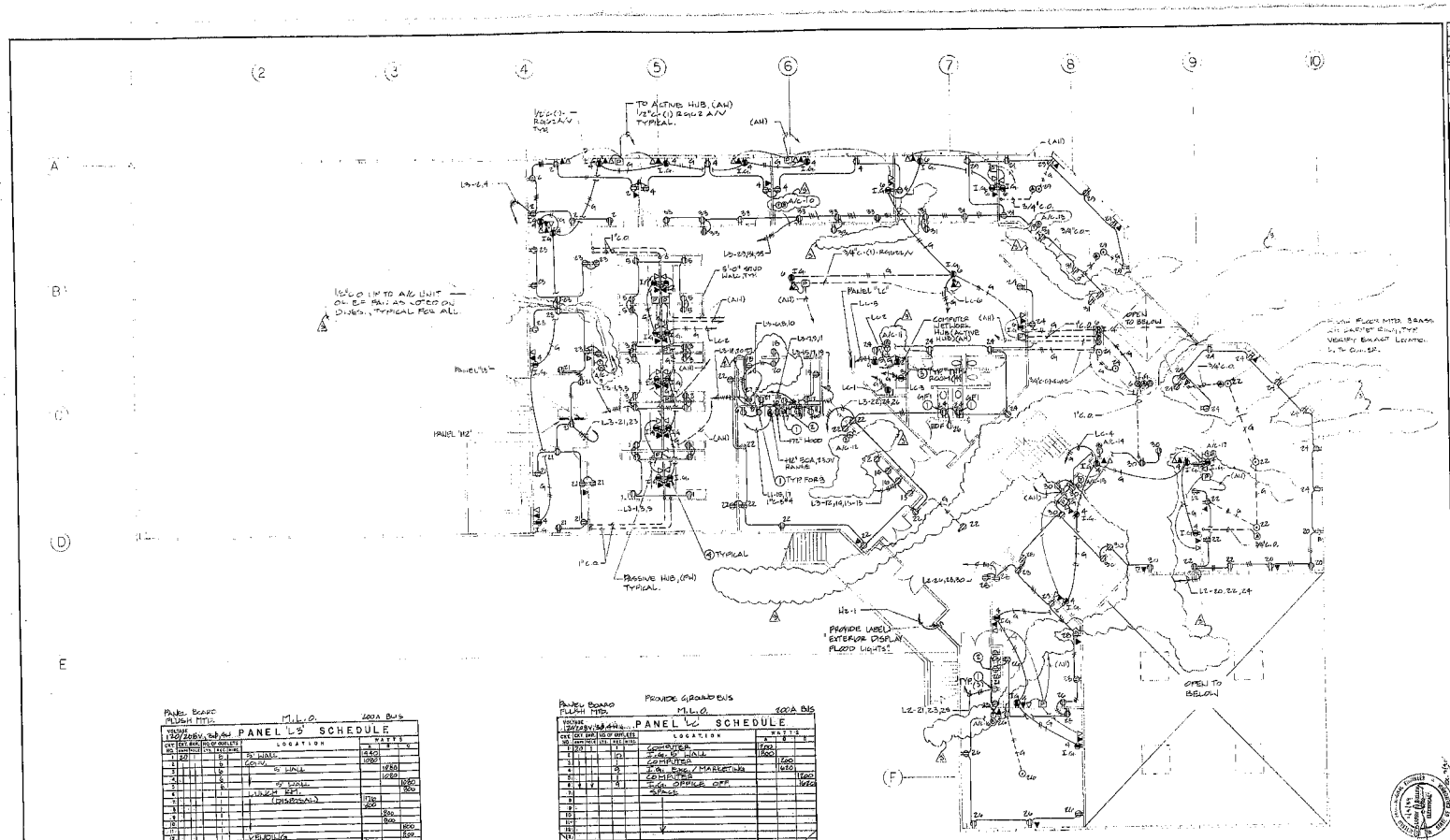
DEVELOPER:
KAMINARI BUILDING PARTNERS
#12 ARGONAUT DRIVE
NEWPORT BEACH, CA. 92660
(714)833-2690 FAX (714)833-7864

ARCHITECTURE: MANZUVELO / AIERSON / DUFF & ASSOCIATES, INC.
1560 KEARNY AVENUE, SUITE 100, IRVINE, CA. 92714 (714) 757-8000
2560 KEARNY AVENUE, SUITE 207, IRVINE, CA. 92714 (714) 757-8000

Kaminari
#12 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

ELECTRICAL ENGINEER: MILLER & ASSOCIATES electrical engineers
1200 N. NEWHOPE ST., SUITE B
SANTA ANA, CA 92703 (714) 953-1140

SHEET E3



PANEL BOARD FLUSH MTD. M.L.O. 100A BUS

PANEL 'LS' SCHEDULE

CKT NO.	DESCRIPTION	LOCATION	WATTS A	WATTS B	WATTS C
1	20/1	TO WALL	440		
2		CONV.	1080		
3		TO WALL		1680	
4				1680	
5		TO WALL			1080
6		LUNCH RM. (ORIGINAL)			900
7			720		
8			600		
9				720	
10				600	
11					1200
12		VESTIBULE	600		600
13			600		
14				1200	
15		KITCHEN RM.		600	
16		VESTIBULE			1200
17		REC. ROOM			1800
18			1200		
19			108		
20	1	CONV.		1440	
21				1440	
22	1				1440
23	1				1440
24	10				1440
25	1	ROOF MTD. BLWR.	1440		
26	1	RISE	576		
27	1	KITCHEN RM.		1872	
28	1	REC. ROOM		576	
29	A	CONV. SPARE			1440
30	A	CONV. SPARE	1440		
31	A		900		
32	15	CONV. SPARE			900
33	1	REC. (1/2 HP) SPARE			600
34		SPARE			600
35					
36					
37					
38					
39					
40					
41					
42					
	TOTAL WATTS 3+0+0+0		7056	8196	7980

LCL 7400 X 125 = 9250 AM
OTHER LOAD 24080 AM
TOTAL LOAD 33330 AM = 107A

TC PROVIDE 24HR. 7-DAY TIMECLOCK

PANEL BOARD FLUSH MTD. PROVIDE GROUNDING M.L.O. 100A BUS

PANEL 'LC' SCHEDULE

CKT NO.	DESCRIPTION	LOCATION	WATTS A	WATTS B	WATTS C
1	20/1	COMPUTER	1200		
2		TYP. 6' WALL	1200		
3		COMPUTER		1200	
4		2 CH. RMS / MARKETING			1200
5		COMPUTER			1200
6	1	TYP. OFFICE OFF. SPACE			
7					
8					
9					
10					
11					
12					
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31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
	TOTAL WATTS 3+0+0+0		3000	3000	3600

LCL 10800 X 125 = 13500 AM = 80A
OTHER LOAD 0 AM =
TOTAL LOAD 13500 AM =

NORTH

A E4 POWER PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

PLAN NOTES
1. MOUNT ABOVE COUNTER
2. MOUNT BELOW COUNTER
3. BROWN FACE DUPLEX WITH SURGE SUPPRESSOR, ISOLATED GROUND. LEVITON #5380 OR EQUAL.
4. ORANGE FACE DUPLEX ISOLATED GROUND RECEPT.

INTERIM ADDITIONAL PLAN CHECK JAN 17 1989 ORANGE COUNTY Development Services

6787

REVISIONS
1 1/13/89 BCD
2 1/27/89 MECH.

ARCHITECTURE: BRENZUELO / RIERSON / DUFF & ASSOCIATES, INC. 2102 BUSINESS ROAD, SUITE 200 CORONA, CALIFORNIA 91720 (714) 272-0060

DEVELOPER: KAMNARI BUILDING PARTNERS 4350 VON KARMAN NEWPORT BEACH, CA. 92660 (714)833-2050 FAX (714)833-2064

Kaminari #12 ARGONAUT DRIVE ALISO VIEJO, CALIFORNIA

ENERGY CONSERVATION STANDARDS: 1. LIGHTING POWER DENSITY NOT TO EXCEED 1.5 WATTS PER SQ. FT. (TITLE 24) 2. LIGHTING CONTROLS TO BE IN COMPLIANCE WITH SECTION 131 (TITLE 24) 3. ALL LIGHTING TO BE ELECTRONIC BALLAST TYPE

CODE: UNIFORM BUILDING CODE 1988 EDITION

OCCUPANCY: B & M TYPE OF CONSTRUCTION: V-N

FLOOR PLAN: SECOND FLOOR

JANUARY 6 1989

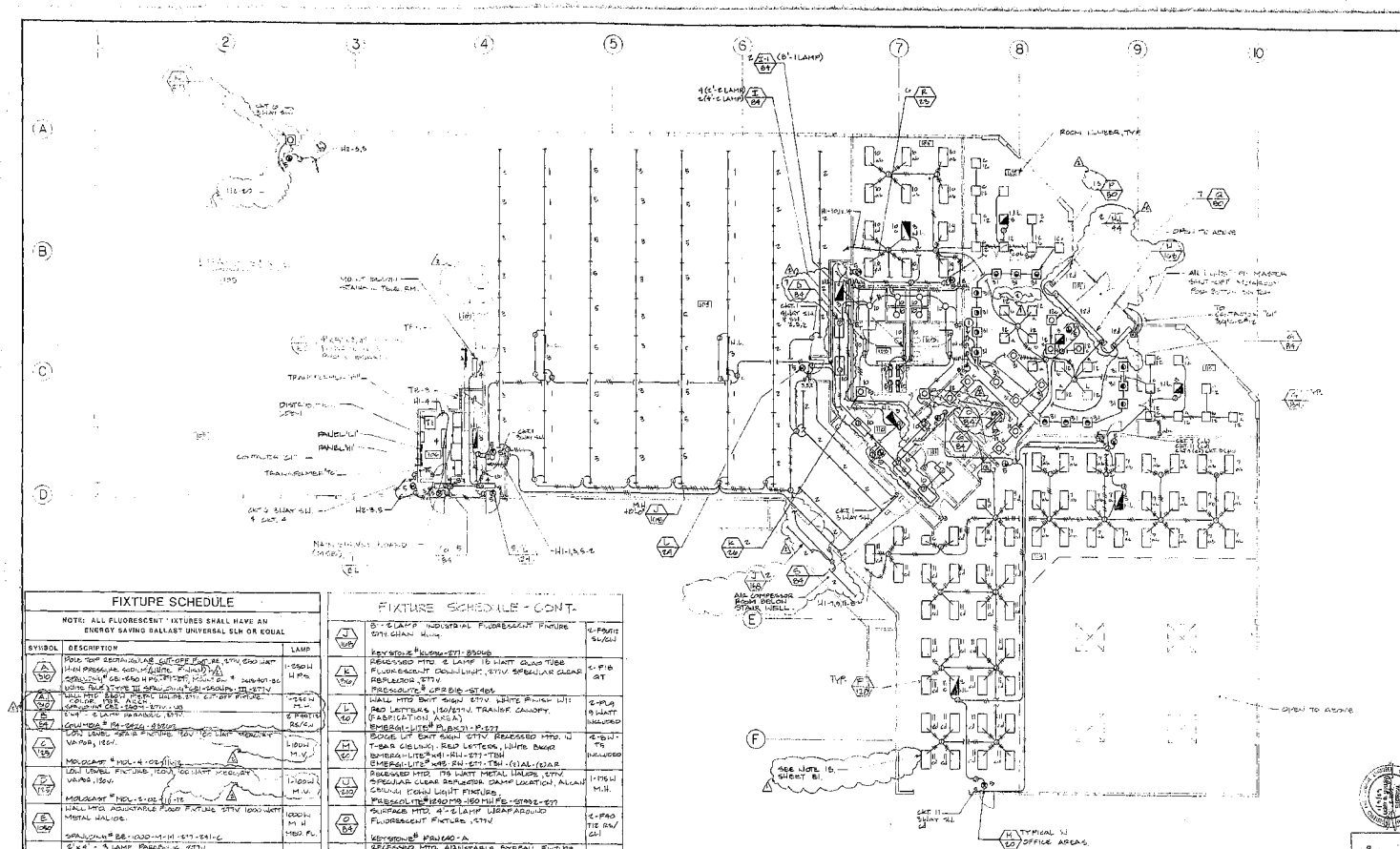
Scale 1/8" = 1'-0"

Drawn PR

Job 88-34

Sheet 4 of 4 Sheets

MILLER & ASSOCIATES electrical engineers 1200 N. ARGONNE, SUITE A SANTA ANA, CALIFORNIA 92705 (714) 953-1818



FIXTURE SCHEDULE

NOTE: ALL FLUORESCENT FIXTURES SHALL HAVE AN ENERGY SAVING BALLAST UNIVERSAL SLH OR EQUAL

SYMBOL	DESCRIPTION	LAMP
A/D0	POLE TOP RECTANGULAR CUT-OFF FIXTURE, 277V, 600 WATT HIGH PRESSURE SODIUM, WHITE FINISH, SPAULDING® 66-650 H PS-PT-277, MOUNTED ON ® 3496-401-86 WITH POLE TYPE III SPAULDING® 3621-65496-111-277V	1-650W H.P.S.
A/D0	WALL MTD. 8500 LUMEN, INCAND. UNLESS OTHERWISE NOTED, COLOR 1925 ALUM. SPAULDING® CRE-1500-H-277V-WB CWT - 6 LAMP (W RANGE), 277V	1-150W H.P.S.
B/B4	COLUMBIA® RM-5624-277/C3	2-FB40T12 RS/CW
C/C4	LOW LEVEL AREA FIXTURE, 150V, DO NOT MEGGER VAPOR, 150V. MOLDCAST® MDL-4-032-H/HB	1-100W H.P.S.
D/C2	LOW LEVEL FIXTURE, 150V, DO NOT MEGGER VAPOR, 150V. MOLDCAST® MDL-5-032-H/HB	1-200W H.P.S.
E/D0	WALL MTD. ADJUSTABLE FLOOD FIXTURE, 277V, 1000 WATT METAL HALIDE. SPAULDING® BE-1000-MH-277-6911-C	1000W M.H. MED. PL.
F/D0	2'x4' - 3 LAMP PARABOLIC, 277V.	3-F40T12 RS/CW
G/D1	COLUMBIA® PM-232 J96-45555-1-277 2'x2' - 2 LAMP PARABOLIC, 277V.	2-F40T12 RS/CW
H/D0	4'x1'-7½" RECESSED FLUORESCENT FIXTURE COLOR SELECTED BY ARCH. W/ TOTAL LENGTH (WITH WALL MOUNTING HARDWARE) BELOW, 277V. COLUMBIA® PL-13-32 (S) (9)-277	4-F40T12 RS/CW
H/D0	SIMILAR TO 'H' EXCEPT 96" LONG WITH BULLNOSE	3-F40T12 RS/CW
E/B4	COLUMBIA® PL-1-42-411-277 RECESSED W/ WIDE FLUORESCENT PARABOLIC FIXTURE, 277V. 6 LAMP - 8'x2' 4' LOUS COLUMBIA® LUXF-43-455-277 (4'-2 LAMP) COLUMBIA® LUXF-43-655-277 (8'-3 LAMP) SIMILAR TO 'E' EXCEPT 1 LAMP, 277V - 8'x2' LOUS	6-F40T12 RS/CW / 6-F40T12 TT/RS/CW
E/B4	COLUMBIA® LUXF-43-81-B-277 (8'-1 LAMP) COLUMBIA® LUXF-43-41-B-277 (4'-1 LAMP)	2-F40T12 RS/CW / 4-F40T12 RS/CW

FIXTURE SCHEDULE - CONT.

J/D0	8'-6 LAMP INDUSTRIAL FLUORESCENT FIXTURE WITH CHAIN HUNG KEYSTONE® KLU696-277-850MB	6-F96T12 SL/CW
L/D0	RECESSED MTD. 2 LAMP, 15 WATT QUAD TUBE FLUORESCENT CEILING LIGHT, 277V. SPECULAR CLEAR REFLECTOR, 277V. PRESCOLITE® CFR 218-ST-1015	2-F15 QT
L/D0	WALL MTD EXIT SIGN, 277V. WHITE FINISH W/: RED LETTERS, 150/277V. TRANSF. CANOPY, (FABRICATION AREA) EMERGI-LITE® ELB-EC21-P-277	2-WL9 9 WATT INCLUDED
M/D2	EDGE LIT EXIT SIGN, 277V. RECESSED MTD. W T-BAR CEILING. RED LETTERS, WHITE BACK BOMBAY-LITE® WE-RW-277-TBH EMERGI-LITE® WRS-RW-277-TBH-(S)AL-(C)AR	2-EW-TS INCLUDED
U/D0	RECESSED MTD. 175 WATT METAL HALIDE, 277V. SPECULAR CLEAR REFLECTOR, DAMP LOCATION, ALCAN CEILING DOWN LIGHT FIXTURE. PRESCOLITE® 1860179-150 MHFE-ST032-277	1-175W M.H.
C/B4	SURFACE MTD. 4'-6 LAMP WRAPAROUND FLUORESCENT FIXTURE, 277V. KEYSTONE® KWL160-A	4-F40 T12 RS/CW
P/B0	RECESSED MTD. ADJUSTABLE EYEBALL FIXTURE WITH BLACK BAFFLE & MINI-TRIM, 120V. PRESCOLITE® 18XTP - MLVE - TASW, ALSO LOW VOLTAGE DIMMING SWITCH PRESCOLITE® MLDW	1-150W MR-16 BAW
Q/B0	RECESSED MTD. 360 METAL HALIDE SOLIDLIGHT 277V. SPECULAR CLEAR REFLECTOR. PARSCOLITE® 1864 M1-92 MHFB-MS-1860-277	1-92W 6-17 M.H. 92
E/C2	RECESSED MTD. DROP OPAL SHOWER LIGHT FIXTURE, 277V. PARSCOLITE® C6X (277)-TL-30	1-13W FISCENT/GT
S/B4	2'x 4'- 2 LAMP FLUORESCENT FIXTURE W/: PRISMATIC LENS, 277V. KEYSTONE® KZ1240-EMA-754-277	2-F40T12 RS/CW
T/D0	6'x4'-4 LAMP PARABOLIC, 277V. COLUMBIA® PM-6644-4M6S-1-277	4-F40T12 RS/CW
A/D0	WALL MTD. 350 W HIGH PRESSURE SODIUM RECTANGULAR CUT-OFF FIXTURE, SIMILAR TO 'A' 277V COLOR PER ARCH. SPAULDING® 4261-150MS-PT-277-WB	1-150W H.P.S.

NOTE
SEE DWGS. FOR LOCATION OF LOW VOLTAGE DIMMING SWITCH.

NOTE
W/CLUDE IN BID J-BOX AT LIGHT FIXTURE AS REQUIRED, TYP.

ELECTRICAL LIGHTING PLAN - 1ST FLOOR

SCALE: 1/8" = 1'-0"

PLAN NOTE

① LOW VOLTAGE DIMMER SLIDE SWITCH. PRESCOLITE® MLDW.

② GYPSUM, CONTRACTOR SHALL PROVIDE 5/8" ONE BOARD BACK BOX AROUND LIGHT FIXTURE. CONSTRUCTION SHALL BE FOR 1 HOUR FIRE RATING, TYP FOR ALL FIXTURES IN RATED CEILING, OR APPROVED EQUAL WITH FIRE BLANKET.

REVISIONS	BY
11/15/89 PLAN CHGS	LP
12/1/89 ELEC	LP

DEVELOPER:
KAMINARI BUILDING PARTNERS
4380 VON KARMAN
NEWPORT BEACH, CA 92660
(714)833-2090 FAX (714)833-7654

ARCHITECTURE
BANZUELO / NIERSON / DUFF & ASSOCIATES, INC.

Kaminari
AT ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

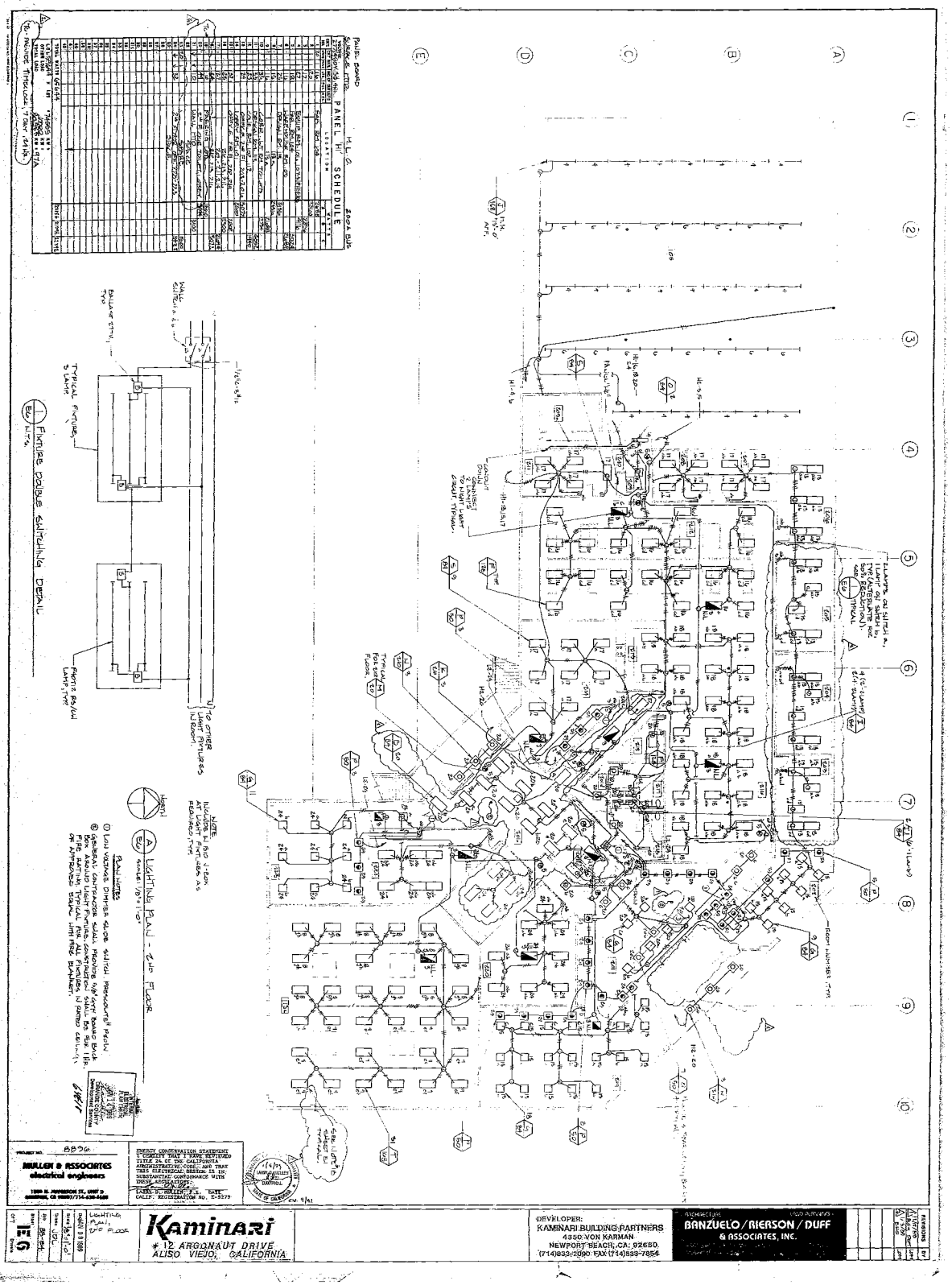
ENERGY CONSERVATION STANDARDS
I CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE ENERGY CONSERVATION STANDARDS CONTAINED IN TITLE 24, CALIFORNIA ADMINISTRATIVE CODE, AND THAT THE SAME ARE SUFFICIENT TO SHOW THAT THE BUILDING CAN BE CONSTRUCTED AS DESIGNED TO COMPLY WITH THE MANDATORY REQUIREMENTS OF THE ENERGY CONSERVATION STANDARDS.
SIGNED [illegible] DATE 11-15-89

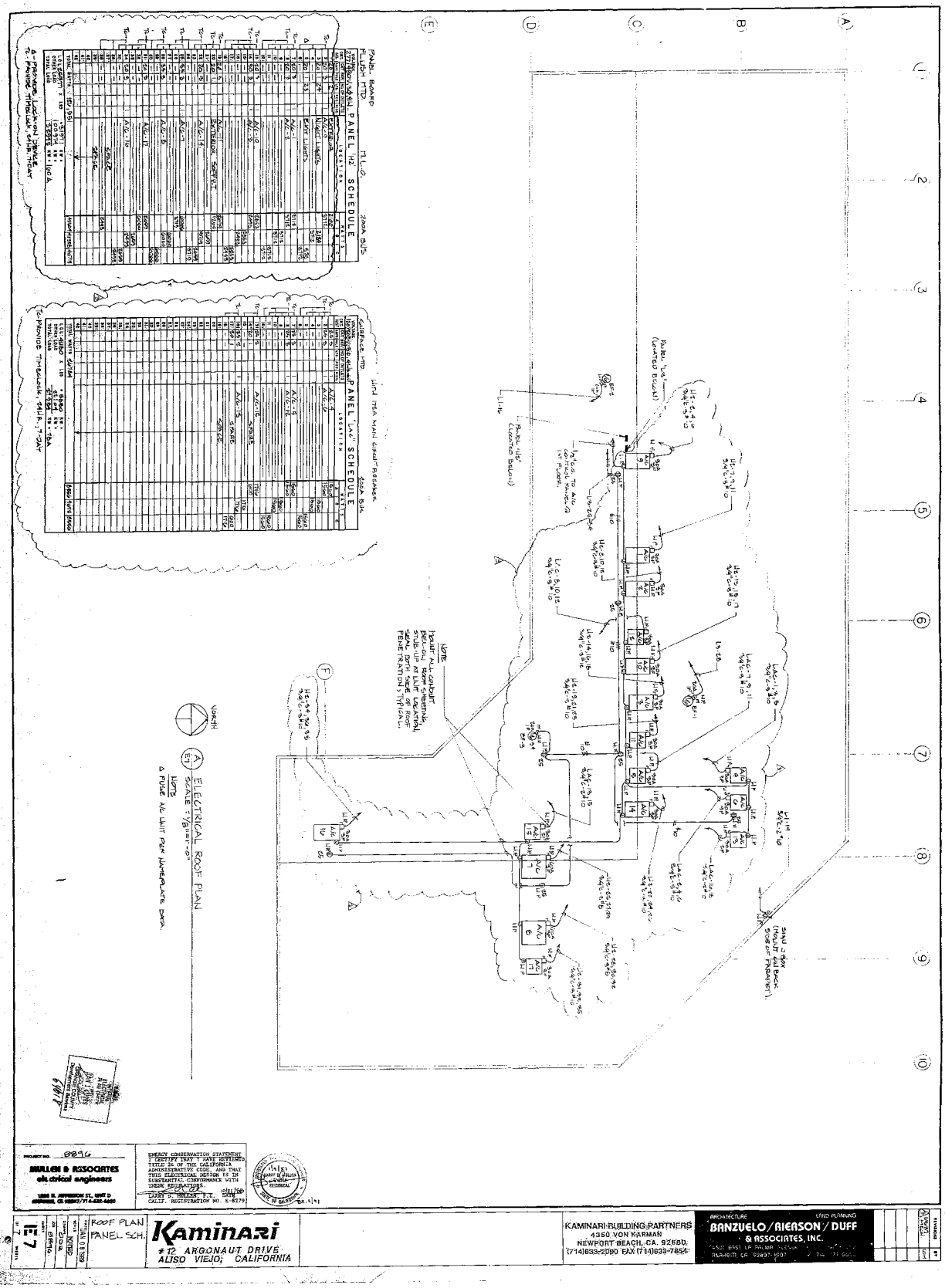
MILLER & ASSOCIATES
electrical engineers

Lighting Plan - 1st Floor

DATE 11-15-89
Scale 1/8"=1'-0"
DRAWN DJB
JOB 88-24
Sheet E5 of 11 Sheets

AS-47




PANEL BOARD "LL-G" MTD.
200A BUS
SURFACE MTD.
200A BUS
PANEL "LL-G" 112' SCHEDULE
PANEL "LL-H" SCHEDULE
PROVIDE THERMAL SHIELD - TYP.
PROVIDE THERMAL SHIELD - TYP.
PANEL "LL-G" (LOCATED BELOW)
PANEL "LL-H" (LOCATED BELOW)
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GENERAL SITE CONSTRUCTION NOTES

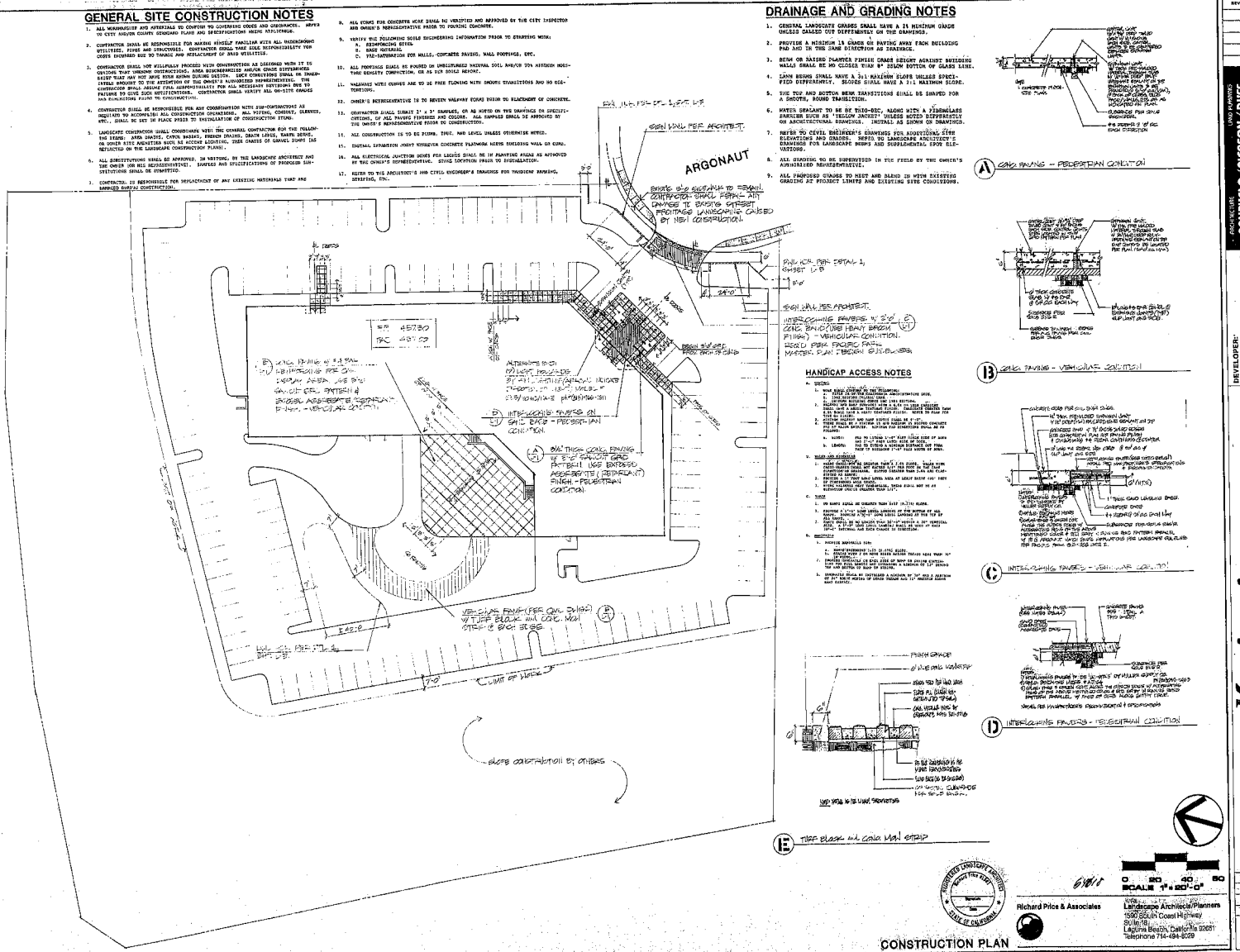
1. ALL WORKMANSHIP AND MATERIALS TO CONFORM TO GOVERNING CODES AND ORDINANCES. REFER TO CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DISCREPANCIES EXIST OR HAVE ARISEN THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE INSTALLER SHALL NOTIFY THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR UNKNOWN CONDITIONS, AND FAILURE TO GIVE SUCH NOTIFICATION. CONTRACTOR SHALL VERIFY ALL ON-SITE GRADES AND DIMENSIONS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
5. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE FOLLOWING ITEMS: AREA DRAINS, CATCH BASINS, FRENCH DRAINS, DRAIN LINES, EARTH BERMS, OR OTHER SITE AMENITIES SUCH AS ACCENT LIGHTING, TREE GRATES OR GRAVEL SWALES (AS REFLECTED ON THE LANDSCAPE CONSTRUCTION PLANS).
6. ALL SUBSTITUTIONS SHALL BE APPROVED, IN WRITING, BY THE LANDSCAPE ARCHITECT AND THE OWNER (OR HIS REPRESENTATIVE). SAMPLES AND SPECIFICATIONS OF PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED.
7. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
8. ALL FORMS FOR CONCRETE WORK SHALL BE VERIFIED AND APPROVED BY THE CITY INSPECTOR AND OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
9. VERIFY THE FOLLOWING SOILS ENGINEERING INFORMATION PRIOR TO STARTING WORK:
   A. REINFORCING STEEL
   B. BASE MATERIAL
   C. 95%-SATURATION FOR WALLS, CONCRETE PAVING, WALL FOOTINGS, ETC.
10. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL AND/OR 90% MINIMUM MODIFIED DENSITY COMPACTION, OR AS PER SOILS REPORT.
11. WALKWAYS WITH CURVES ARE TO BE FREE FLOWING WITH SMOOTH TRANSITIONS AND NO ABRUPTIONS.
12. OWNER'S REPRESENTATIVE IS TO REVIEW WALKWAY FORMS PRIOR TO PLACEMENT OF CONCRETE.
13. CONTRACTOR SHALL SUBMIT 2" x 3" SAMPLES, OR AS NOTED ON THE DRAWINGS OR SPECIFICATIONS, OF ALL PAVING FINISHES AND COLORS. ALL SAMPLES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION IS TO BE PLUMB, TRUE, AND LEVEL UNLESS OTHERWISE NOTED.
15. INSTALL EXPANSION JOINT MATERIAL BETWEEN CONCRETE PLATFORM AND/OR BUILDING WALL OR CURB.
16. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS AS APPROVED BY THE OWNER'S REPRESENTATIVE. STAKE LOCATION PRIOR TO INSTALLATION.
17. REFER TO THE ARCHITECT'S AND CIVIL ENGINEER'S DRAWINGS FOR PARKING RAMPING, GRADING, ETC.

DRAINAGE AND GRADING NOTES

1. GENERAL LANDSCAPE GRADES SHALL HAVE A 2% MINIMUM GRADE UNLESS CALLED OUT DIFFERENTLY ON THE DRAWINGS.
2. PROVIDE A MINIMUM 1% GRADE ON PAVING AWAY FROM BUILDING PAD AND IN THE SAME DIRECTION AS DRAINAGE.
3. BERM OR RAISED PLANTER FINISH GRADE HEIGHT AGAINST BUILDING WALLS SHALL BE NO CLOSER THAN 8" BELOW BOTTOM OF GLASS LINE.
4. LAWN BERMS SHALL HAVE A 3:1 MAXIMUM SLOPE UNLESS SPECIFIED DIFFERENTLY. SLOPES SHALL HAVE A 2:1 MAXIMUM SLOPE.
5. THE TOP AND BOTTOM BERM TRANSITIONS SHALL BE SHAPED FOR A SMOOTH, ROUND TRANSITION.
6. WATER SHEARAT TO BE 5% TYP-DEC, ALONG WITH A MINIMALLESS SAMPLING SUCH AS 'YELLOW JACKET' UNLESS NOTED DIFFERENTLY ON ARCHITECTURAL DRAWINGS. INSTALL AS SHOWN ON DRAWINGS.
7. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL FINISH ELEVATIONS AND GRADES. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPE BERMS AND SUPPLEMENTAL SPOT ELEVATIONS.
8. ALL GRADING TO BE SUPERVISED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. ALL PROPOSED GRADES TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS AND EXISTING SITE CONDITIONS.

HANDICAP ACCESS NOTES

A. GENERAL
   1. WORK SHALL CONFORM TO THE FOLLOWING:
      a. 1982 CALIFORNIA ADMINISTRATIVE CODE.
      b. 1982 UNIFORM BUILDING CODE.
      c. ALL LOCAL BUILDING CODES AND LAWS APPLYING.
   2. ALL WALKWAYS SHALL BE STABLE, FIRM AND SLIP-RESISTANT. WALKWAYS CHANGING GRADE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%. REFER TO PLAN FOR SLOPE DIRECTIONS.
   3. RUNNING SLOPES AND CROSS SLOPES SHALL BE AT 90° TO EACH OTHER.
   4. WHERE SHALL BE A TEXTURE IS ARE REQUIRED IN EXISTING CONCRETE WALKWAYS, THEY SHALL BE DIAMOND GRID PATTERN. REFER TO DIMENSIONS SHOWN ON PLAN AS FOLLOWS:
      a. WIDTH: FROM 12" TO 24" WIDE STRIP ALONG SIDE OF PATH AND 6" TO 8" WIDE STRIP ALONG SIDE OF PATH.
      b. LENGTH: FROM 12" TO 24" LONG STRIP ALONG SIDE OF PATH, SPACED TO PROVIDE A MINIMUM DISTANCE OF 36" FROM ONE STRIP TO ANOTHER.
B. RAMP AND ACCESSIBLE
   1. RAMP SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM RISE OF 30" AND A MINIMUM RUN OF 30". RAMP SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" BETWEEN HANDRAILS. SLOPED TRAILER RAMP 2.4% AND FLARE SLOPES SHALL BE 10%.
   2. PROVIDE A 5' LEVEL AREA AT LEAST EVERY 30" AND AT TOP OF RAMP AND LANDING.
   3. RAMP SHALL HAVE NON-SLIP SURFACE.
   4. RAMP SHALL BE CONSTRUCTED OF CONCRETE. TROWEL FINISH SHALL NOT BE AN ACCEPTABLE SURFACE FINISH FOR RAMPS.
C. CURB
   1. ON RAMPS CURBS OR GUARDS TOWN SIDE (8.3%) SLOPE.
   2. PROVIDE A 6" HIGH CURB LOCATED AT THE BOTTOM OF ALL RAMPS. CURB SHALL BE 6" HIGH AND SHALL BE FLUSH WITH THE FACE OF RAMP.
   3. CURB SHALL BE OF CONCRETE WITH A 90° VERTICAL FACE. CURB WITH 45° CHAMFER MAY BE USED WHEN CURB IS CONSTRUCTED AS PART OF CONCRETE. MATERIAL AND SIZE CHANGE IS PROHIBITED.
D. HANDRAILS
   1. PROVIDE HANDRAILS BOTH:
      a. SIDES OF RAMPS WITH CURBS OR GUARDS.
      b. SIDES OF RAMPS WITHOUT CURBS OR GUARDS. HANDRAILS SHALL BE LOCATED 12" FROM THE EDGE OF RAMP AND SHALL EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP.
   2. HANDRAILS SHALL BE CONSTRUCTED OF 1½" DIAMETER GALVANIZED PIPE AT 30" HEIGHT MEASURED VERTICALLY FROM THE TOP OF THE GRADE OF THE RAMP SURFACE.



(A) CONC PAVING - PEDESTRIAN CONDITION

(B) CONC PAVING - VEHICULAR CONDITION

(C) INTERLOCKING PAVERS - VEHICULAR CONDITION

(D) INTERLOCKING PAVERS - PEDESTRIAN CONDITION

(E) TIFF BLOCK W/ CONC MOW STRIP

CONSTRUCTION PLAN

REVISIONS	BY

ARCHITECTURE: BANZUELO/RIERSON/DUFF & ASSOCIATES, INC. 2301 UNIT B LA PALMA AVENUE, SUITE 202, SANTA ANA, CA 92627-1907, (714) 777-8000

DEVELOPER: KAMINARI BUILDING PARTNERS JOHN KARIAN, 2 CORPORATE PLAZA, NEWPORT BEACH, CA. 92660, (714)833-2090 FAX (714)833-7954

Kaminari
415 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE 10/11/86
SCALE 1"=20'-0"
DRAWN NM
JOB 85040
SHEET L-1
OF 5 SHEETS

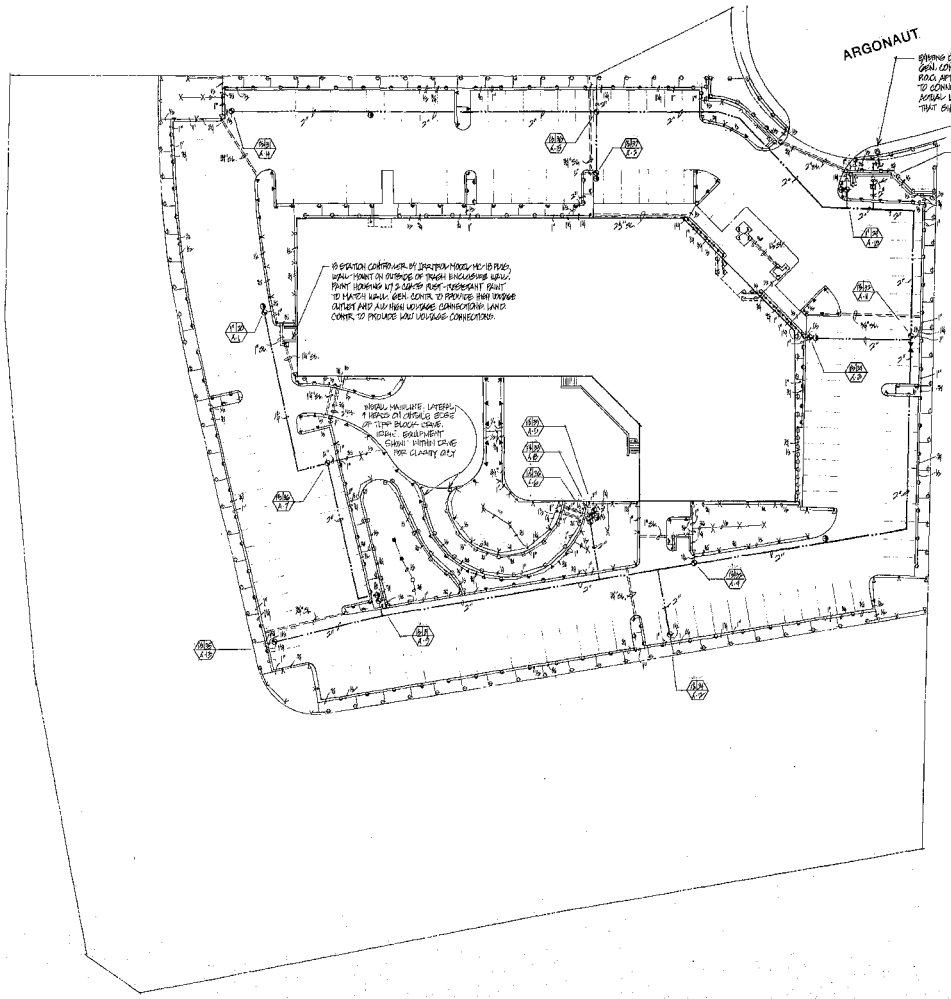
Richard Price & Associates

Landscape Architects/Planners
1500 South Coast Highway
Suite 18
Laguna Beach, California 92651
Telephone 714-494-8069

6/8/87

0 20 40 60
SCALE 1"=20'-0"

SANTA ANA



IRRIGATION LEGEND

SYMBOL QTY	SYMBOL MAN	SYMBOL FULL	SYMBOL MISC.	PERFORMANCE DATA MODEL #	PERFORMANCE DATA MFR	DESCRIPTION	G.P.M. 15'	G.P.M. 20'	G.P.M. 25'	RAD.	PSI
				800 HSHF	RAINBIRD	4" LAWN POP-UP	.5	1.0	2.1	16'	30
				600 HSHF	RAINBIRD		.4	.8	1.9	15'	30
				R-VAN-SP	RAINBIRD	SHRUB SPRAY ON RISER	.3	1.5	2.7	15'	30
				800 VSA	RAINBIRD	6" POP-UP SHRUB SPRAY	.5	1.0		15'	30
				R-VAN-SP	RAINBIRD	SHRUB SPRAY ON RISER	.5	1.0	2.1	15'	30
				800 10H	RAINBIRD	6" POP-UP SHRUB SPRAY	.5	1.0		15'	30
				R-VAN-10H-A	RAINBIRD	SHRUB SPRAY ON RISER	.3	.7		15'	30
				800 10H-A	RAINBIRD	6" POP-UP SHRUB SPRAY	.4	.7		15'	30
			*	R-VAN-10CH-F	RAINBIRD	SHRUB BUBBLER ON RISER		.6	.9	3'	30

- Remote control valve by RAINBIRD MODEL 100-150-PE
- Quick coupler valve - Rainbird #3156C.
- Automatic controller - Refer to plan for Model and Station #.
- Reduced pressure backflow device - Febco 825Y. Refer to plan for size.
- Line size gate valve by Nibco Model T-113.
- Valve size/system flow.
- Station number.
- Class 200 P.V.C. Lateral line.
- Sch. 40 P.V.C. lateral line installed prior to A.C. paving.
- Sch. 40 P.V.C. electrical sleeve installed prior to A.C. paving.
- Sch. 40 P.V.C. pressure line.
- Sch. 40 pressure line installed in Sch. 40 P.V.C. sleeve. 24" depth w/sand backfill.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS DIAGRAMATIC. VALVES, PIPE, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHENEVER POSSIBLE
2. INSTALL EQUIPMENT AS PER DETAILS AND SPECIFICATIONS PROVIDED AS PART OF THIS CONTRACT.
3. THE SYSTEM HAS BEEN DESIGNED FOR A MINIMUM OPERATING PRESSURE OF 55 P.S.I. VERIFY PRESSURE IN THE FIELD PRIOR TO CONSTRUCTION TO DETERMINE IF IT IS SUFFICIENT TO OPERATE SYSTEMS AS DESIGNED. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY FROM THAT STATED ON THESE DRAWINGS.
4. IRRIGATION WATER METER AND CONNECTION TO WATER LINE SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR WHEN REQUIRED. REFER TO PLAN. DOMESTICATION CONNECTION TO METER BY LANDSCAPE CONTRACTOR.
5. BACKFLOW DEVICE SHALL BE INSTALLED IN GROUND COVER AREA WHERE-EVER POSSIBLE. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE AND MAY VARY FROM THAT INDICATED ON THE DRAWINGS.
6. CONTROLLER LOCATIONS ARE APPROXIMATE. FINAL LOCATION OF AUTOMATIC CONTROLLER SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE.
7. 120 VOLT ELECTRICAL POWER SOURCE FOR CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HOOK-UP FROM POWER OUTLET TO CONTROLLER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOW VOLTAGE CONNECTIONS.
8. QUICK COUPLER VALVES, GARDEN VALVES, AND VALVE BOXES SHALL BE INSTALLED IN GROUND COVER AREAS WHENEVER POSSIBLE.
9. STANDARD WIRING UNDER DRIVEWAYS, STREETS, PARKING LOTS, AND THROUGH WALLS SHALL BE INSTALLED IN SCH. 40 PVC SLEEVES, AS CALLED OUT ON PLANS, OR AS PER LOCAL CODES. COORDINATE INSTALLATION OF SLEEVES PRIOR TO HARDSCAPE CONSTRUCTION.
10. IRRIGATION HEADS WITH POTENTIAL FOR DRAINAGE FROM LATERAL MAINS SHALL BE EQUIPPED WITH APPROVED CHARD ANTI-DRAIN VALVES. (FOR POP-UP HEADS, USE BELOW CHARD ANTI-DRAIN VALVES).
11. UPON COMPLETION OF THE JOB, CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO EACH OF THE FOLLOWING KEYS:
    1) QUICK COUPLER/GARDEN VALVE
    2) GATE VALVE
    3) CONTROLLER
12. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES AND OTHER CONSTRUCTION PRIOR TO CONSTRUCTION. ANY DIFFERENCES OR DISCREPANCIES IN AREA CONDITIONS THAT MAY NOT HAVE BEEN CONSIDERED IN THE ORIGINAL DESIGN, NOTIFY THE OWNER'S REPRESENTATIVE OF THE EXISTING CONDITIONS THAT ARE NOT SHOWN OR THAT DIFFER FROM THOSE SHOWN ON THE DRAWINGS.

IRRIGATION PLAN

SCALE 1" = 20'-0"

Richard Price & Associates 6/6/18

Landscape Architects/Planners
1590 South Coast Highway
Suite 18
Laguna Beach, California 92651
Telephone 714-494-8029

REVISIONS	BY

LAND PLANNING
LANDSCAPE ARCHITECTURE
BANZUELO / NIERSON / DUFF & ASSOCIATES, INC.
4 SOUTH PASEO MARCIANO, SUITE 200
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(714) 987-2800 FAX (714) 987-7833

DEVELOPER:
KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA 92660
(714)833-0090 FAX (714)833-7854

Kaminari
715 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE 6/11/98
SCALE 1" = 40'
DESIGN
JOB 98090
SHEET L-2
OF

ART (01989

GENERAL IRRIGATION SPECIFICATIONS

A. Scope
Provide labor, materials and equipment considered as necessary to complete irrigation work as indicated and specified.

B. General Conditions:
1. The irrigation design as indicated on the drawings is diagrammatic. Scaled dimensions are approximate. Before proceeding with work, check and verify site dimensions.
2. Do not install the irrigation system when unknown obstructions, grade differences or discrepancies in area dimensions exist. Immediately bring discrepancies to the attention of the owner's representative. If notification is not performed, the contractor shall assume responsibility for revisions necessary.
3. Coordinate installation of irrigation work to avoid conflicts with planting, utilities, engineering and architectural features.
4. Protect installed contract work and work of others.
5. Apply and pay for necessary permits and fees required in pursuit of work as required by governing codes.
6. Local, municipal and state laws, rules and regulations governing or relating to a portion of this work are hereby made a part of these specifications.
7. Keep premises clean and free of excess equipment, materials and rubbish incidental to work during construction and maintenance period. Broom clean all paved areas.
8. Note all finish grades before connecting work. Restore finish grade changed during course of this work to original or intended contours where practicable.

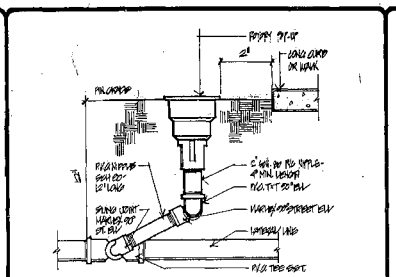
C. Submittal:
1. Record Drawings:
a. Reproduce one set of the drawings on Sepia base and record work as actually installed.
b. Make changes to Sepia prints in ink by ballpoint pen. Use eradicating fluid when necessary drawings.
c. Maintain record drawings on site.
d. Turn over record drawings to the owner's representative before the end of the specified maintenance period.
e. Dimension from two permanent points of reference (buildings, monuments, pavement, curbs, etc.) the following:
1) Connections to existing water lines.
2) Gate, quick coupling and sprinkler control valves.
3) Routing of sprinkler pressure lines.
4) Routing of electrical wiring.
2. Controller Charts:
a. Submit record drawings with changes to the owner's representative before the charts are prepared.
b. Reduce record drawings to fit inside controller door. Reproduce as a blackline print and color code area of coverage for each station.
c. Mount between two pieces of 10 mils plastic.
d. Provide one chart for each controller showing the area covered by that controller.

D. Guarantee
The 6ire sprinkler system, including work done under this contract, shall be guaranteed in writing as to material and workmanship, including settling of backfilled areas below grade for a period of one year following the date ending of the specified maintenance period. This date shall be determined by the owner's representative after review of the specified irrigation work. Immediately repair damage to the system and site caused by faulty materials of workmanship at no cost to the owner.

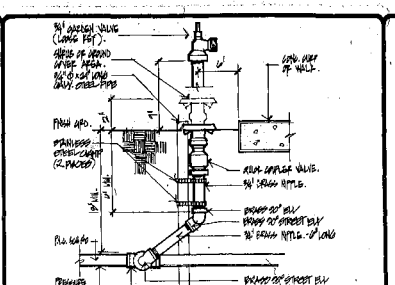
E. Materials
1. General:
a. Provide new materials and equipment of best recommended quality obtainable, which comply with drawings and specifications.
b. No substitution of specified material or equipment shall be made without review by Richard Dick & Associates.
2. Plastic Pipe and Fittings:
a. Pressure lines, solvent welded type, PVC class 315 for 3 1/2" and larger, solvent welded type PVC SCH 40 for 2" and smaller.
b. Non-pressure lines, solvent welded type PVC class 200.
c. Pipe shall be made from NSF approved, Type 1, Grade 1 PVC compound conforming to ASTM resin specification D1784. Pipe shall meet requirements set forth in materials specification PS-20-70 and appropriate standard dimension ratio.
d. Pipe shall bear the following markings: Manufacturer's name, nominal pipe size, schedule or class, pressure rating in PSI, NSF approval and date of extrusion.
e. Fittings, solvent welded type PVC SCH 40, 1-2, 1241 NSF approved shall conform to ASTM test procedure D 2466.
f. Fittings shall bear the manufacturer's name or trademark, material designations, size, applicable I.P.S. schedule and NSF approval.
g. Solvent cement and primer shall be of type and installation per the manufacturer.
h. Pipe under 2" paving shall be PVC extension SCH 40.
3. Irrigation Equipment, including, but not limited to, quick coupling valve, hose bib, control valve, check valve, gate valve, backflow prevention unit, automatic controller and irrigation heads. Types, size and performance specified on the legend.
4. Control Wiring:
a. No. direct burial copper wire AWG-U.F. 600 volt. Size shall be #14 or larger. Common wire to be white, control wires to be color coded.
b. Solder splices, use Scotch-lok locking jacks or pen-lite wire connectors.
5. Valve Box:
a. One 9" dia. x 24" deep, round, green plastic box with cover marked "water" for gate valves.
b. One 9 1/2" w. x 13" l. x 14" deep rectangular, green plastic box with bolt-down cover marked "control valve" for electrical control valves.

F. Installation Procedure
1. General: If no detail is provided for work under this contract, install in accordance with manufacturer's recommendations or recognized standard practice. Submit recommended procedures to owner's representative before proceeding with work.
2. Water Supply:
a. Connect irrigation system to POC at approximate locations shown on drawings.
b. Allow for minor changes in POC caused by actual site conditions.
c. Verify available water pressure before construction. If pressure is not sufficient to operate systems as designed, bring this to the immediate attention of the owner's representative. If notification is not performed, the contractor shall assume responsibility for revisions necessary.
3. Electrical Supply:
a. Provide power and connections to the automatic controller as indicated on the drawings.
b. Comply with applicable codes and ordinances.
4. Trenching:
a. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Follow layout indicated on drawings.
b. Minimum depth requirements: provide 18" of cover for pressure supply lines, 12" of cover for non-pressure lines and 24" of cover for lines under paving unless called for differently on drawings or as per city or county recommendation.
5. Control Wiring:
a. Install wiring in same trench as pressure supply lines wherever possible. Multiple wires shall be taped together at intervals of 10'.
b. No splices shall be made between controller and remote control valve.
c. Provide a 1' dia. by 12" loop expansion coil within 3' of each wire splice and at 100' on center.
6. Hydrostatic Pressure Test:
a. Notify owner's representative. Testing shall occur prior to backfill and installation of control valves.
b. Test all pressure lines under hydrostatic pressure of 125 lbs. per square inch for not less than four hours. Test all non-pressure lines under existing static pressure.
c. If leaks develop, replace joints and repeat test until system is shown to be watertight.
d. Furnish necessary force pump and other test equipment.
7. Backfilling:
a. Mechanically compact backfill to trenching to dry density equivalent to adjacent undisturbed soil, and make adjacent graded without surface areas, humps or other irregularities.
b. Place 6" or more of clean soil, free of debris, rock, etc. as initial backfill on pressure supply lines.
c. Place fine granular material with no foreign matter larger than 1/2" in size as initial backfill on all non-pressure lines.
d. Place a minimum of 6" of sand on pipes located under areas where paving will be installed. Use specified initial backfill for remaining backfill necessary.
e. Install piping under existing walks by jacking or boring. If cutting or breaking of walks is necessary, it shall be done and replaced as part of this contract. Notify permission from owner's representative before proceeding.
8. Line Clearance:
a. Lines shall have a clearance of 6" or more from each other, and from lines of other trades.
b. Parallel lines shall not be installed directly over one another, but staggered to the sides of the trench.
9. Irrigation Equipment, as defined above:
a. Install as per details.
b. Spacing of irrigation heads shall not exceed maximum the spacing on drawings.
c. Riser heights for irrigation heads shall be level.
d. Install sprinkler heads 12" out from low lying windows.
10. Assemblies:
a. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.
b. PVC to metal connection shall be by PVC male thread adapter fitting screwed into metal female fitting.
c. Teflon tape shall be used on all threaded PVC to PVC and PVC to metal joints.
11. Flushing and Adjusting System:
a. After irrigation pipelines and risers are in place and connected, and prior to installation of irrigation heads, open the control valves and use a full head of water to flush out system.
b. Adjust valves and alignment and coverage of irrigation heads. Adjustments may include changes in nozzle sizes and fineness of arc. These changes shall be made without additional cost to the owner.

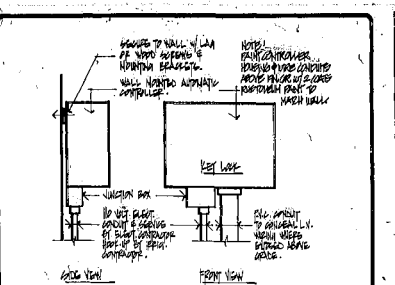
G. Observation Schedule
1. A pre-job conference shall be required before proceeding with work under this contract. An observation schedule shall be determined at this time for all work. Observations shall include, but not be limited to, one meeting at the start of the 60-day maintenance period and one at the end of the 60-day maintenance period.
2. Contact owner's representative 72 hours or 3 working days in advance of each agreed observation or conference.



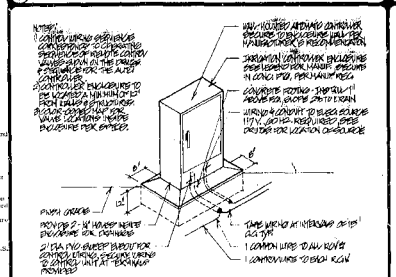
1 RISER 90° ELL



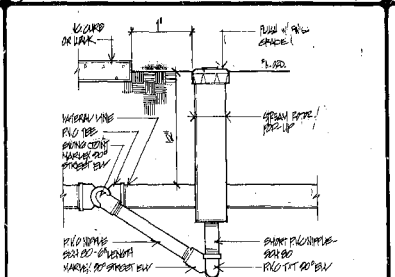
2 ANGLE VALVE



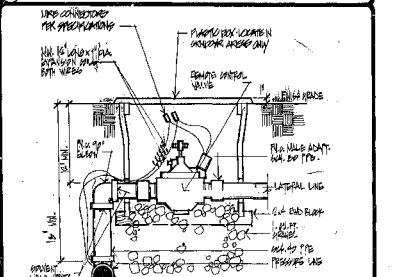
3 AUTOMATIC CONTROLLER - WALL MOUNT



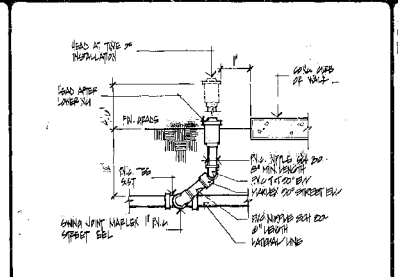
4 WALL MOUNTED CONTROLLER - IN AN ENCLOSURE



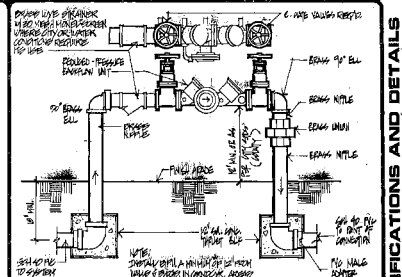
5 POP-UP HEAD

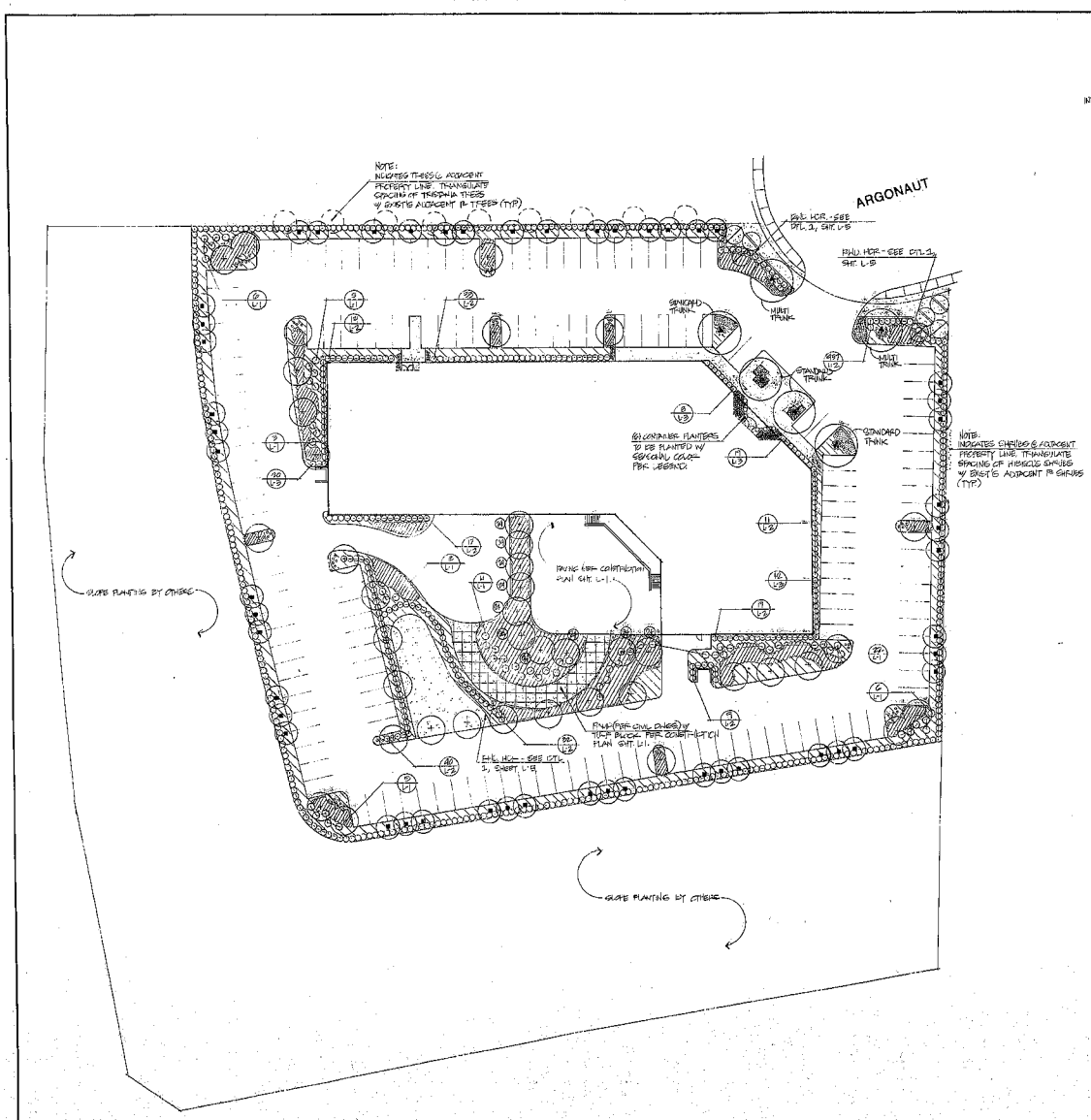


6 REMOTE CONTROL VALVE



8 POP-UP LAWN HEAD


BRONZE WIRE STRAINER WITH VINYL HANDLE SCREEN WHERE CITY/ENGINEER CONSIDERS NECESSARY FOR USE
REDUCED PRESSURE BACKFLOW UNIT
BRONZE 90° ELL
BRONZE NIPPLE
BRONZE UNION
BRONZE NIPPLE
FINISH GRADE
PVC 90° ELBOW
PVC NIPPLE
PVC TEE
PVC NIPPLE
PVC 90° ELBOW
NOTE: INSTALL WITH A MINIMUM OF 12" FROM WALLS & FENCES IN GROUNDCOVER AREAS
PVC MALE ADAPTER
PVC NIPPLE
PVC 90° ELBOW
PVC NIPPLE
PVC TEE
PVC NIPPLE
PVC 90° ELBOW
PVC NIPPLE
PVC 90° ELBOW
PVC NIPPLE
PVC 90° ELBOW



PLANTING PLAN

TREE LEGEND

SYMBOL	BOTANICAL NAME and COMMON NAME	SIZE	QUANTITY	B.B. OR CONT.	MISC.
	CUPRESSUS MACROCARPA	15 GAL	91	CABLE STAKE	STANDARD TRUNK
	CARROT WOOD TREE	24" BOX	10		
	EUCALYPTUS LEUCOXYLON	15 GAL	3	CABLE STAKE	STANDARD TRUNK
	WHITE IRONBARK				
	EUCALYPTUS MACULATA	15 GAL	9	CABLE STAKE	STANDARD TRUNK
	SPOTTED EUCALYPTUS				
	KOELREUTERIA BIPINNATA	24" BOX	2	—	MULTI TRUNK
	CHINESE FLAME TREE		4	STAKE	STD TRUNK
	TRISPINIA CONFERTA	15 GAL	30	STAKE	STANDARD TRUNK
	BRISBANE BOX				

INDICATES 24" BOX SIZE

SHRUB LEGEND

SYMBOL	BOTANICAL NAME and COMMON NAME	SIZE	SPACING
	HEMEROCALLIS SPECIES GOLDEN PLAINS DAYLILY	1 GAL	18" O.C.
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL	18" O.C.
L-1	ABELIA GRANDIFLORA 'EDWARD GOUCHER' GLOSSY ABELIA	5 GAL	5'-0" O.C.
L-2	HIBISCUS ROSA-SINENSIS CVR. 'WHITE WINGS' DAY HIBISCUS	5 GAL	3'-0" O.C.
L-3	PHYLLANTHUS INDICA 'FLORIDA' INDIAN GOOSEBERRY	5 GAL	3'-0" O.C.

NOTE:
WHERE TWO PROPERTIES MEET, TREE AND SHRUB MATERIAL SHALL BE TRIANGULARLY SPACED TO AVOID PLANT MATERIAL BEING PLACED ON PROPERTY LINE.

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME and COMMON NAME	SIZE	SPACING
	CAREX GRAND FLORA 'GREEN CARPET' NAPAL FLAX	1 GAL	24" O.C.
	HEDERA HELIX 'THANIT' HANING IVY	FLATS	12" O.C.
	TURF MARATHON FESCUE	SOD	
	SEASONAL COLOR- VARIETY TO BE SELECTED BY LANDSCAPE ARCHITECT @ TIME OF PLANTING.	4" POT	8" O.C.

NOTE: ALL GROUND COVER AREAS TO BE PLANTED W/ HAND SEEDED ALYSSUM CARPET OF SNOW.

PLANTING NOTES

1. The planting plan is diagrammatic. Plant locations are approximate. Plant/symbols take precedence over plant quantities specified. Notify the Owner's Representative of discrepancies prior to starting work.
2. Plant quantities given in the legend are approximate and for the convenience of the Contractor only.
3. Prior to planting, construction adjacent to planting areas shall be complete and irrigation systems installed and operational.
4. Plant material in or near paving and walls may require installation prior to construction. Coordinate this work through the General Contractor.
5. Take soil samples and submit written report to Richard Price & Associates prior to the start of soil preparation per the specifications.
6. Three weeks prior to delivery to site, submit photos of nursery stock trees to Richard Price & Associates for review.
7. Install brake at small lines in planting areas where areas may interfere with parked cars.
8. Keep shrubs and trees a minimum of 3'-6" (or as indicated on plan) from back of parking curbs to allow for car overhang.
9. Unless noted differently on the plan, planting areas should receive ground cover treatment up to plant rootball. No bare soil areas shall be left exposed except directly above rootballs.

SCALE 1" = 20'-0"

Richard Price & Associates
Landscape Architects/Planners
1580 South Coast Highway
Suite 18
Laguna Beach, California 92651
Telephone 714-494-8029

REVISIONS	BY

ARCHITECTURE: ARNZUELO/RIGNSON/DUFF & ASSOCIATES, INC.
LAND PLANNING

DEVELOPER: KAMINARI BUILDING PARTNERS
4350 VON KARMAN
NEWPORT BEACH, CA 92660
(714)833-2000 FAX (714)833-7654

Kaminari
#15 ARGONAUT DRIVE
ALISO VIEJO, CALIFORNIA

DATE 10/17/90
SCALE 1"=20'
DRAWN JWL
CHK'D RPA/JWL
SHEET L-4

JAN 10 '91

GENERAL PLANTING SPECIFICATIONS

A. Scope

Provide labor, materials and equipment considered as necessary to complete planting work as indicated and specified.

B. General Conditions

1. The planting design as indicated on the drawings is diagrammatic. Scaled dimensions are approximate. Before proceeding with work, check and verify site dimensions.
2. Do not install plantings where unknown obstructions, grade differences or discrepancies in site dimensions exist. Immediately bring discrepancies to the attention of the owner's representative. If notification is not performed, the contractor shall assume responsibility for revisions necessary.
3. Coordinate installation of planting to avoid conflicts with irrigation work, utilities, or engineering and architectural features.
4. Protect installed constant work and work of others.
5. Apply and pay for necessary permits and fees required in pursuit of work as required by governing codes.
6. Local, municipal and state laws, rules and regulations governing or relating to a person or his work are hereby made a part of these specifications.
7. Keep premises clean and free of excess equipment, materials and rubbish incident to work during construction and maintenance period. Broom clean all paved areas.
8. Make all finish grades before connecting work. Receive finish grade channel during course of this work to original or intended contours where possible.
9. Do not proceed with the planting installation until irrigation system is installed and operable.

C. Submittals

1. Agronomic Soils Test Report:
   a. Take (3) samples of site soil at a depth of 6 to 12 inches, within proposed planting areas, after completion of grading and prior to weed control and soil preparation.
   b. Bring samples to an approved soils testing laboratory registered by the State of California for soil evaluation.
   c. Request testing for fertility and suitability analysis with written recommendations for soil amendment, fertilizer and chemical conditioners, application rates for soil preparation, planting backfill mix, hydromulch and post-establishment fertilization programs.
   d. Soils report recommendations shall take precedence over the amendment and fertilizer application rates specified here.
   e. Submit written report to Owner's representative prior to soil amendment and ordering plant material.
2. Written Guarantees:
   a. All trees shall be guaranteed to live in a healthy condition for one year following the date of completion of the 60-day maintenance period. This date shall be determined by the owner's representative at the final inspection.
   b. Replacement of unhealthy trees immediately upon notification by the owner's representative, at no cost to the owner. Replacement trees shall meet the same specifications as the original trees. Replacement trees shall be guaranteed for one year after their review by the owner's representative.
   c. Install and stake trees as originally specified at no cost to the owner.
3. Statements of Conformation:
   a. Submit at the time of delivery invoice statement for organic amendments and fertilizers certifying delivery to the site quantities by each and/or volume.
   b. Submit suppliers' statements of confirmation certifying compliance of organic amendments and fertilizers with these specifications.

D. Materials

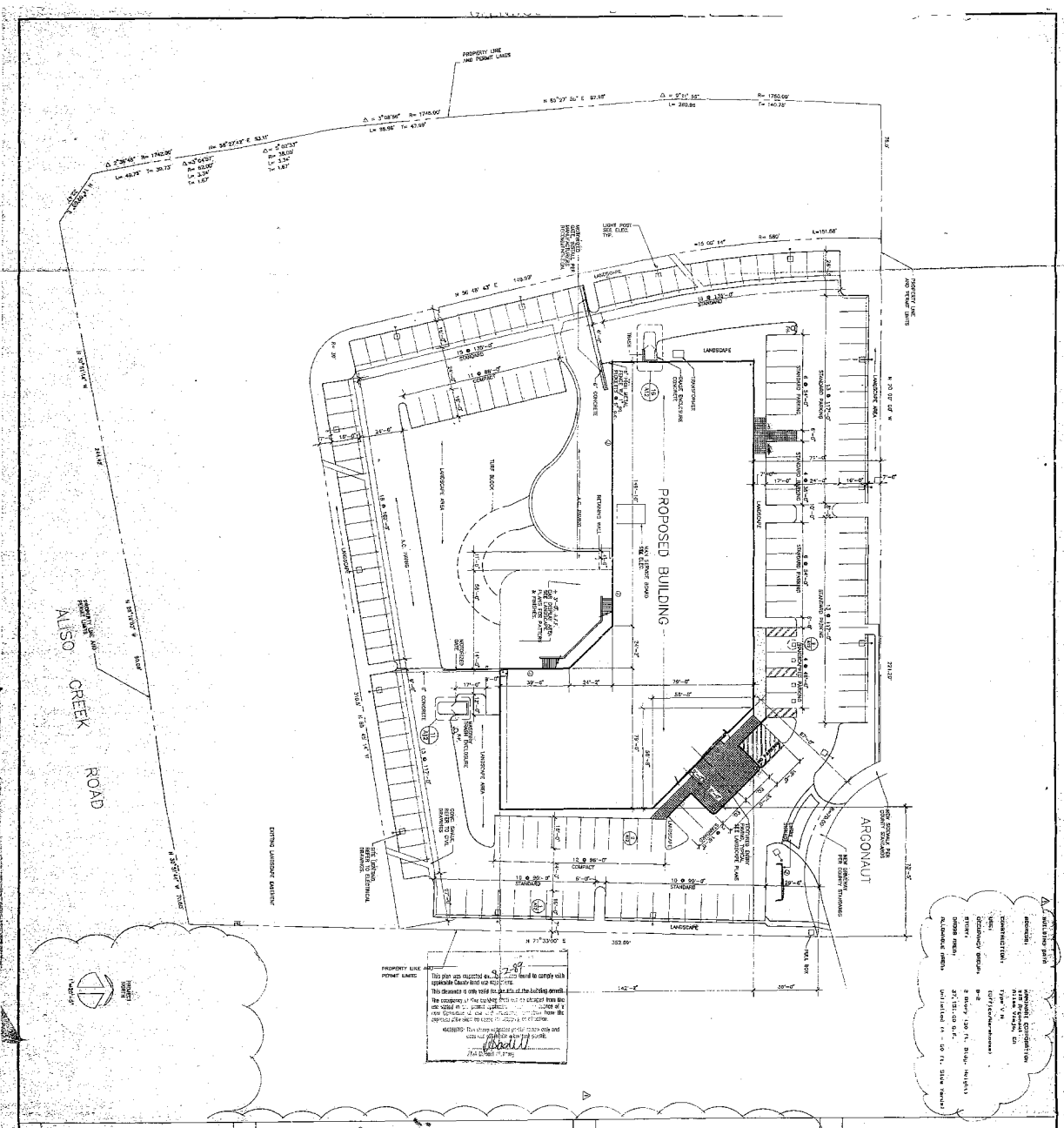
1. General:
   a. Provide materials of best recommended quality obtainable which comply with drawings and specifications.
   b. No substitutions of specified materials shall be made without consent of the owner's representative.
2. Import Soil, friable sandy loam fraction with 5% sand, 30% clay and 35% silt:
   a. Free of stones, clods and stones larger than 1" in diameter, weeds, sticks, brush, and other litter, infestation of undesirable insects and plant diseases.
   b. Salinity: The saturation medium conductivity shall not exceed 3.5 millimhos/CM at 25 C.
   c. Boron: The concentration in the saturation extract shall not exceed 1.0 PPM.
   d. Sodium: The sodium absorption ratio (SAR) as calculated from analyses of saturation extract shall not exceed 4.0 PPM.
   e. A soils test report shall be required at the contractor's expense if physical or chemical properties appear not to comply with specifications.
3. Organic Amendment, shredded fine wood or bark, granular in nature, stabilized with nitrogen, fortified with minerals and having the following properties:
   a. Particle size:
      1) Min. 95% passing 4 mesh screen
      2) Max. 60% passing 8 mesh screen
   b. Nitrogen content - (N) values based on dry weight: 0.5% for redwood sawdust, 0.1% for fir sawdust, 1.0% for bark chunks, 1.0% for fir or pine bark. Note: Fir sawdust not desirable.
   c. Salinity - conductivity 3.5 millimhos/CM at 25 C or less as determined on saturation extract conductivity.
   d. Organic content - minimum 98% by weight.
4. Fertilizer and Minerals:
   a. Commercial Fertilizer:
      1) Soil preparation - use 6-20-20 grade.
      2) Hydroseed: Use 16-6-8 grade slow release.
      3) Weed maintain: Use 21-0-0 grade with 100% nitrate nitrogen.
      4) Sod lawn: Use 16-20-0 grade, ammonium phosphate.
      5) Watersaver: Use 16-4-8 grade.
   b. Soil Sulphur: Minimum 99% elemental sulfur.
   c. Iron Sulfate (FeSO4 7H2O): 1 minimum 20% Fe, in solution.
   d. Gypsum: Calcium Sulfate Ca SO4 2H2O: 23% CA
   e. Planting Supplies: All grades with minimum grade 20-20-5.
5. Plants:
   a. Quality: Healthy, vigorous, normal habit; free of weeds, insect infestations and plant diseases, with scales, abrasions of the bark and other disfigurements. Quality in accordance with these specifications shall be determined by the owner's representative.
   b. Size: Plant normally supplied in containers or nursery stock for specimen variety specified in the legend. The root system shall fill the container but not be root bound. Size in accordance with these specifications shall be determined by the owner's representative.
   c. Rejection of substitutions: Remove rejected plants from site immediately and replace at no additional cost to the owner. Substitutions shall not be permitted unless requested in writing in advance from the owner's representative.
   d. Protection: Handle and store plants to prevent from sun, wind and other injuries. Burlap shall be cause for rejection even after initial inspection.
   e. Staking: Stakes and guys shall be as indicated on the plans, or the authority to place could be and shall be furnished at no extra cost.
   f. Lawns: Turf mix shall be 90% tall fescue and 10% perennial rye.
   g. Hydromulch:
      1) Wood cellulose mulch: Clean, uniformly wood cellulose fiber, dyed green with uniform suspension in water without absorption of moisture, and resistant to percolate in soil below.
      2) Seeds: Clean, fresh, new crop, labeled with supplier's statement of composition and percentage of purity.

E. Installation

1. Weed Control:
   a. After establishment of rough grades, and prior to soil preparation, kill weed to uproot existing weeds and grasses and remove from site.
   b. Apply 300 lbs. per acre of commercial fertilizer, Terbacil (4) times per day during the summer season and (2) times per day during other seasons for (2) weeks, or until most weeds have germinated.
   c. Spray a non-selective contact herbicide per manufacturer's directions to eradicate the germinated weeds. Allow herbicide to kill weeds. Till soil to uproot germinated weeds and grasses and remove from site. Minimum till disturbance on slopes.
   d. If weeds and grasses still exist, irrigate (4) or (3) times per day, as above, for (2) weeks or until new growth appears. Reapply herbicide and allow time to kill weeds. Remove weeds from site.
   e. No pre-emergent herbicide shall be used in landscape areas to be seeded.
2. Soil Preparation:
   a. Finish grading, mulching, soils bracing and weed control shall be completed prior to soil preparation.
   b. Apply per 1,000 sq. ft.. These rates may be adjusted by the soils report and are for bidding purposes only:

Organic Amendment	4	Cu. yds.
Commercial Fertilizer	20	lbs.
Soil Sulfur	10	lbs.

   c. Work into site soil by cultivation, spading or rototilling to a depth of at least 6-8 inches and fine grade to smooth finish (1) inch below adjacent paving and curbs. Remove debris and weeds from site. Keep material clean from paving.
3. Planting:
   a. Trees, shrubs and vines:
      1) Order plant locations or place recommended quantities or plants in containers on locations, and obtain verification from the owner's representative before excavating pits, making necessary adjustments as directed.
      2) Plant trees and shrubs as soon as site is available and weather conditions are suitable for performance of the specifications. Do not plant if soil is excessively wet.
      3) Excavate pits with vertical sides and flat bottoms and of sizes. The size shall be large enough to permit handling and planting operations without root damage, and at least 6" or more away from curbs and paving.
      4) Backfill mix: Thoroughly combine loam, sand and on-site specified import soil. This mix may be adjusted by the soil report (or 1/3 wedding parts per cu. yd.
         Non-fertilized soil: 1 part
         Sand: 1 part
         Organic amendment: 4 parts by volume
      5) Place backfill mix at bottom of each pit ensuring planting for support. Set plants in center of pits, in vertical position on the crown of plant is 1" above finished grade. Backfill plant pit with backfill mix to obtain the height of the rootball and water.
      6) Planting tablets: Place per the following schedule:
         1 tablet
         2 tablets
         3 tablets
         4 tablets
         5 tablets
      7) Over time backfilling and form shallow basin around each edge of root ball by depressing soil slightly below finish grade. If on water pipe, construct rim within outer edge of rootball. Water to settle roots and finish backfill around the plant.
      8) Plant shrub around natural plant - in formal, geometric arrangement.
      9) Prune, and shape plants as directed by the landscape architect. Remove broken or hazardous branches and wood as they occur. Paint cuts larger than 1" in diameter with asphalt tree paint. Pruning of specimen trees done under the guidance of the owner's representative.
      10) Spray new trees recently with water type of wood fungicide and heavy duty green plastic ribbon. Wrap and overlap from bottom to top. Secure with wire


PROPOSED BUILDING
ALISO CREEK ROAD
ARGONAUT
PROPERTY LINE AND PERMIT LIMITS
EXISTING ASPHALT DRIVEWAY
LANDSCAPE
TOP BOOK
N 73°33'00" E
352.89'
N 36°19'43" E
N 53°40'17" W
N 36°19'43" E
N 73°33'00" W
N 36°19'43" E
N 53°40'17" W
N 36°19'43" E
N 53°40'17" W
N 36°19'43" E
N 53°40'17

1656

15

ARGONAUT

NR 9800'71

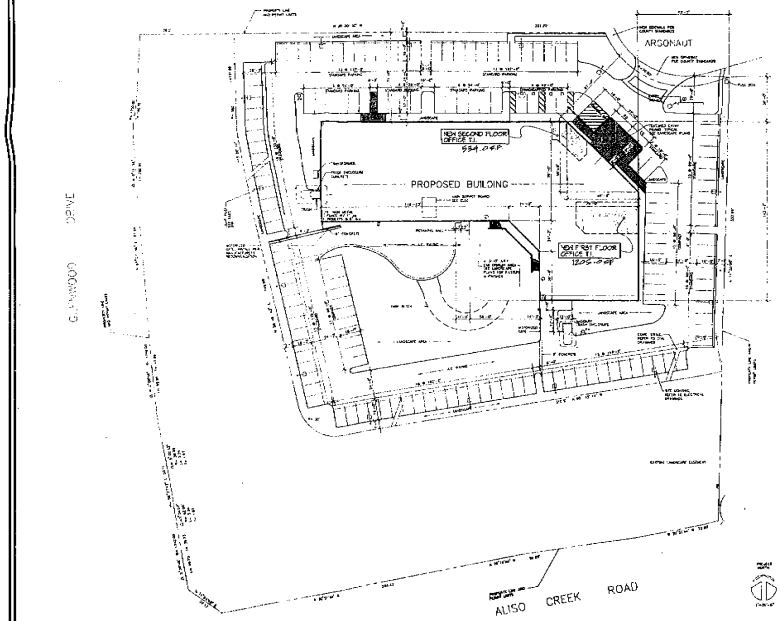
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ARBONNE INTERNATIONAL

OFFICE TENANT IMPROVEMENT

15 ARGONAUT DRIVE, MISSION VIEJO



EXISTING SITE PLAN

TABULATIONS

LOT AREA	195613 S.F.	4.49 ACRES	
BUILDING AREA:			
1ST FLOOR	23404 SF	17061 SF	
LEASE SPACE		6343 SF	
2ND FLOOR	13687 SF	12687 SF	
TOTAL	37151	37151	
BUILDING COVERAGE	12.38		
PARKING REQUIRED:			
OFFICE	73	STALLS	18,063 SF @ 1/250
MFG	37	STALLS	16,888 SF @ 1/500
HANDICAPPED	3	STALLS	3 x 120 STALLS
TOTAL	113	STALLS	37151
PARKING PROVIDED:			PROVIDED / REQUIRED
STANDARD	124	STALLS	2 : 1.58 / 113
HANDICAPPED	4	STALLS	
COMPACT	24	STALLS	
TOTAL	152	STALLS	

NEW FIRST FLOOR OFFICE T.I.	1205 S.F.
NEW FIRST FLOOR OFFICE T.I.	554.0 S.F.
TOTAL	1759.0 S.F.

PROJECT DATA

ADDRESS:	815 Argonaut Mission Viejo, CA
CONSTRUCTION:	Type V N
USE:	Office/Warehouse
OCCUPANCY GROUP:	B
STORY:	2 Story 120 ft. Bldg. Height
EXISTING AREA:	37,151.00 S.F.
ALLOWABLE AREA:	Unlimited 14 - 50 ft. Side Yards

LEDGEND

- BUILDING LINE
- HANDICAPPED PARKING STALL SEE 4/A42 16'x18'
- STANDARD PARKING STALL SEE 3/A42 9'x18'
- COMPACT PARKING STALL SEE 3/A42 8'x16'
- CONCRETE SWALE, REFER TO CIVIL DRAWINGS
- RECESSED ENTRY MAWNS, REFER TO LANDSCAPE PLAN
- SITE LIGHTING REFER TO ELECTRICAL DRAWINGS
- TRASH ENCLOSURE, REFER TO 11/A42
- TRASH ENCLOSURE, REFER TO 11/A42
- WAL. SECTION
- BUILDING SECTION
- DOOR SYMBOL, REFER TO DOOR SCHEDULE ON SHT A10
- KEYNOTE REFERENCE

STEELE CONSTRUCTION
GENERAL CONTRACTOR
State Lic. 661321
220 NORTH WINETTA
FULLERTON, CA 92633
(714) 449-0098

PROJECT DIRECTORY

PROJECT OWNER

ARBONNE INTERNATIONAL
815 ARGONAUT DRIVE
MISSION VIEJO, CA

PROJECT ADDRESS

815 ARGONAUT DRIVE
MISSION VIEJO, CA

Permit No.

Job No. | Scale: 1" = 30'-0"

REVISION BY DATE | Plot Date | Drawn By | Checked By

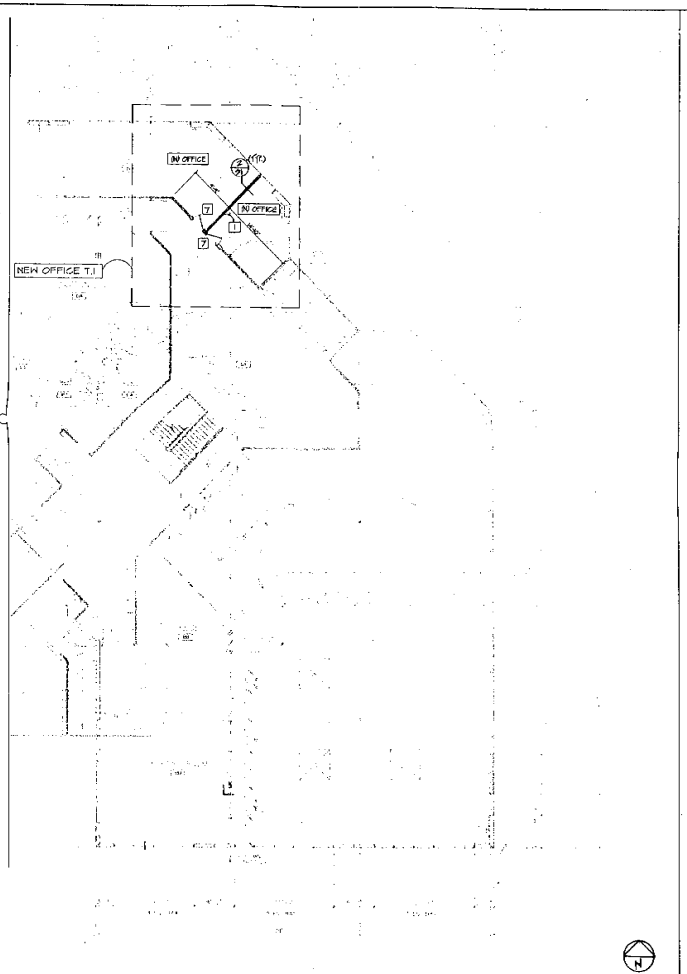
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SHEET 1 OF 4

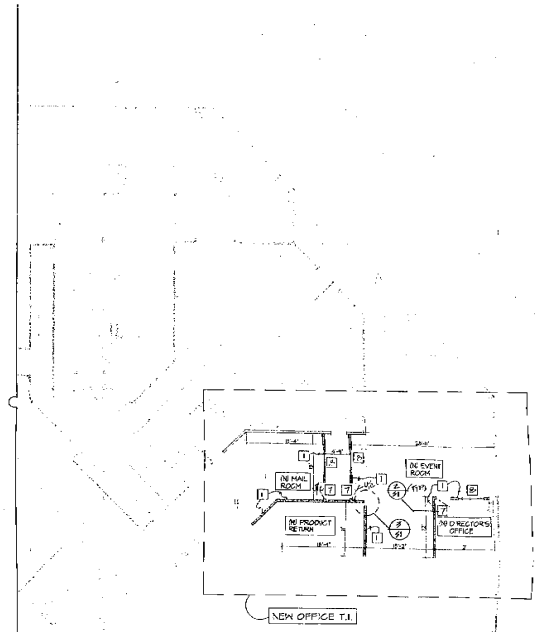
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FLOOR PLAN NOTES

1. ALL FRAMING SHALL BE 25 GA. S 3/5" STUDS UNLESS OTHERWISE NOTED.
2. FRAMING IS FASTENED TO FLOOR WITH SHOT PINS PER MANUFACTURER'S RECOMMENDATION.
3. NEW WALLS ARE PARTITIONS ONLY. TERMINATING AT EXISTING ACOUSTIC CEILING
4. ALL WALLS ARE FINISHED WITH 5/8" GYPSUM BOARD
5. DIAGONAL BRACING TO FLOOR JOISTS WILL BE PROVIDED @ PT. O.C. AT ALL WALLS
6. DOOR FRAMES WILL BE FIMELY PREFINISHED BROWN. EDGE 18 GA. STEEL FRAMES.
7. ALL DOORS WILL BE 3'-0" X 7'-0" X 1 3/4" SOLID CORE MASONITE PAINT GRADE
8. WINDOWS WILL BE TIMELY 3'-0" X 5'-0" BLOCK FRAME WITH SINGLE GLAZED TEMPERED GLASS



SECOND LEVEL FLOOR PLAN



FIRST LEVEL FLOOR PLAN

STEELE CONSTRUCTION
GENERAL CONTRACTOR
State Lic. 681221

220 NORTH WINETTA
FULLERTON, CA 92633
(714)-449-0098

PROJECT DIRECTORY

PROJECT OWNER

ARBONNE INTERNATIONAL
#5 ARGONAUT DRIVE
MISSION VIEJO, CA

PROJECT ADDRESS

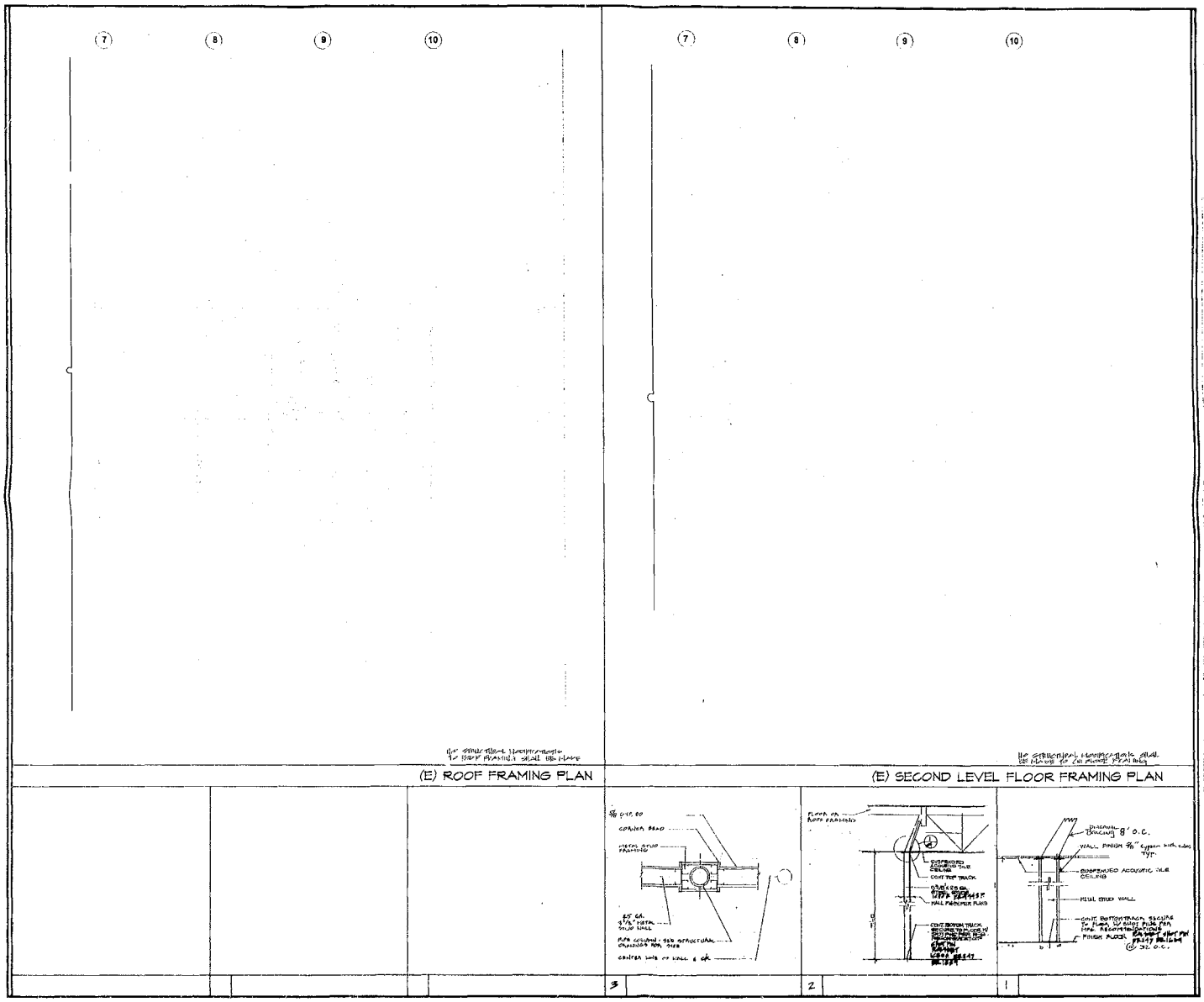
#5 ARGONAUT DRIVE
MISSION VIEJO, CA

Permit No.
Job No.
Scale: 1/8" = 1'-0"
Plot Date:
REVISION BY DATE:
Date Plotted:
Drawn By:
Checked By:

A-1

Drawing No. 3

[redacted]



STEELE CONSTRUCTION
GENERAL CONTRACTOR
State Lic. #91221

220 NORTH WINETTA
FULLERTON, CA 92633
(714)-449-0698

PROJECT DIRECTORY

PROJECT OWNER

ARBONNE INTERNATIONAL
815 ARGONAUT DRIVE
MISSION VIEJO, CA

PROJECT ADDRESS

815 ARGONAUT DRIVE
MISSION VIEJO, CA

Permit No.

Job No.

Scale: 1/8"=1'-0"

Plot Stat:

REVISION BY DATE: Date Plotted:

Drawn By:

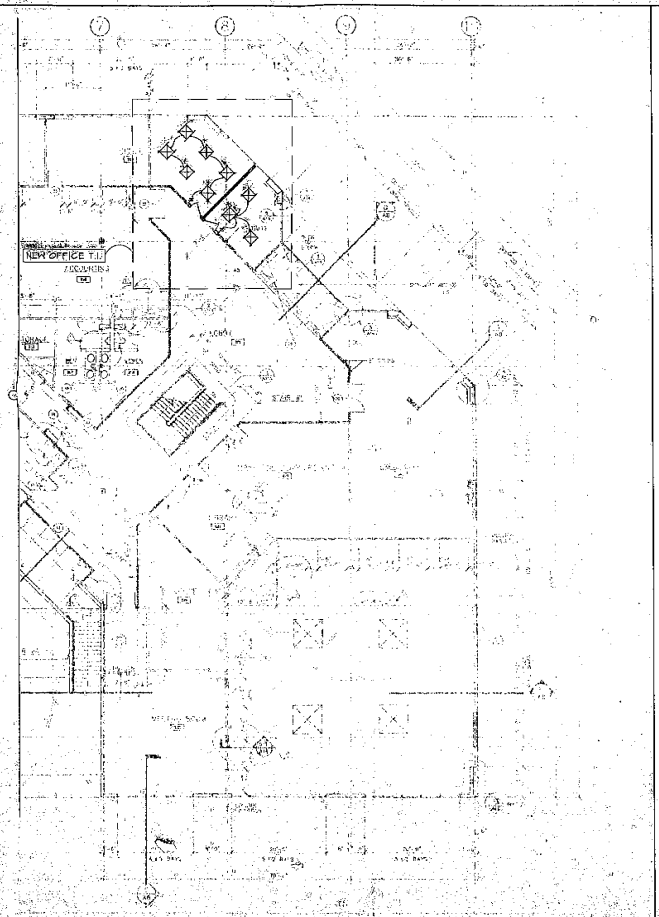
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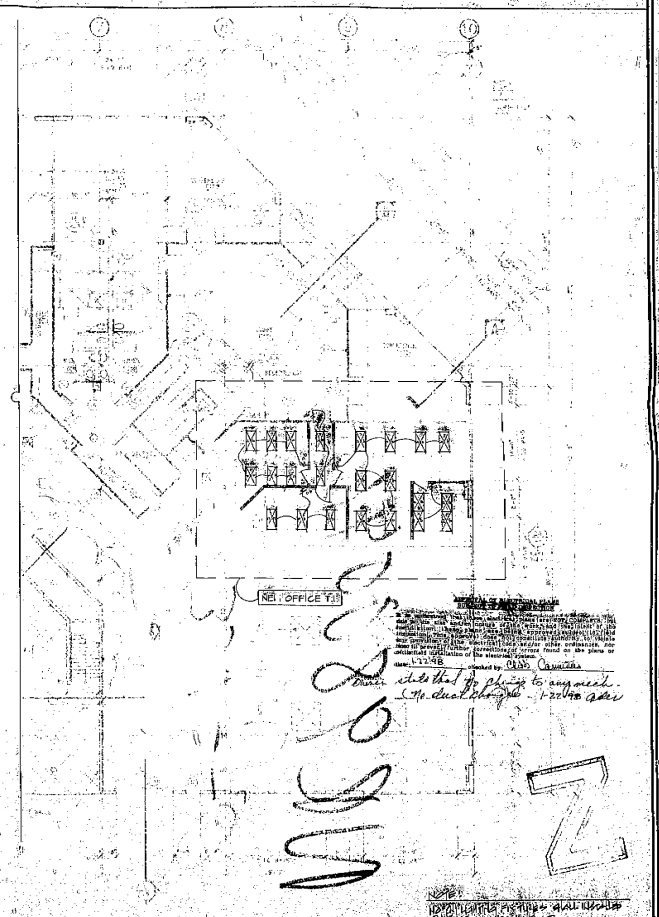
DRAWING OF 3

1660

FLOOR PLAN NOTES



SECOND LEVEL RELECTED CEILING PLAN



FIRST LEVEL REFLECTED CEILING PLAN

STEELE CONSTRUCTION
GENERAL CONTRACTOR
Jean E. Steele
2320 NORTH WANETA
FULLERTON, CA. 92633
(714) 449-0698

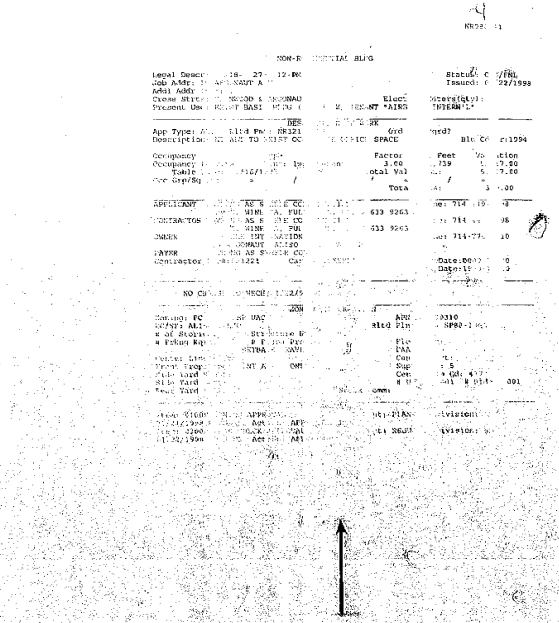
PROJECT DIRECTORY

PROJECT OWNER
ARGONNE INTERNATIONAL
45 ARGONAUT DRIVE
MISSION VIEJO, CA

PROJECT ADDRESS
45 ARGONAUT DRIVE
MISSION VIEJO, CA.

Permit No.
Job No.
Date
Scale
Drawn By
Checked By

A-2



COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

2

Regional Office: 22921 Triton Way, Laguna Hills, CA 92653, (714) 472-7922/7923

Central Office: 12 Civic Center Plaza, P.O. Box 4048, Santa Ana, CA 92702, (714) 834-2630/2631

SCRO

780-88G

APPLICATION FOR A GRADING PERMIT

PRESS HARD WHEN WRITING

JOB ADDRESS: 15 Argonaut	AREA: Laguna Hills		
LEGAL DESCRIPTION (OR ATTACH)	TRACT: PM 85-158	BLOCK	LOTS INCLUSIVE: Pcl 12
A.P. NO.	SUPER DIST. NO.: 5B	LAND USE WAIVER: GLA	TOTAL NO. LOTS/UNITS
CROSS STREETS: Aliso Creek Rd	AND: Greenwood		
PURPOSE: grading for comm'l building			
OWNER: Kaminari Building Partners	PHONE		
OWNER'S ADDRESS: 4350 Von Karman Ste 440	CITY: Newpt Bch	ZIP CODE: 92660	
PLANS BY: The Keith Companies ERIC NIELSEN	STATE LICENSE: CO40995	PHONE: 540-0800	
ADDRESS: 200 Baker	CITY: Costa Mesa	ZIP CODE: 92660	
APPROVED SOIL TESTING FIRM: Schaefer Dixon Ass		PHONE	
ADDRESS: 2168 S. Hathaway	CITY: Santa Ana	ZIP CODE	
SOILS ENGINEER: Timothy Simpson	STATE LICENSE: RCE 41121	PHONE	
ADDRESS: Same	CITY	ZIP CODE	
ENGINEERING GEOLOGIST: James J. Weaver	STATE LICENSE: GE 584	PHONE	
ADDRESS: Same	CITY	ZIP CODE	
GRADING CONTRACTOR	STATE LICENSE	PHONE	
ADDRESS	CITY	ZIP CODE	

REVIEWING OFFICE ☐ C.O. ☐ SCRB

INSPECTING OFFICE ☐ C.O. ☐ SCRB

ZONE: PC

PROPOSED USE: grading for comm'l building

REMARKS:

LAND USE APPROVAL: [signature] NAME — 10-13-88 DATE

BOND ☐ NOT REQUIRED

BONDING CO. PLANET INSURANCE Comp.

BOND NO. P1461827

BOND AMOUNT $ 16,750.00

☒ SURETY ☐ CASH ☐ BLANKET BOND ☐ CERT. OF DEPOSIT

☐ LETTER OF CREDIT (Expiration date _____)

CERTIFICATION FOR REGULATION PERMIT

Contractors

I certify that the following Contr. Lic No. _____ and Classification _____ is in full force and effect. Workmen's Compensation Insurance Certificate on file verified by _____ Expiration date: _____.

Other Applicants

I hereby certify I am exempt from Sec. 7031.5 of the Business and Professional Code, Div. 3, Chap. 9, Contractor's License Law under the following section:

☐ Owner (Sect 7044), or
☐ Minor Work under $200 (Sect 7048), or
☐ Employee working for wages only (Sect 7053), or
☐ OTHER: _____

WORKERS COMPENSATION DECLARATION

Certification of Exemption from Sect 3800 of the California Labor Code, Article 3, Construction Permit:

☐ The permit is for One Hundred Dollars ($100) or less. I certify that in the performance of the work for which the permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation laws of California.

If, after making such certification the applicant for this permit should become subject to the Workmen's Compensation provisions of the Labor Code, the applicant shall forthwith comply with the provisions of Sect 3700 or this permit shall be deemed revoked.

I hereby acknowledge and state that the information I have provided is correct both on the permit and this certificate and agree to comply with all County Ordinances and State laws regulating building construction.

X Joan Duncan Date: 10-13-88

(Applicant's Signature)

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION I HAVE PROVIDED IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

CONSENT IS HEREBY GIVEN TO THE COUNTY OF ORANGE, ITS OFFICERS AGENTS AND EMPLOYEES, TO ENTER UPON THE LAND FOR THE PURPOSES OF SUCH INSPECTIONS, INVESTIGATIONS, OR CORRECTIVE ACTION AS THE BUILDING OFFICIAL OF SUCH COUNTY DEEMS NECESSARY.

I AM AWARE OF ORDINANCE NO. 2717 CONCERNING THE DISCLOSURE OF LOBBYIST.

SIGNATURE Joan Duncan, As Agent — OWNER OR AUTHORIZED AGENT — 10-13-88

TYPE OF PERMIT

☐ **PRELIMINARY** NO BUILDING PERMITS TO BE ISSUED UNTIL THIS PERMIT IS SUPERCEDED BY A PRECISE GRADING PERMIT

☐ **PRECISE** ☐* BUILDING PERMITS MAY BE ISSUED AFTER ROUGH GRADING HAS BEEN APROVED.

NUMBER OF CUBIC YARDS
CUT: 1800
BORROW FILL:
NATURAL FILL: 1800
FEE YARDAGE: 1800

VALUATION OF PROTECTIVE DEVICES AND IMPROVEMENTS
$ 28,632.00

GRADING FEES

PLAN CHECK:		TOTAL P.C.
IMPROVEMENTS: (DIA 235)	$ 204.87	
GRADING (GRA 235)	$ 308.97	$ 513.84

GRADING PERMIT		TOTAL PERMIT
IMPROVEMENTS: (DIB 235)	$ 241.02	
GRADING (GRB 235)	$ 363.50	
ISSUANCE FEE	$ 6.74	$ 611.26

APPLICATION APPROVED [signature] DATE 12-22-88

FINAL APPROVED _____ DATE _____

BOND RELEASED _____ DATE _____

THIS FORM WHEN PROPERLY VALIDATED IS A PERMIT TO DO THE WORK DESCRIBED FOR A PERIOD OF 2 YEARS FROM DATE OF ISSUANCE

VALIDATION

*THIS PERMIT SUPERCEDES A PORTION/ALL OF GRADING PERMIT NO. _____ HAVING FEE YARDAGE IN THE AMOUNT OF _____ YD.³

4 12/22/88 212453 — 370.24 GRB235, 204.87 DIA235 — 241.02 DIB235 $$$$$816.13 TOTA

CASHIER | DATE | PERMIT NO. | PERMIT FEE | CODE | PLAN CHECK | TOTAL

1662

City of Aliso Viejo

Building and Safety Division
12 Journey
Aliso Viejo, CA 92656
(949) 425-2500
fax (949) 425-3899

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Inspection request line 949-425-2545

Building Address
St No. 15 Street ARGONAUT
APN Lot Tract Block

Applicant Centcenton On Electronics Inc
St No. 15 Street Argonaut
City Aliso Viejo Zip 92656 Phone 855-9111

Engr/ Arch Lic No.

Owners name CENTCENTON ON 855-9111
15 ARGONAUT
Aliso Viejo 92656

Contractor Lic No.

Licensed Contractor's Declaration
I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professions Code) and my license is in full force and effect.
License Class License Number
Date 6/18/2003 Contractor
Address
City and Zip Phone

Construction Lending Agency
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 1097, Civ..C)
Lender's Name _____
Lender's Address _____

Owner-Builder Declaration
I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec.7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the contractor's License Law(Chapter 9, commencing with Section 7000, of Division 3 of the Business and professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's Licensed Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project(Sec 7044, Business and Professions Code:The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the contractors License Law).

☐ I am exempt under Sec _____, B&PC for this reason

Date 6/18/03 Initial MM

Workers' Compensation Declaration
I hereby affirm under penalty of perjury one of the following declarations:

☐ a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued:

☐ b. I have and will maintain worker's compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Ins. Co.: _____
Policy No: _____
Exp Date: _____

☐ (This section need not be completed if the permit is for one hundred dollars ($100) or less).

c. I certify that in the performance of the work for which this permit is issued,I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Date _____ Signature _____
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Aliso Viejo to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent

MARK MISCIONE 06/18/03
Print Applicant's/Agent's Name Date

Permit Number	Plan Review No.:
57814	57814

The following work is authorized by this permit
☐ Struct. ☐ Plumb. ☐ Mech. ☐ Elect.
Type of Project ☐ New ☐ Alter ☐ Addition ☐ Repair
☐ Tenant Improvement ☐ Demo ☒ Occupancy Permit

Project Description	Sq.Ft.	Sq.Ft.
CERT OF OCCUP		

Business Lic No

Remarks/Special Conditions/Project Description
THIS PERMIT IS FOR CERTIFICATE OF OCCUPANCY. NO TENANT IMPROVEMENTS ARE INVOLVED WITH THIS MOVE IN.

This permit shall expire if the building or work authorized by such permit is suspended or abandoned for a period of 180

All work shall conform to the 1997 U.B.C., 1997 U.M.C., 1997 U.P.C. and the 1996 N.E.C.

Group/Division/Type	High Fire Hazard
B 1HR SPRINK	☐ Yes ☐ No
Valuation	Fire Sprinklers ☐ Yes ☐ No

Structural	$40.00
Elect	
Mech	
Plumb	
Plan check	
Issuance	$15.00
Microfiche	
Soils/Geology	
Total City Fee Due	$55.00
Seismic Fee	
Total Amount Paid	$55.00

Issuance Approved Ty Hall

Date Issued	Permit Number
Wed, Jun 18, 2003	57814

Receipt # **2402**

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Insp.
1. Temporary Electrical Service or Pole		
2. Soil Pipe--Underground		
3. Water Pipe--Underground / Underslab		
4. Water Service		
5. Property Sewer / House Connection		
6. Electrical Conduit--Underground		
7. Gas Line Underground & Test		
8. Footings & Steel Ufer ☐		
9. Foundation--Slab on Grade		
10. Retaining Wall Footing		
11. Pre--Grout ☐ Drainage ☐		
12. Gas Pipe-Underground & Test		
13. Rough Plumbg./Top Out/Shower Pan		
14. Roof Drains & Overflows		
15. Rough Electrical--Conduit		
16. Rough Electrical Wiring		
17. Rough Heating & Air Conditioning		
18. Rough Factory Fireplace		
19. Ducts, Ventilating		
20. Fire Dampers		
21. Floor Sheathing		
22. Roof Sheathing		
23. Roof Framing		
24. Approved to Cover Exterior		
25. Rough Frame and Flashing		
26. "T" Bar Ceiling/Elect./Mechanical		
27. Insulation		
28. Lathing ☐ Interior ☐ Exterior		
29. Drywall Nailing		
30. Electric Power Meter Final		
31. Final Electric		
32. Final Sign		
33. Hood or Canopy Final		
34. Final Factory Fireplace		
35. Final Mechanical		
36. Final Plumbing		
37. Water Service Final/Release		
38. Gas Final Including Connectors		
39. Solar Domestic--Final		
40. Re-roof Final		
41. Retaining Wall Final		
42. Handicap Regulations		
43. Landscape Final		
44. Zoining--Final		
45. Engineering--Final		
46. Health--Final		
47. Final Structure & Building		
48. Gas Release		
49. Electric Release		
***Inspector's Initials & Name		

POOL AND SPA APPROVALS Permit #_____	Date	Insp.
1. Pool & Equipment Location		
2. Steel Reinforcement		
3. Electrical Bonding		
4. Rough Plumbing & Pressure Test		
5. APPROVAL TO COVER--GUNITE		
6. Electrical Conduit--Underground		
7. Gas Pipe, ☐ Underground, Test		
8. Backwash Lines, P-Trap, ☐ Und.		
9. Backwash & Receptor--Final		
10. Fencing and Access Approval		
11. APPROVED FOR PLASTERING		
12. Heater & Vent--Final		
13. Plumbing System--Final		
14. Electrical--Final		
15. Solar System--Final		
16. POOL / SPA SYSTEM FINAL		

FIRE DEPT. REQUIREMENT APPROVALS Permit #_____	Date	Insp.
1. UNDERGROUND HYDRO		
2. PRODUCT PIPING ☐ GAS ☐ OIL		
3. UNDERGROUND FLUSH		
4. UND. STRG. TANK ☐ GAS ☐ OIL		
5. OVERHEAD HYDRO		
6. DRY CHEMICAL		
7. DRY STANDPIPE		
8. FIXED SYSTEM FINAL		
9. FIRE PREVENTION FINAL		

NOTES:

I, AS THE CONTRACTOR, HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM A CERTIFIED HOME IMPROVEMENT CONTRACTOR UNDER THE PROVISIONS OF SECTIONS 7150 AND 7151 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.

DATE:_____ **CONTRACTOR:**_____

6/25/03 Cert. of occup

Certificate of Occupancy

CITY OF ALISO VIEJO

12 JOURNEY • ALISO VIEJO, CALIFORNIA 92656 • (949) 425-3800

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use.

Address where Business will be conducted: 15 Argonaut

Name of Occupant/Owner: Centon Electronics, Inc. Business Phone: 855-9111

Address of Home Office of Occupant if different than above: _____ Home Office Phone: _____

Permit No. 57814 Occupancy Group B No. of Units 1 Type of Construction V NR SPRINKLERED

Building Division Date Approved: 6/25/03 By: Joy Astle

Use Zone: Business Park Occupancy Description: Manufacturing

Planning Division Date Approved: 6/25/03 By: Clint Sherrod

LIMITATIONS: _____

Date 6/25/03

Buster Scholl
Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official

CENTON ELECTRONICS
MEMORIES THAT LAST FOREVER™

Centon Electronics, Inc.

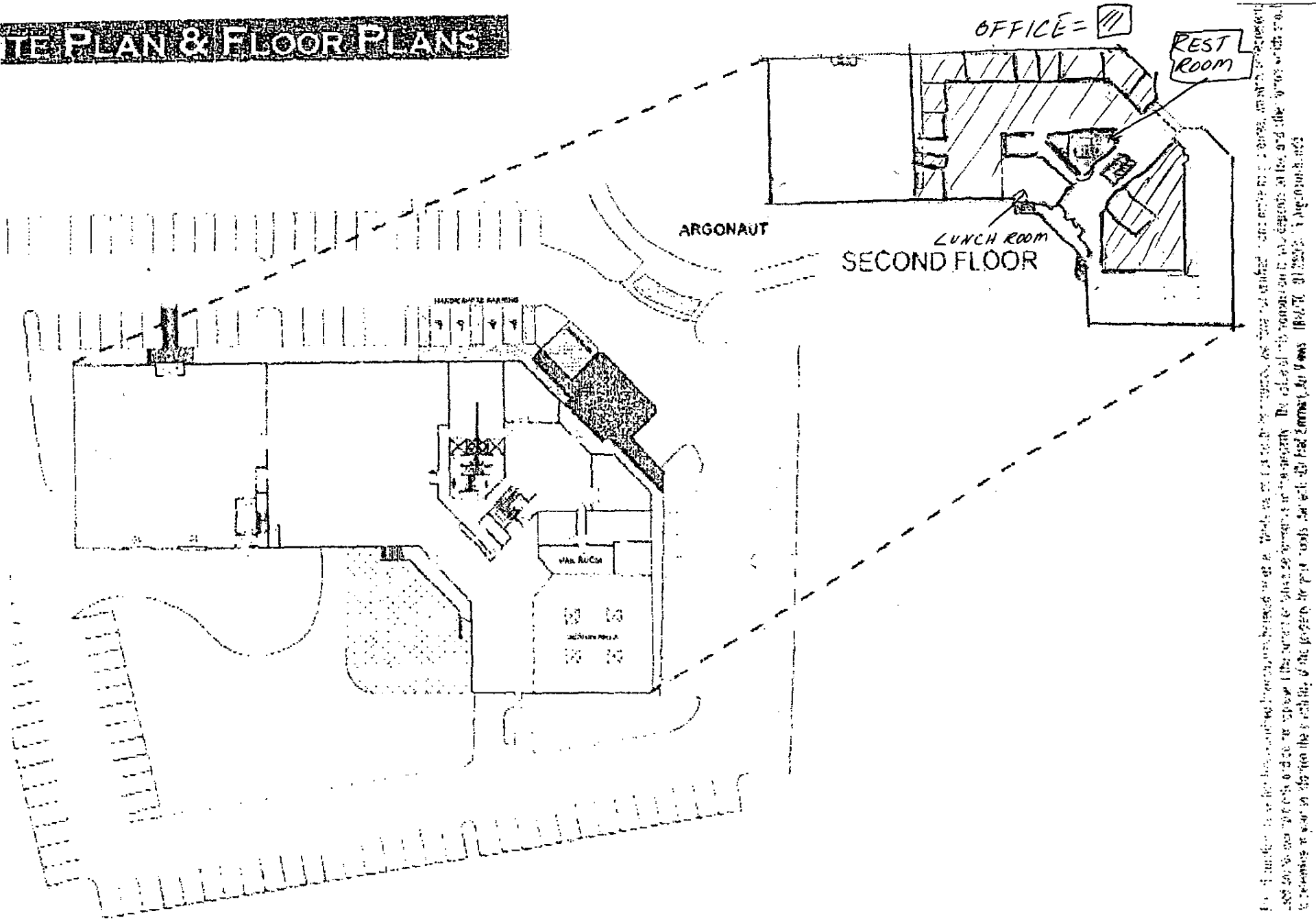
To: City of Aliso Viejo

Centon Electronics, Inc. is a leading worldwide designer, manufacturer and supplier of memory solutions. Centon's expansive product line includes state-of-the-art memory solutions for desktops, servers, notebooks, workstations, printers, motherboards, embedded systems and telecommunications devices. All products are either JEDEC compliant or engineered to meet or exceed OEM specifications to ensure reliability and 100% compatibility. Centon is ISO 9001 certified

Total Sq. Ft of building 37,724
- Office aprox 12 k
- Wharehouse /manf 25,724

Total number of employees 76
- Men: 54
- Women: 22

TE PLAN & FLOOR PLANS



URTHER INFORMATION PLEASE CONTACT

CARR
25.8631
@cbre.com

KEITH BLACK
949.725.8633
kblack@cbre.com

STEVE WAGNER
949.725.8616
swagner@cbre.com

CB Richard Ellis
NAVIGATING A NEW WORLD™

City of Aliso Viejo

Building and Safety Division
12 Journey
Aliso Viejo, CA 92656
(949) 425-2500
fax (949) 425-3899

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Inspection request line 949-425-2545

Building Address
St No. 15 Street ARGONAUT
APN Lot Tract Block

Applicant Centcenton On Electronics Inc
St No. 15 Street Argonaut
City Aliso Viejo Zip 92656 Phone 855-9111

Engr/ Arch Cls Corp Lic No. 930
P O Box 7318
Fullerton 92834

Owners name CENTCENTON ON 855-9111
15 ARGONAUT
Aliso Viejo 92656

Contractor
Gti Commerical Contractors Lic No. 480519
25801 Obero #5
Mission Viejo 92691 583-9300

Licensed Contractor's Declaration
I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professions Code) and my license is in full force and effect.
License Class B License Number 480519
Date 9/8/2003 Contractor GTI COMMERICAL CONTRACTORS
Address 25801 OBERO #5
City and Zip MISSION VIEJO 92691 Phone 583-9300

Construction Lending Agency
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 1097, Civ..C)
Lender's Name _____
Lender's Address _____

Owner-Builder Declaration
I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec.7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the contractor's License Law(Chapter 9, commencing with Section 7000, of Division 3 of the Business and professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's Licensed Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project(Sec.7044, Business and Professions Code:The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the contractors License Law).

☐ I am exempt under Sec._____, B&PC for this reason

Date_____ Initial_____

Workers' Compensation Declaration

I hereby affirm under penalty of perjury one of the following declarations:

☐ a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ b. I have and will maintain worker's compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Ins. Co.: Statefund
Policy No: 1381076-02
Exp Date: 12-1-03

☐ (This section need not be completed if the permit is for one hundred dollars ($100) or less).

c. I certify that in the performance of the work for which this permit is issued,I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Date 9-8-03 Signature _____

Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Aliso Viejo to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent

Gene Tribolet
Print Applicant's/Agent's Name

9-8-03
Date

Permit Number	Plan Review No.:
58110	58110

The following work is authorized by this permit
☒ Struct. ☐ Plumb. ☒ Mech. ☒ Elect.
Type of Project ☐ New ☐ Alter ☐ Addition ☐ Repair
☒ Tenant Improvement ☐ Demo ☒ Occupancy Permit

Project Description	Sq.Ft.	Sq.Ft.
TENANT	8000	

Business Lic No

Remarks/Special Conditions/Project Description
THIS PERMIT IS TO INSTALL TENANT IMPROVEMENTS FOR 8000 SQFT

Expired

This permit shall expire if the building or work authorized by such permit is suspended or abandoned for a period of 180.

All work shall conform to the 1997 U.B.C., 1997 U.M.C., 1997 U.P.C. and the 1996 N.E.C.

Group/Division/Type	High Fire Hazard
B SPRINK	☐ Yes ☐ No
Valuation	**Fire Sprinklers**
$84,000.00	☐ Yes ☐ No

Structural	$849.90
Elect	
Mech	
Plumb	
Plan check	
Issuance	$17.33
Microfiche	$9.00
Water Quality	
Total City Fee Due	$867.23
Seismic Fee	
Total Amount Paid	$876.23

Issuance Approved Ty Hall

Date Issued	Permit Number
Mon, Sep 8, 2003	58110

Receipt # 2646

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Insp.
1. Temporary Electrical Service or Pole		
2. Soil Pipe--Underground		
3. Water Pipe--Underground / Underslab		
4. Water Service		
5. Property Sewer / House Connection		
6. Electrical Conduit--Underground		
7. Gas Line Underground & Test		
8. Footings & Steel Ufer ☐		
9. Foundation--Slab on Grade		
10. Retaining Wall Footing		
11. Pre--Grout ☐ Drainage ☐		
12. Gas Pipe-Underground & Test		
13. Rough Plumbg./Top Out/Shower Pan		
14. Roof Drains & Overflows		
15. Rough Electrical--Conduit		
16. Rough Electrical Wiring		
17. Rough Heating & Air Conditioning		
18. Rough Factory Fireplace		
19. Ducts, Ventilating		
20. Fire Dampers		
21. Floor Sheathing		
22. Roof Sheathing		
23. Roof Framing		
24. Approved to Cover Exterior		
25. Rough Frame and Flashing		
26. "T" Bar Ceiling/Elect./Mechanical	9/24/03	✓
27. Insulation		
28. Lathing ☐ Interior ☐ Exterior		
29. Drywall Nailing	9/10/03	Jy
30. Electric Power Meter Final		
31. Final Electric		
32. Final Sign		
33. Hood or Canopy Final		
34. Final Factory Fireplace		
35. Final Mechanical		
36. Final Plumbing		
37. Water Service Final/Release		
38. Gas Final Including Connectors		
39. Solar Domestic--Final		
40. Re-roof Final		
41. Retaining Wall Final		
42. Handicap Regulations		
43. Landscape Final		
44. Zoining--Final		
45. Engineering--Final		
46. Health--Final		
47. Final Structure & Building		
48. Gas Release		
49. Electric Release		
***Inspector's Initials & Name T. H	Jy Hall	

POOL AND SPA APPROVALS Permit #_____	Date	Insp.
1. Pool & Equipment Location		
2. Steel Reinforcement		
3. Electrical Bonding		
4. Rough Plumbing & Pressure Test		
5. APPROVAL TO COVER--GUNITE		
6. Electrical Conduit--Underground		
7. Gas Pipe, ☐ Underground, Test		
8. Backwash Lines, P-Trap, ☐ Und.		
9. Backwash & Receptor--Final		
10. Fencing and Access Approval		
11. APPROVED FOR PLASTERING		
12. Heater & Vent--Final		
13. Plumbing System--Final		
14. Electrical--Final		
15. Solar System--Final		
16. POOL / SPA SYSTEM FINAL		

FIRE DEPT. REQUIREMENT APPROVALS Permit #_____	Date	Insp.
1. UNDERGROUND HYDRO		
2. PRODUCT PIPING ☐ GAS ☐ OIL		
3. UNDERGROUND FLUSH		
4. UND. STRG. TANK ☐ GAS ☐ OIL		
5. OVERHEAD HYDRO		
6. DRY CHEMICAL		
7. DRY STANDPIPE		
8. FIXED SYSTEM FINAL		
9. FIRE PREVENTION FINAL		

NOTES:

I, AS THE CONTRACTOR, HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM A CERTIFIED HOME IMPROVEMENT CONTRACTOR UNDER THE PROVISIONS OF SECTIONS 7150 AND 7151 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.

DATE:_____ **CONTRACTOR:**_____

Expired

City of Aliso Viejo

Building and Safety Division
12 Journey
Aliso Viejo, CA 92656
(949) 425-2500
fax (949) 425-3899

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Inspection request line 949-425-2545

Building Address
St No. 15 Street ARGONAUT
APN Lot Tract Block

Applicant Centcenton On Electronics Inc
St No. 15 Street Argonaut
City Aliso Viejo Zip 92656 Phone 855-9111

Engr/ Arch Cls Corp Lic No. 930
P O Box 7318
Fullerton 92834

Owners name CENTCENTON ON 855-9111
15 ARGONAUT
Aliso Viejo 92656

Contractor
Gti Commerical Contractors Lic No. 480519
25801 Obero #5
Mission Viejo 92691 583-9300

Licensed Contractor's Declaration
I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professions Code) and my license is in full force and effect.
License Class B License Number 480519
Date 9/8/2003 Contractor GTI COMMERICAL CONTRACTORS
Address 25801 OBERO #5
City and Zip MISSION VIEJO 92691 Phone 583-9300

Construction Lending Agency
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 1097, Civ.C)
Lender's Name _____
Lender's Address _____

Owner-Builder Declaration
I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec.7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the contractor's License Law(Chapter 9, commencing with Section 7000, of Division 3 of the Business and professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code. The Contractor's Licensed Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project(Sec.7044, Business and Professions Code:The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the contractors License Law)

☐ I am exempt under Sec._____, B&PC for this reason

Date_____ Initial_____

Workers' Compensation Declaration

I hereby affirm under penalty of perjury one of the following declarations:

☐ a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ b. I have and will maintain worker's compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Ins. Co.: State Fund
Policy No.: 13P1076-02
Exp Date: 12-1-03

☐ (This section need not be completed if the permit is for one hundred dollars ($100) or less).

☐ c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 9-4-03 Signature _____

Warning: Failure to secure workers' compensation coverage *is unlawful*, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Aliso Viejo to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent

Print Applicant's/Agent's Name Date 9-4-03

Permit Number	Plan Review No.:
58113	58113

The following work is authorized by this permit

☐ Struct. ☒ Plumb. ☒ Mech. ☒ Elect.

Type of Project ☐ New ☐ Alter ☐ Addition ☐ Repair ☒ Tenant Improvement ☐ Demo ☐ Occupancy Permit

Project Description	Sq.Ft.	Sq.Ft.
ELECT TI		
MECH TI		
PLUMB TI		

Business Lic No

Remarks/Special Conditions/Project Description
THIS PERMIT IS TO INSTALL ELECT, MECH, AND PLUMB TENANT IMPROVEMENTS REQUIREMENTS FOR 8000 SQFT

F
9/14/01
TY H.

This permit shall expire if the building or work authorized by such permit is suspended or abandoned for a period of 180

All work shall conform to the 1997 U.B.C., 1997 U.M.C., 1997 U.P.C. and the 1996 N.E.C.

Group/Division/Type	High Fire Hazard
B SPRINK	☐ Yes ☐ No
Valuation	Fire Sprinklers ☐ Yes ☐ No

Structural	
Elect	$100.00
Mech	$48.28
Plumb	$23.10
Plan check	$111.40
Issuance	$17.33
Microfiche	
Water Quality	
Total City Fee Due	$300.11
Seismic Fee	
Total Amount Paid	$300.11

Issuance Approved Ty Hall

Date Issued	Permit Number
Mon, Sep 8, 2003	58113

Receipt # 2644

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Insp.
1. Temporary Electrical Service or Pole		
2. Soil Pipe--Underground		
3. Water Pipe--Underground / Underslab		
4. Water Service		
5. Property Sewer / House Connection		
6. Electrical Conduit--Underground		
7. Gas Line Underground & Test		
8. Footings & Steel Ufer ☐		
9. Foundation--Slab on Grade		
10. Retaining Wall Footing		
11. Pre--Grout ☐ Drainage ☐		
12. Gas Pipe-Underground & Test		
13. Rough Plumbg./Top Out/Shower Pan		
14. Roof Drains & Overflows		
15. Rough Electrical--Conduit U/G work	9/5/03	✓
16. Rough Electrical Wiring		
17. Rough Heating & Air Conditioning		
18. Rough Factory Fireplace		
19. Ducts, Ventilating		
20. Fire Dampers		
21. Floor Sheathing		
22. Roof Sheathing		
23. Roof Framing		
24. Approved to Cover Exterior		
25. Rough Frame and Flashing		
26. "T" Bar Ceiling/Elect./Mechanical		
27. Insulation		
28. Lathing ☐ Interior ☐ Exterior		
29. Drywall Nailing		
30. Electric Power Meter Final		
31. Final Electric		
32. Final Sign		
33. Hood or Canopy Final		
34. Final Factory Fireplace		
35. Final Mechanical		
36. Final Plumbing		
37. Water Service Final/Release		
38. Gas Final Including Connectors		
39. Solar Domestic--Final		
40. Re-roof Final		
41. Retaining Wall Final		
42. Handicap Regulations		
43. Landscape Final		
44. Zoining--Final		
45. Engineering--Final		
46. Health--Final		
47. Final Structure & Building	9/14/01	TY
48. Gas Release		
49. Electric Release		
***Inspector's Initials & Name		

POOL AND SPA APPROVALS Permit #_____	Date	Insp.
1. Pool & Equipment Location		
2. Steel Reinforcement		
3. Electrical Bonding		
4. Rough Plumbing & Pressure Test		
5. APPROVAL TO COVER--GUNITE		
6. Electrical Conduit--Underground		
7. Gas Pipe, ☐ Underground, Test		
8. Backwash Lines, P-Trap, ☐ Und.		
9. Backwash & Receptor--Final		
10. Fencing and Access Approval		
11. APPROVED FOR PLASTERING		
12. Heater & Vent--Final		
13. Plumbing System--Final		
14. Electrical--Final		
15. Solar System--Final		
16. POOL / SPA SYSTEM FINAL		

FIRE DEPT. REQUIREMENT APPROVALS Permit #_____	Date	Insp.
1. UNDERGROUND HYDRO		
2. PRODUCT PIPING ☐ GAS ☐ OIL		
3. UNDERGROUND FLUSH		
4. UND. STRG. TANK ☐ GAS ☐ OIL		
5. OVERHEAD HYDRO		
6. DRY CHEMICAL		
7. DRY STANDPIPE		
8. FIXED SYSTEM FINAL		
9. FIRE PREVENTION FINAL		

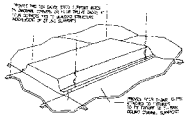
NOTES:

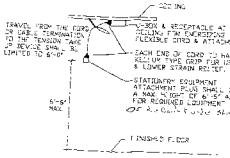
I, AS THE CONTRACTOR, HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM A CERTIFIED HOME IMPROVEMENT CONTRACTOR UNDER THE PROVISIONS OF SECTIONS 7150 AND 7151 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.

DATE:_____ **CONTRACTOR:**_____

AS BUILT
ELECTRICAL
IS ~~ENTERPRISE~~
ARGONAUT
#5813

RECESSED FIXTURE SUPPORT





MANDATORY MEASURES

1. EXTERIOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCELL AND TIME CLOCK OR BY A TIME CLOCK WITH ASTRONOMICAL TIME FUNCTION.
2. ALL INTERIOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND AUTOMATIC OFF CONTROL DEVICE.
3. ALL LIGHTING SHALL BE HIGH EFFICACY LAMPS AND ELECTRONIC BALLASTS.
4. ALL LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND AUTOMATIC OFF CONTROL DEVICE.
5. ALL LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND AUTOMATIC OFF CONTROL DEVICE.
6. ALL LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND AUTOMATIC OFF CONTROL DEVICE.
7. ALL LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND AUTOMATIC OFF CONTROL DEVICE.
8. ALL LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND AUTOMATIC OFF CONTROL DEVICE.
9. ALL LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND AUTOMATIC OFF CONTROL DEVICE.

SYMBOL LIST

DESCRIPTION

- DUPLEX RECEPTACLE MOUNT AT +18" AFF, OR AS NOTED
- DOUBLE DUPLEX MODIFIED MOUNT AT THE AFF, OR AS NOTED
- GFCI/GFI FAULT CIRCUIT DUPLEX RECEPTACLE +18" AFF, OR AS NOTED
- DEDICATED DUPLEX RECEPTACLE +18" AFF, OR AS NOTED
- SPECIAL RECEPTACLE FOR EQUIPMENT BEING DELIVERED, PLANS SHOW VOLTAGE AND AMPS.
- JUNCTION BOX, SIZE AS REQUIRED
- DISCONNECT SWITCH, SIZE SHOWN ON PLANS
- TELEPHONE/DATA OUTLET +18" AFF, OR AS NOTED
- SWITCH, MOUNT +48" A.F.F. OR AS NOTED
- DOUBLE SWITCH FOR TILE ON +42" A.F.F. OR AS NOTED
- THREE WAY SWITCH, MOUNT +42" AFF, OR AS NOTED
- THERMOSTAT, CONTROL AROUND TO MAT
- SMOKE DETECTOR
- SMOKE FIRE DAMPER, MOUNT IN JOISTS AS SHOWN ON PLAN
- ELECTRIC PANEL FOR LIGHTS, POWER AND/OR HVAC
- MAIN SWITCHBOARD
- MAGNETIC DOOR HOLDER
- EXIT SIGN WITH 90 MIN BATTERY

FIXTURE SCHEDULE

TYPE	WATTS	DESCRIPTION
A	32	2'x4' RECESSED FIXTURE WITH 3 LAMPS T-8 AND ELECTRONIC BALLAST MOUNTED ON CEILING
B	60	1'x4' FLUORESCENT STRIP WITH 2 LAMPS T-8 AND ELECTRONIC BALLAST MOUNTED ON CEILING
EM		ALUMINUM WHITE LIGHT WITH 90 MIN BATTERY

GENERAL NOTES:

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE 2006 CALIFORNIA ELECTRICAL CODE, AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES APPLYING TO THE PROPOSED CONSTRUCTION. THE MOST RESTRICTIVE CODES SHALL APPLY IN CASE OF CONFLICT.

ELECTRICAL EQUIPMENT AND MATERIAL TO BE LISTED, LABELED, AND INSTALLED AS PER UNDERWRITERS LABORATORIES OR EQUAL. ALL MATERIAL AND EQUIPMENT SHALL BE DELIVERED TO THE SITE NEW, BEARING APPROVAL BY U.L., NEMA OR OTHER APPROPRIATE AGENCY LABEL PER U.L. NAMEPLATE RATING.

TELEPHONE CONTRACTOR SHALL PROVIDE LAYOUTS FOR OWNERS APPROVAL INCLUDING CONNECTIONS TO TELEPHONE SWITCHBOARD, CONDUITS BETWEEN BUILDINGS, ETC. PRIOR TO BIDDING OR INSTALLATION.

CONTRACTOR TO VISIT SITE AND VERIFY ALL JOB CONDITIONS INCLUDING DESIGN PRIOR TO BIDDING OR INSTALLATION.

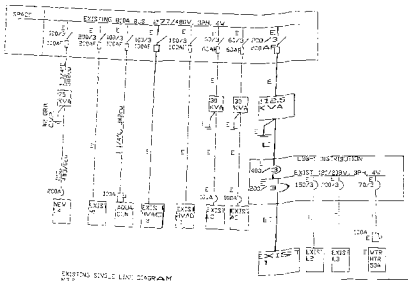
THE CONTRACTORS SHALL DEFEND, INDEMNIFY, AND HOLD THE ELECTRICAL DESIGNER HARMLESS FOR ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

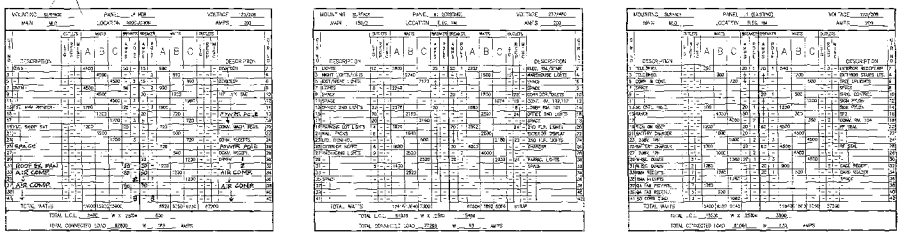
CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AS REQUIRED. ALL NO ADDITIONAL COST TO THE OWNER.

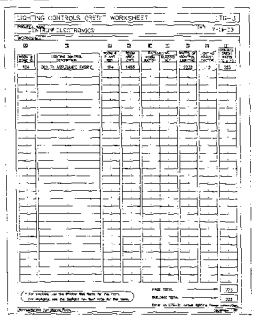
VERIFY ALL OUTLET AND FIXTURE LOCATIONS. CONDUIT RUNS SHOWN DIAGRAMMATICALLY AND MAY BE CHANGED TO SUIT FIELD CONDITIONS. VERIFY WITH OWNER OR ARCHITECT.

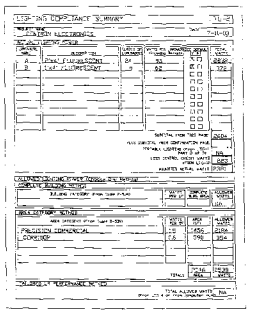
PROVIDE TYPEWRITTEN DIRECTORY INSIDE EACH PANEL DOOR.

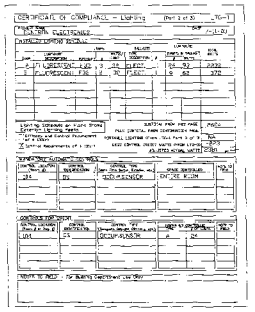
ALL CONDUCTORS TO BE THHN, CU OR THWN CU.

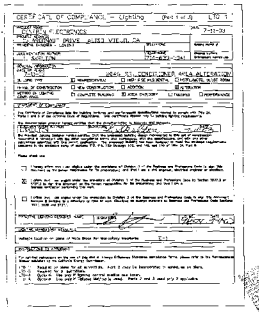












SENTRON ELECTRONICS
15 ARGONAUT DR.
ALISO VIEJO, CA 92691
(949) 583-9300

issue and rev's'o

no.	date	description

sheet title
ELECTRICAL SCHEDULES & FORMS

drawn by

project no.

sheet no. of

AS BUILT
ELECTRICAL
15 ~~ENTERPRISE~~
ARGONAUT
#58113

ELECTRICAL PLAN
SCALE: 1/4"=1'-0"
POWER PLAN NOTES
1 EXISTING RECEPTACLES ARE TO REMAIN ON EXISTING PANEL
2 NEW RECEPTACLES ARE TO BE CONNECTED TO NEW OR EXISTING PANELS. CIRCUITS AS SHOWN ON PLANS AND PANEL SCHEDULE
3 ALL A/C UNITS HAVE DISCONNECT IS EXISTING TO REMAIN
4 ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED LABORATORY
SENTRON ELECTRONICS
15 ARGONAUT DR
ALISO VIEJO, CA
CDI
25801 OBRERO DR. STE. 5
MISSION VIEJO, CA 92691
(949) 583-9300
E-2

City of Aliso Viejo

Building and Safety Division
12 Journey
Aliso Viejo, CA 92656
(949) 425-2500
fax (949) 425-3899

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Inspection request line 949-425-2545

Building Address
St No. 15 Street ARGONAUT
APN Lot Tract Block

Applicant Levey Roofing Services Inc
St No. 1220 Street S. Wright St
City Santa Ana Zip 92705 Phone 7149736233

Engr/ Arch Lic No.

Owners name CENTCENTON ON 855-9111
15 ARGONAUT
Aliso Viejo 92656

Contractor
Levey Roofing Services Inc Lic No.
1220 S. Wright St 811111
Santa Ana 92705 7149736233

Licensed Contractor's Declaration
I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professions Code) and my license is in full force and effect.
License Class _____ License Number 811111
Date 5/14/2004 Contractor LEVEY ROOFING SERVICES INC
Address 1220 S. WRIGHT ST
City and Zip SANTA ANA 92705 Phone 7149736233

Construction Lending Agency
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 1097, Civ..C)
Lender's Name _____
Lender's Address _____

Owner-Builder Declaration
I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec.7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the contractor's License Law(Chapter 9, commencing with Section 7000, of Division 3 of the Business and professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's Licensed Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project(Sec.7044, Business and Professions Code:The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the contractors License Law).

☐ I am exempt under Sec._____, B&PC for this reason

Date_____ Initial_____

Workers' Compensation Declaration
I hereby affirm under penalty of perjury one of the following declarations:

☐ a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ b. I have and will maintain worker's compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Ins. Co.: CONTINENTAL CASUALTY CO.
Policy No: WC 271041202
Exp Date: 2-28-05

☐ (This section need not be completed if the permit is for one hundred dollars ($100) or less)
c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Date_____ Signature_____
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Aliso Viejo to enter upon the above mentioned property for inspection purposes.

Frank Downing
Signature of Applicant or Agent

FRANK Downing 5-14-04
Print Applicant's/Agent's Name Date

Permit Number	Plan Review No.:
58959	58959

The following work is authorized by this permit
☒ Struct. ☐ Plumb. ☐ Mech. ☐ Elect.
Type of Project ☐ New ☐ Alter ☐ Addition ☒ Repair
☐ Tenant Improvement ☐ Demo ☐ Occupancy Permit

Project Description	Sq.Ft.	Sq.Ft.
REROOF		

Business Lic No

Remarks/Special Conditions/Project Description
THIS PERMIT IS TO TEAR OFF EXISTING BUILT-UP ROOF AND REPLACE WITH 4PLY BUILT UP ROOF

This permit shall expire if the building or work authorized by such permit is suspended or abandoned for a period of 180

All work shall conform to the 1997 U.B.C., 1997 U.M.C., 1997 U.P.C. and the 1996 N.E.C.

Group/Division/Type	High Fire Hazard ☐ Yes ☐ No
Valuation $35,496.00	Fire Sprinklers ☐ Yes ☐ No

Structural	$483.16
Elect	
Mech	
Plumb	
Plan check	
Issuance	$17.33
Microfiche	
Water Quality	
Total City Fee Due	$500.49
Seismic Fee	
Total Amount Paid	$500.49
Issuance Approved	Ty Hall

Date Issued	Permit Number
Fri, May 14, 2004	58959

Receipt # 3451

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Insp.
1. Temporary Electrical Service or Pole		
2. Soil Pipe--Underground		
3. Water Pipe--Underground / Underslab		
4. Water Service		
5. Property Sewer / House Connection		
6. Electrical Conduit--Underground		
7. Gas Line Underground & Test		
8. Footings & Steel Ufer ☐		
9. Foundation--Slab on Grade		
10. Retaining Wall Footing		
11. Pre--Grout ☐ Drainage ☐		
12. Gas Pipe-Underground & Test		
13. Rough Plumbg./Top Out/Shower Pan		
14. Roof Drains & Overflows		
15. Rough Electrical--Conduit		
16. Rough Electrical Wiring		
17. Rough Heating & Air Conditioning		
18. Rough Factory Fireplace		
19. Ducts, Ventilating		
20. Fire Dampers		
21. Floor Sheathing		
22. Roof Sheathing	5/20/04	JJ
23. Roof Framing		
24. Approved to Cover Exterior		
25. Rough Frame and Flashing		
26. "T" Bar Ceiling/Elect./Mechanical		
27. Insulation		
28. Lathing ☐ Interior ☐ Exterior		
29. Drywall Nailing		
30. Electric Power Meter Final		
31. Final Electric		
32. Final Sign		
33. Hood or Canopy Final		
34. Final Factory Fireplace		
35. Final Mechanical		
36. Final Plumbing		
37. Water Service Final/Release		
38. Gas Final Including Connectors		
39. Solar Domestic--Final		
40. Re-roof Final	6/15/04	
41. Retaining Wall Final		
42. Handicap Regulations		
43. Landscape Final		
44. Zoining--Final		
45. Engineering--Final		
46. Health--Final		
47. Final Structure & Building	6/15/04	
48. Gas Release		
49. Electric Release		
***Inspector's Initials & Name	JJ	TOM ASLO

POOL AND SPA APPROVALS Permit #_____	Date	Insp.
1. Pool & Equipment Location		
2. Steel Reinforcement		
3. Electrical Bonding		
4. Rough Plumbing & Pressure Test		
5. APPROVAL TO COVER--GUNITE		
6. Electrical Conduit--Underground		
7. Gas Pipe, ☐ Underground, Test		
8. Backwash Lines, P-Trap, ☐ Und.		
9. Backwash & Receptor--Final		
10. Fencing and Access Approval		
11. APPROVED FOR PLASTERING		
12. Heater & Vent--Final		
13. Plumbing System--Final		
14. Electrical--Final		
15. Solar System--Final		
16. POOL / SPA SYSTEM FINAL		

FIRE DEPT. REQUIREMENT APPROVALS Permit #_____	Date	Insp.
1. UNDERGROUND HYDRO		
2. PRODUCT PIPING ☐ GAS ☐ OIL		
3. UNDERGROUND FLUSH		
4. UND. STRG. TANK ☐ GAS ☐ OIL		
5. OVERHEAD HYDRO		
6. DRY CHEMICAL		
7. DRY STANDPIPE		
8. FIXED SYSTEM FINAL		
9. FIRE PREVENTION FINAL		

NOTES:

I, AS THE CONTRACTOR, HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM A CERTIFIED HOME IMPROVEMENT CONTRACTOR UNDER THE PROVISIONS OF SECTIONS 7150 AND 7151 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.

DATE:_____ **CONTRACTOR:**_____

need condensate pan off from A/C units - plumbing around unit base + cap plaster caps

AIR INDUSTRIES CORPORATION

12570 KNOTT ST. GARDEN GROVE , CA 92841

FROM: ROBERT REECE
Vice President, Director
PHONE 714-892-5571
EMAIL breece@airindustriescorp.com
FAX 714-892-7904

PAGES: 1
INCLUDES COVER

FIRM: Aliso Viejo
ATTN: Ty Hall
FAX: 949-425-3899

DATE: 5/14/2004 0:00

Ty,

Aic Investment Co. is roofing 15 argonaut for Centon Electronic tenant after city permit is issued to Lavey Roofing. Frank Downing will pick up the permit.

Thank you,
Bob Reece
Vice President

Aliso Viejo Community Association

81 Columbia, Suite 101
Aliso Viejo, CA 92656
(949) 362-5890
FAX (949) 362-5899

Memo

To: Ty Hall – City of Aliso Viejo FAX: 949-425-3899

From: Deborah Baker, Assistant General Manager

Date: 5/14/2004

Re: 15 Argonaut, Aliso Viejo, CA 92656

Mr. Hall,

Please allow this correspondence to confirm that the re-roofing project planned for 15 Argonaut does not require review by the Aliso Viejo Community Association (AVCA) Master Architectural Committee (MAC) since it is replacing the original roof with the same color and type of roofing materials.

The MAC only reviews plans for aesthetic purposes, and because this improvement will not affect the exterior appearance of the property there is no need for review or approval.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me at (949) 262-5890 ext 215.

Thank you.

Deborah

City of Aliso Viejo

Building and Safety Division
12 Journey, Suite 100
Aliso Viejo, CA 92656
P: (949) 425-2540
F: (949) 425-3899

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Inspection request line 949-425-2545

Job Information
Street Address: 15 ARGONAUT
Apt/Ste: _____ Lot: _____ APN: _____
Tract: _____ Cross St: _____

Applicant: MARK GRISAFE
Street Address: 5618 E. CONANT SST
City: LONG BEACH Zip: 90808
State: CA Phone: (562) 420-1035 Cell: _____

Owner: AICI, LLC
Street Address: 2321 ROSECRANS AVE
City: EL SEGUNDO Zip: 90245
State: CA Phone: (310) 725-0006 Cell: _____

Eng/Arch: MARK GRISAFE
Phone: (562) 420-1035 License #: C28845

LICENSED CONTRACTORS DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, THE FOLLOWING STATEMENT: THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND AT THIS TIME MY CONTRACTORS LICENSE IS CURRENT, ACTIVE AND IN FULL FORCE.

Contractor: R AND C ELECTRICAL CONTRACTORS
Street Address: 21113 JUAN AVE
City: HAWAIIAN GARDENS Zip: 90716
State: CA Phone: (562) 860-3430 Cell: _____
LIC. #: 904308 Exp. Date: 10/31/2011 CLASS: B, C10

CONTRACTOR TO PROVIDE ACCESS TO ROOF & ATTIC

WORKERS' COMPENSATION DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, ONE OF THE FOLLOWING STATEMENT:
☑ I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF INSURE FOR WORKERS COMPENSATION, AS PROVIDED FOR BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.
☐ I HAVE AND WILL MAINTAIN COMPENSATION INSURANCE AS REQUIRED BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK WHICH THIS PERMIT IS ISSUED.

Workers' Compensation Carrier	Policy #	Exp. Date
SOUTHERN INS CO	WSI0029363	9/10/2011

CERTIFICATE OF WORKERS COMPENSATION EXEMPTION
(THIS SECTION NEED NOT BE COMPLETED IF WORK IS $500 OR LESS)
☐ I CERTIFY UNDER PENALTY OF PERJURY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, THAT I SHALL NOT EMPLOY ANY PERSON IN A MANNER SO AS TO BECOME SUBJECT TO THE WORKERS COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS COMPENSATION PROVISIONS OF SECTION 3700 OF THE LABOR CODE THAT I SHALL FORWITH COMPLY WITH THOSE PROVISIONS.
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

OWNER BUILDER DECLARATION
I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON:
☐ I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED FOR, OR OFFERED FOR SALE (SECTION 7044, OF THE BUSINESS AND PROFESSIONS CODE)
☐ I, AS OWNER OF THE PROPERTY AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO COMPLETE THE PERMITTED PROJECT UNDER THE PROVISIONS OF SECTION 7044, OF THE BUSINESS & PROFESSIONS CODE.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Aliso Viejo to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent

Brian Bohler 8-9-11
Print Applicant's/Agent's Name Date

Permit Number	Plan Review No.:
68254	68254

The following work is authorized by this permit
☒ Structural ☒ Plumbing ☒ Electrical ☒ Mechanical

Type of Project
☐ New ☐ Addition ☐ Occupancy Permit
☐ Alteration ☐ Demolition
☐ Repair ☒ Tenant Improvement

	Sq.Ft.	Sq.Ft.
TI	37406	
MEP INCLUDED		

Zoning Approved By: J. LOWE

Remarks/Special Conditions/Project Description
PERMIT TENANT IMPROVEMENT (PHASE 1) TO EXISTING RESEARCH AND DEVELOPMENT BLDG. WORK STARTED WITH OUT PERMITS.

TENANT: AMBRY GENETICS

C&D APPROVED - COLLECTED $1500 DEPOSIT

4/6/12

This permit shall expire if the building or work authorized by such permit is suspended or abandoned for a period of 180 days.

All work shall conform to the 2010 C.B.C., 2010 C.M.C., 2010 C.P.C. and the 2010 C.E.C.

Group/Division/Type	High Fire Hazard
B/S, IIIB	☐ Yes ☐ No
Valuation	**Fire Sprinklers**
$250,000.00	☒ Yes ☐ No

Structural	$3,743.86
Electrical	$180.93
Mechanical	$47.36
Plumbing	$22.53
Plan check	
Issuance	$69.32
Microfilm	$40.00
Water Quality	
Total City Fee Due	$4,064.00
Seismic Fee	$52.50
SB 1473	$10.00
Total Amount Paid	$4,166.50

Issuance Approved Joanna Stevens

Date Issued	Receipt Number
Tue, Aug 9, 2011	12971

Permit Number: 68254

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Insp.
1. Temporary Electrical Service or Pole		
2. Soil Pipe--Underground	9/12/11	JCS
3. Water Pipe--Underground / Underslab		
4. Water Service		
5. Property Sewer / House Connection		
6. Electrical Conduit--Underground	9/21/11	JCS
7. Gas Line Underground & Test		
8. Footings & Steel Ufer ☐		
9. Foundation--Slab on Grade	9/26/11	JCS
10. Retaining Wall Footing		
11. Pre--Grout ☐ Drainage ☐		
12. Gas Pipe-Underground & Test		
13. Rough Plumbg./Top Out/Shower Pan	11/3/11	Ted
14. Roof Drains & Overflows		
15. Rough Electrical--Conduit NMWS 9/29/11 TBA	11/3/11	
16. Rough Electrical Wiring		Ted
17. Rough Heating & Air Conditioning	11/3/11	Ted
18. Rough Factory Fireplace OK to
19. Ducts, Ventilating wrap duct 10/3/11 JCS		
20. Fire Dampers		
21. Floor Sheathing		
22. Roof Sheathing		
23. Roof Framing		
24. Approved to Cover Exterior		
25. Rough Frame and Flashing NMWS	9/29/11	TBA
26. "T" Bar Ceiling/Elect./Mechanical	11/3/11	TBA
27. Insulation		
28. Lathing ☐ Interior ☐ Exterior		
29. Drywall Nailing	10/28/11	TBA
30. Electric Power Meter Final		
31. Final Electric		
32. Final Sign		
33. Hood or Canopy Final		
34. Final Factory Fireplace		
35. Final Mechanical		
36. Final Plumbing		
37. Water Service Final/Release		
38. Gas Final Including Connectors		
39. Solar Domestic--Final		
40. Re-roof Final		
41. Retaining Wall Final		
42. Handicap Regulations		
43. Landscape Final		
44. Zoining--Final		
45. Engineering--Final		
46. Health--Final		
47. Final Structure & Building	4/6/12	RS
48. Gas Release		
49. Electric Release		
***Inspector's Initials & Name		

POOL AND SPA APPROVALS Permit #_____	Date	Insp.
1. Pool & Equipment Location		
2. Steel Reinforcement		
3. Electrical Bonding		
4. Rough Plumbing & Pressure Test		
5. APPROVAL TO COVER--GUNITE		
6. Electrical Conduit--Underground		
7. Gas Pipe, ☐ Underground, Test		
8. Backwash Lines, P-Trap, ☐ Und.		
9. Backwash & Receptor--Final		
10. Fencing and Access Approval		
11. APPROVED FOR PLASTERING		
12. Heater & Vent--Final		
13. Plumbing System--Final		
14. Electrical--Final		
15. Solar System--Final		
16. POOL / SPA SYSTEM FINAL		

FIRE DEPT. REQUIREMENT APPROVALS Permit #_____	Date	Insp.
1. UNDERGROUND HYDRO		
2. PRODUCT PIPING ☐ GAS ☐ OIL		
3. UNDERGROUND FLUSH		
4. UND. STRG. TANK ☐ GAS ☐ OIL		
5. OVERHEAD HYDRO		
6. DRY CHEMICAL		
7. DRY STANDPIPE		
8. FIXED SYSTEM FINAL		
9. FIRE PREVENTION FINAL		

NOTES:

I, AS THE CONTRACTOR, HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM A CERTIFIED HOME IMPROVEMENT CONTRACTOR UNDER THE PROVISIONS OF SECTIONS 7150 AND 7151 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.

DATE:_____ CONTRACTOR:_____

CERTIFICATE OF USE AND OCCUPANCY
CITY OF ALISO VIEJO

12 Journey Suite 100 • Aliso Viejo, California 92656 • (949) 425-2540, www.cityofalisoviejo.com

This Certificate issued pursuant to the requirements of Chapter 1, Section 111 of the 2010 California Building Code certifying that at the time of issuance this structure and use is in compliance with all the applicable ordinances of the City of Aliso Viejo including conditions of approval of the use regulating building construction or use for the following:

Business Name: Ambry Genetics

Business Address (Location): 15 Argonaut

Owner/Occupant: Ambry Genetics **Phone: (949) 900-5518**

Owner/Occupant Address: 15 Argonaut, Aliso Viejo, CA 92656

Occupancy Group: B, S Occupancy Load: 374 **Type of Const: IIIB** **Permit No: 68254**

Occupancy / Use Description: Research & Development Co

Date Issued: 4/6/12 **Sprinklers** Yes

Pursuant to Appendix Chapter 1, Section 110.4 this Certificate may be revoked by the Building Official wherever the certificate is issued in error or in basis of incorrect information supplied or if it is in violation of any ordinance or regulation or any of the provisions of the code.

By: _____ **Date Approved:** 4/18/12
Albert Armijo, Director of Planning Services

By: _____ **Date Approved:** 4/18/12
Ted Halsey, Building Official

Limitations: _____

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Project Number: _____

Plan Check No.: 68254

Submittal Date: 6/30/2011

Receipt No.: 12851

Inspection Required: YES

PC Hours: _____

CONDUCTED BY

MARGO BEAUCHAMP
CRIME PREVENTION SPECIALIST
(949) 425-2563 *phone* (949) 425-3899 *facsimile*
mbeauchamp@cityofalisoviejo.com

	Status	Date
1st Review	Approved/Corrections	7/14/2011
2nd Review	Approved/Corrections	7/25/2011
3rd Review	Approved/Corrections	

SHOW NIGHT/EMERGENCY LIGHTING ON SHEET E-4 & E-6

GENERAL INFORMATION

Project Name: AMBRY GENETICS

Proposal: New Addition Tenant Improvement _____

Address: 15 ARGONAUT

Contact: MARK GRISAFE Phone: (562) 420-1035 Fax/Email: _____

TYPE OF STRUCTURE

☐ Commercial Building ☐ Parking Structure ☐ Residential Building(s)

☐ Open Space/Recreation ☐ Other _____

SITE INFORMATION

☐ Lot Size _____

☐ Dimensions _____ (width) _____ (depth)

☐ Lot Coverage _____%

☐ Landscape Coverage _____%

☐ Tenant Space Size _____ ☐ Building Height _____

mg RISAFE ARCHITECT

TRANSMITTAL

TO:	**CITY OF ALISO VIEJO** 12 Journey, Suite 100 Phone: 949-425-2526 Attn: Jennifer Lowe, Assoc. Planner
FROM:	Mark Grisafe
DATE:	July 26, 2011
REGARDING:	**15 Argonaut – CUP Description Letter**
VIA:	E-Mail
COPY:	File

Dear Jennifer

Ambry Genetics is a testing lab with offices, currently residing in the City of Aliso Viejo. As their operations have expanded, they require additional space. They have agreed to relocate to 15 Argonaut – also in the City of Aliso Viejo.

This new, larger facility, previously occupied by a memory chip company, had a similar business model which allows Ambry a cost effective and relatively seamless expansion. It can also better accommodate their current and anticipated needs and it allows Ambry the chance to remain in the City of Aliso Viejo.

Reviewing City guidelines, we understand that Ambry is considered generally a dry lab with a minimal wet lab component.

Below is a description of the lab spaces of this project:

105 – R&D 2,954 s.f. (dry lab) – Use of small tubes and plates with micro-liter sized reactions. Various sequencing reactions and sample preps for next generation sequencing.

107A,B,C – Test & Test Storage 1,092 s.f. & 491 s.f. (Future R&D dry lab)– for future expansion, no work going on in any of the 3 areas.

112 – Sequence (dry lab) - 1,053 s.f.- Samples are loaded onto various sequencing platforms using either sequencing plates or flow-cells (microscope slide sized chips). Very little to no bench work required. This room will house the sequencing equipment that will run either overnight or over several days.

113 – PCR (dry lab) - 434 s.f. This room will house all of our PCR machines. Samples will be placed in these machines in either plates or tubes and be left to cycle through various temperatures for a number of cycles. Again this is very little to no bench work required.

114A – Dcode (dry lab) - 451 s.f. Being left empty at the moment for future growth.

5618 E. CONANT STREET LONG BEACH, CA 90808 562.420.1035

114B - QA (wet lab) - 449 s.f. This room is what I would consider "wet" because this is where we do all of our electrophoresis which uses buffered TAE solution mixed in with de-ionized water. Techs will load acrylamide gels with patient sample and let run for several hours as they gradually heat up and while constant voltage is being applied.

114C – Solutions (wet lab) - 329 s.f. - This is also what I would consider "wet" because this is where we use all of our chemicals in larger sized reactions. Usually in liters or in tens of liters. This is our reagent prep area.

The minimal amount of wet lab and the kinds and quantities of chemicals at this facility pose a minimal threat to public safety, yet Ambry is regulated by the following agencies:
The Federal agencies are CLIA = Clinical Laboratory Improvement Amendments and CAP = College of American Pathologists.

Federal	License #
CLIA	05D0981414
CAP	LAP# 7154701

In addition, they are liscened in the following States:

State	License #
California	CLF11694
Florida	800016789
Rhode Island	LCDO00439
Pennsylvania	027832
Maryland	1052
New York	PFI: 8160

Ambry Genetics also maintains a standard office emergency preparedness protocol.

Thank You,

Mark A. Grisafe, AIA

Moulton Niguel Water
WATER QUALITY AND SERVICE ARE #1

July 13, 2011

Phase 1

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656

Attention: Joanna Stevens

Regarding: Ambry Genetics
15 Argonaut

Dear Ms. Stevens:

This letter serves as notice that the Moulton Niguel Water District (MNWD) will serve water and sanitary sewer to the above subject development. This project is completely within MNWD boundaries. MNWD staff has determined that there is no need for grease intercepting facilities. This indication of MNWD's ability to serve the above-referenced project is conditioned upon the payment of all applicable fees.

The availability of water services is subject to the suppliers of water to MNWD continuing to honor their contractual obligation relative to the amount of water to be supplied. MNWD can make no representations as to the future intention of said suppliers in this regard.

Sincerely,

MOULTON NIGUEL WATER DISTRICT

Mark H. Mountford, P.E.
Associate Engineer

MHM:jc

cc: Paul Schmidtbauer, SOCWA

\\atlas\home\jcaperton\My Documents\Data\WORD\WILLSERV\willserveAmbryGenetics 7-2011.doc

a public agency at:
27500 La Paz Road, Laguna Niguel, CA 92677-3489
Mailing Address: P.O. Box 30203, Laguna Niguel, CA 92607-0203
949/425-3532 FAX 949/643-2489

CITY OF ALISO VIEJO
CERTIFICATE OF OCCUPANCY APPLICATION

BUSINESS NAME: AMBRY GENETICS

BUSINESS ADDRESS: 15 ARGONAUT ALISO VIEJO, CA 92656

TYPE OF BUSINESS: BIOMEDICAL

DETAILED DESCRIPTION OF BUSINESS:
R & D AT EXISTING BUILDING

BUSINESS DAYS/HOURS:

EXISTING SQUARE FOOTAGE: 37,406 S.F.

CHECK APPLICABLE BOXES:

- ☐ CHANGE OF OWNER
- ☐ CHANGE OF BUSINESS NAME
- ☐ TENANT IMPROVEMENTS PERFORMED
- ☐ NO TENANT IMPROVEMENTS PERFORMED
- ☑ NEW TENANT

SQUARE FOOTAGE BY USE: (EX. OFFICE% / WAREHOUSE%, RETAIL%, STORAGE%)
82% R&D - 30,966 S.F. / WAREHOUSE - 6,440 S.F. 18%

NUMBER OF PARKING SPACES PROVIDED: 85

NUMBER OF EMPLOYEES: **NUMBER OF RESTROOMS:** 3

OCCUPANCY GROUP: B **OCCUPANCY LOAD:** **TYPE OF CONSTRUCTION:** III-B

DOES THIS BUILDING HAVE FIRE SPRINKLERS INSTALLED? (YES) / NO

IF YOU ANSWER "YES" TO ANY QUESTIONS BELOW, PLEASE EXPLAIN IN DETAIL	YES	NO
WILL ANY TOXIC, HAZARDOUS, FLAMMABLE LIQUIDS, CHEMICALS OR ANY SOILD MATERIALS BE STORED AT THIS LOCATION?		✓
WILL ANY MATERIALS OR CHEMICALS BE MANUFACTURED OR FABRICATED AT THIS LOCATION?		✓

EXPLAIN:

OWNER OF BUSINESS	OWNER OF BUILDING OR MANAGEMENT COMPANY
NAME: AMBRY GENETICS	NAME: AICI LLC
ADDRESS: 15 ARGONAUT	ADDRESS: 2321 ROSECRANS AVE, STE 230 EL SEGUNDO, CA 90245
PHONE: 949-900-5518	PHONE: 310-725-0006
FAX: 949-900-5501	FAX: 310-725-0033

OWNER OF BUILDING OR MANAGEMENT COMPANY:

NAME (PRINT): ANNE WAGNER **TITLE:** CONTROLLER

SIGNATURE: Anne Wagner **DATE:** 6/30/11

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE:

BUSINESS OWNER'S NAME (PRINT) Dunlap, James **TITLE:** OPS MANAGER

BUSINESS ONWER'S SIGNATURE: **DATE:** 6/30/11

PLANNING	APPROVED BY:	DATE:

South Orange County Environmental Protection Permit Screening Form

Applicant Name: MARK GRISAFE	Business Name: AMBRY GENETICS
Mailing Address: 5680 E. CONANT ST.	Facility Address: 100 COLUMBIA
City: LONG BEACH State: CA Zip: 90808	City: ALISO VIEJO State: Zip:
Contact Name: MARK Title:	Phone: Business Type:
Brief Project Description: OFFICE TI	Building Occupancy Class:
Business Status: ☐ New ☐ Existing ☐ Change of Ownership ☑ Relocation	Project Status: ☐ New ☑ Interior Alteration (TI) ☐ Minor Alteration

Please review each category and Mark ☒ next to all that apply to your project. If none apply, Mark ☒ next to No. 97 and sign the declaration below.

Facility Types: Is your facility in a category below?

- ☐ **Will facility occupant use, handle or store hazardous materials in a quantity that is ≥ 55 gallons of liquid, 500 lbs. of solids, or 200 cu. ft. of compressed gas, at any time?** (1)
- ☐ **Within 1,000 ft. of (K-12) school or acute/long term health care facility** (2)
- ☐ **Assembly (50 or more for drinking, dining or education)** (3)
- ☐ **Dry Cleaner** (4)
- ☐ **Metal Finisher** (5)
- ☐ **Plating Shop** (6)
- ☐ **Photo Processor** (7)
- ☐ **Print Shop** (8)
- ☐ **Wood Stripping/Refinishing** (9)
- ☐ **Circuit Board Manufacturer** (10)
- ☐ **Medical/Health Care/Dental Office** (11)
- ☑ **Biomedical Operation** (12)
- ☐ **Restaurant** (13)
- ☐ **Food Preparation Facility** (14)
- ☐ **Motel or Hotel** (15)
- ☐ **Gasoline Station** (16)
- ☐ **Automotive Body/Repair Shop** (17)
- ☐ **Auto Wrecking Yard** (18)
- ☐ **Battery Storage, Use, Charging** (19)
- ☐ **Tire/Rubber Storage (2,500 sq. ft.)** (20)

Equipment: Will any of the following items be utilized at your facility?

- ☐ **Fuel storage/dispensing equipment** (21)
- ☐ **Above/below ground storage tanks** (22)
- ☐ **Underground storage tank for hazardous materials** (23)
- ☐ **Above ground storage tank for petroleum products** (24)
- ☐ **Public swimming pool** (25)
- ☐ **Refrigeration equipment** (26)
- ☐ **Ovens, industrial baking/drying** (27)
- ☐ Charbroiler (28)
- ☐ **Spray booth** (29)
- ☐ **Printing press (screen/lithographic/ flexographic)** (30)
- ☐ Abrasive blasting cabinet/room (31)
- ☐ **Grinder over 2 horsepower** (32)
- ☐ **Dust collector, scrubber, or other air pollution control equipment** (33)
- ☐ Elevators (34)
- ☐ Tower Cranes, Scaffolding (35)
- ☐ Boiler/Combustion (36)
- ☐ **Steam boilers** (volume > 15 PSI) (37)
- ☐ Internal combustion engine (> 50 HP, excluding motor vehicles) (38)
- ☐ Pressure vessels (volume > 1.5 cu. ft. 150 PSI of air) (39)
- ☐ **Retail stationary propane tanks** (40)
- ☐ **Chemical coagulation/precipitation** (41)
- ☐ **Cyanide destruction or chromium reduction** (42)
- ☐ **Air flotation** (43)

Will this facility use any of the following pretreatment systems for wastewater?

- ☐ **Acid or base neutralization** (44)
- ☐ **Interceptor, clarifier, sump, trap** (45)
- ☐ **Screen, filter, or grit removal** (46)
- ☐ **Solvent separation** (47)
- ☐ **Centrifuge or cyclone** (48)
- ☐ **Grease or oil removal** (49)
- ☐ **Spill protection** (50)

Processes: Will you conduct any of the following processes on site?

- ☐ **Treating hazardous waste on-site** (51)
- ☐ **High piled combustible storage (>12' or 6' for palettes)** (52)
- ☐ Asbestos removal (53)
- ☐ **Producing dust (wood work, milling, grinding), fumes, smoke, odors** (54)
- ☐ **Etching/casting/melting metals** (55)
- ☐ **Molding, extruding, curing plastics** (56)
- ☐ **Mixing and blending or refining of liquids and/or powders** (57)
- ☐ **Storage of acids, solvents, organic liquids or fuels** (58)
- ☐ **Application of paints/adhesives** (59)
- ☐ **Spraying/dipping** (60)
- ☐ **Welding and cutting** (61)
- ☐ Trenching and shoring (62)
- ☐ Land disturbance/construction (63)

Materials: Will you use, store or handle hazardous materials?

- ☐ **Hazardous materials** (See Definitions) (64)
- ☐ **Extremely hazardous substances** (List Available) (65)
- ☐ **Explosives, highly toxic material** (See Definitions) (66)
- ☐ **Combustible fiber (>100 cu. ft.)** (67)
- ☐ **Combustible material (> 2 cu. ft.)** (68)
- ☐ **Matches (storage >14,400 matches)** (69)
- ☐ **Liquefied petroleum gas** (70)
- ☐ **Medical gas installations** (71)
- ☐ **Aerosol products** (72)
- ☐ **Commercial grade pesticides, fertilizers or radioactive isotopes** (73)
- ☐ **Carcinogens** (List Available) (74)

Waste/Discharge: Will your facility potentially discharge the following?

- ☐ **Generation of hazardous waste** (75)
- ☐ **Toxic organic compounds, currently on EPA, SCAQMD, or RCRA list** (76)
- ☐ **Toxic/poisonous gases or wastes** (77)
- ☐ **Flammable waste** (78)
- ☐ **Radioactive materials** (79)
- ☐ **Acid materials (pH < 6.0)** (80)
- ☐ **Basic materials (pH > 11.0)** (81)
- ☐ **Materials that could obstruct sewer** (82)
- ☐ **Wastes > 3/8 inches in diameter** (83)
- ☐ **Any Petroleum based oils** (84)
- ☐ **Cyanide wastes** (85)
- ☐ **Total dissolved solids >1000 MG/L** (86)
- ☐ **Dissolved sulfides over 0.1 MG/L** (87)
- ☐ **Discharge with temperature >140° F** (88)
- ☐ **Highly colored wastes** (89)
- ☐ **Highly odorous wastes** (90)
- ☐ **Phenolic wastes** (91)
- ☐ **Arsenic, boron, cadmium, chromium, copper, lead, mercury** (92)
- ☐ **Rainwater to sewer (Not allowed)** (93)
- ☐ Industrial storm water run-off (94)
- ☐ Discharge into surface waters (95)
- ☐ Impacts to groundwater/changes in absorption rates (96)

- ☐ None of the Above Apply (97)

I understand that this form is provided to assist permit applicants to determine regulatory requirements and achieve compliance and that **bold** categories may require a permit prior to construction and operation. I certify that to the best of my knowledge the information I provided on this form is accurate.

Signature: _____ Print Name: MARK GRISAFE Date: 6/30/11

For Office Use Only	Approvals Required: ☐A ☐C ☐F ☐H ☐O ☐R ____ ☐S ____ ☐Other: ____	Plan Review/Permit No.	Staff:

Revised 12:00 1/23/01

FIRE

1688

ORANGE COUNTY FIRE AUTHORITY

Plan Submittal Criteria for COMMERCIAL projects, MULTIFAMILY RESIDENTIAL projects and RESIDENTIAL TRACT developments

COM

INSTRUCTIONS: Fill in the project/business address and provide a brief description of the scope of work and type of operation that will take place. Answer questions 1 through 10, read and initial items 11 and 12, then complete and sign the certification section. If you answer "YES" to questions 1 through 10, submit the type of plan indicated in italics to the OCFA (see www.ocfa.org for submittal information and locations). In some cases, other plan types not indicated herein may also be necessary depending on specific conditions or business operations. If you need help completing this form or have questions regarding requirements for review, please contact the OCFA at 714-573-6108 or visit us at 1 Fire Authority Road in Irvine for assistance.

Address (street number/name, suite, city): 15 ARGONAUT, ALISO VIEJO

Project Scope/Business Description: OFFICE T.I.

YES	NO	**Are the following applicable to the proposed project or business?**
1. ☐	☑	Construction of a new building, a new story, or increase the footprint of an existing building? Changes to roadways, curbs, or parking lots? Addition, relocation, or modification of fire hydrants or fences/gates? Construction within 300 feet of an active or proposed oil well? *Fire Master Plan*
2. ☐	☑	Property is adjacent to a wildland area or non-irrigated native vegetation? *Fire Master Plan; a Fuel Modification Plan may also be required.*
3. ☐	☑	Located in or <100' from a Division of Oil, Gas, and Geothermal Resources (DOGGR) field boundary, <300' from an oil/gas seep, or <1000' from a landfill? *Methane Work Plan.*
4. ☐	☑	Installation/modification/repair of underground piping, backflow preventers, or fire department connections serving private fire hydrant/sprinkler/standpipe systems? *Underground Plan.*
5. ☐	☑	Drinking/dining/recreation/religious functions or other gatherings in a room >750 sq.ft. or >49 people? Healthcare/outpatient services for >5 people who may be incapable of immediate evacuation without assistance? Daycare/education for children? Adult daycare? 24-hour care/supervision? Incarceration or restraint? Hotel/apartment/residential facility with 3+ units? Congregate housing/dormitories with 17+ people? A high-rise structure (55 feet)? *Architectural Plan*
6. ☐	☑	Installation or modification of electromechanical locks delaying/preventing egress from a room or building? *Architectural, Sprinkler, and Alarm Plan.*
7. ☐	☑	Installation/modification/use of spray booths; dust collection; dry cleaning; industrial ovens/drying equipment; industrial/commercial refrigeration systems; compressed gasses; tanks for cryogenic or flammable/combustible liquids; vapor recovery; smoke control; battery back-up or charging systems; welding/brazing/soldering, open flame torches, cutting/grinding or other similar operations? *Special Equipment Plan*
8. ☐	☑	Storage, equipment, processes, or research involving flammable/combustible liquids or other chemicals? Motor vehicle or aircraft maintenance/repair facility? Cabinetry, woodworking, or finishing facility? *Architectural Plan and Chemical Classification; Special Equipment Plans may also be necessary.*
9. ☐	☑	Storage or merchandizing areas in excess of 500 sq. ft. where items are located higher than 12' (6' for high-hazard commodities, plastic, rubber, foam, etc.)? *High-piled Storage Plan*
10. ☐	☑	Cooking under a Type I commercial hood; installation or modification of a fire extinguishing system located in a commercial cooking hood? *Hood & Duct Extinguishing System, not just the hood mechanical plan.*

Initial each of the following two items indicating that you have read and understand the statement:

11. *Sprinkler/Alarm Requirements: Consult California Building and Fire Codes and local ordinances to determine sprinkler or alarm system requirements; if a system is required, plans shall be submitted to the OCFA. Existing buildings undergoing remodel must be evaluated by a licensed contractor to determine if modification is needed; if so, the licensed contractor shall submit plans for approval prior to any changes taking place. (Initial here: ____)
12. Fire Hazard Severity Zone: Consult the maps available at the building department or on the OCFA website to determine if your site is located in a FHSZ. Buildings in a FHSZ may be subject to special construction requirements detailed in CBC Chapter 7A—the building department will determine specific requirements. (Initial here: ____)

I certify under penalty of perjury under the laws of the State of California that the above is true:

Print name: MARK ORISAFE Signature: ____

Phone Number: 562-420-1035 Date: 6/30/11

Building Department: *If all of the questions have been answered "NO" and the project does not otherwise require OCFA review of sprinkler or alarm plans*, then you may accept this signed form as a written release that OCFA review is not required. Should you still require that the applicant have plans approved by the OCFA please initial here _____ or attach an OCFA referral form and have the applicant submit the form along with the appropriate plans and fees for OCFA review.*

1-6-2011 ee

CITY OF ALISO VIEJO

DISABLED ACCESS COMPLIANCE

THE ENTIRE TENANT SPACE, THE PRIMARY ENTRANCE TO THE BUILDING, THE PRIMARY PATH OF TRAVEL FROM THE ACCESSIBLE PARKING SPACE(S) TO THE TENANT SPACE, AND THE SANITARY FACILITIES (FOR BOTH SEXES), DRINKING FOUNTAINS AND PUBLIC TELEPHONES SERVING THE TENANT SPACE MUST BE ACCESSIBLE TO PEOPLE WITH DISABILITIES IN COMPLIANCE WITH STATE OF CALIFORNIA TITLE 24.

I HAVE READ, UNDERSTAND, AND ACCEPT RESPONISBILITY FOR COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE STATEMENT ABOVE.

15 ARGONAUT,

Project Address

Sign & Date: 6/30/11

Applicant: MARK A. GRISAFE

Address: 5618 E. CONANT ST.
LONG BEACH CA. 90808

Phone: 562-420-1035

City of Aliso Viejo

SCAQMD RULE 1403 VERIFICATION FORM

INSTRUCTIONS: Complete section 1, **read** section 2, and **complete** and **sign** section 3.

SECTION 1

Job Address: 15 ARGONAUT

Use of building to be demolished: OFFICES R&D

Building Size (ft): _____ x _____ No. of Stories: 2

Property Owner: AIC1, LLC

Address: 2321 ROSECRANS AVE, STE 2230 EL SEGUNDO CA. 90245

Phone No.: 310-725-0006

Applicant's/Contractor Name: MARK GRISAFE

Company Name: M GRISAFE ARCHITECT

Address: 5610 E. CONANT ST. LONG BEACH CA 90808

Phone No.: 562 420 1035 State Lic No.: C 28845

SECTION 2

Under California Health and Safety Code regulations, applicants must file with the South Coast Air Quality Management Control District (SCAQMD) an Asbestos Demolition/Renovation Notification for every demolition EVEN WHERE NO ASBESTOS IS PRESENT and for each renovation operation where the amount of friable asbestos-containing material is greater than or equal to100 square or linear feet. NOTIFICATION MUST BE FILED 10 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK.

APPLICANTS ARE RESPONSIBLE for fully satisfying the provisions of these requirements and for obtaining the necessary approvals. For additional information contact:

South Coast Air Quality Management District
21865 E. Copley Dr.
Diamond Bar, CA 91765-4182
(909) 396-2336

SECTION 3

I certify I have read the above excerpt and the information I have provided on this form is true and correct, and I further certify the following: Please initial.

_____ I certify that the amount of friable asbestos-containing material involved with this proposed renovation operation does not equal or exceed 100 square or linear feet.

✓ I declare that the written asbestos notification is not applicable

_____ Attached are the copies of all written asbestos notifications and SCAQMD approvals regarding the above reference project.

Applicant's Signature: _____ Date: 8/30/11

Print Name: MARK A. GRISAFE

Attachment C

City Tracking # _____

South Coast
Air Quality Management District
21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-3529 • http://www.aqmd.gov

Air Quality Permit Checklist

California State Law Code 65850.2 prohibits cities from issuing an occupancy permit to a business without clearance from the local air quality agency. This checklist will determine if you need to obtain clearance from the South Coast Air Quality Management District (AQMD).

Company Name: AMBRT GENETICS

Property Address: 15 ARGONAUT

City: ALISO VIEJO Zip Code: 92656

Contact Person: JAMES DUNLOP Title: OPERATIONS MNGR

Type of Business: BIO MEDICAL Telephone: (949) 900-5510

Applicant (print name) MARK GRISAFE Signature: _____

- Will the facility have any of the following equipment? Yes [ ] No [✓]
  - Charbroiler
  - Dry cleaning machine
  - Spray booth
  - Printing press (screen/lithographic/flexographic)
  - Internal combustion engine (greater than 50 HP (excluding motor vehicles)
  - Boiler/combustion equipment (greater than 2 million BTU/hr. maximum input)
  - Abrasive blasting cabinet/room
  - Baghouse/cartridge-type dust filter/scrubber
  - Motor fuel storage and dispensing equipment

- Will any of the following operations be performed? Yes [ ] No [✓]
  - Application of paints or adhesives
  - Etching, plating, casting, or melting of metals
  - Molding, extruding, or curing of plastics
  - Mixing and blending of liquids and/or powders
  - Storage of acids, solvents, organic liquids, or fuels
  - Production of fumes, dust, smoke, or strong odors

If you answered "No" to both questions, *this checklist is your clearance from AQMD.* If you answered "Yes" to either question, you must contact AQMD to determine if air quality permits are required. If permits are needed, AQMD will assist you in submitting permit application(s) and then provide you with a clearance letter. You can call AQMD at their Small Business Assistance Office at **(800) 388-2121**.

Revised March 1999

City of Aliso Viejo
Building and Safety Department
12 Journey
Aliso Viejo, CA 92656

PLAN CHECK

Submittal Date: June 30, 2011

Plan Check # 68254

Applicant MARK GRISAFE

Plan Check Fee: $1,216.75

Address 5618 E. CONANT SST

Contact:

Zip 90808 City LONG BEACH

Lot Apn Tract

Job Address: 15

Job Street: ARGONAUT

Telephone: (562) 420-1035

Project Description

PLAN REVIEW TENANT IMPROVEMENT TO EXISTING RESEARCH AND DEVELOPMENT BLDG.

TENANT: AMBRY GENETICS

VALUATION: $250,000.00

Calculated by

Receipt # 12851

DATE	2/14/11
INVOICE NO.	391973
BILL OF LADING	12568
CUSTOMER NO.	7670
CUSTOMER P.O.	L 28716 FF4

NUCOR-YAMATO STEEL CO.

P.O. BOX 1228 • BLYTHEVILLE,AR 72316

CERTIFIED MILL TEST REPORT

100% MELTED AND MANUFACTURED IN U.S.A.
All shapes produced by Nucor-Yamato Steel are cast and rolled to a fully killed and fine grain practice.

SHIP TO
CCC STEEL, INC. C/O
ANCON TRANS BNSF R/R
VERNON, CA FOR TRK DEL
TO COMPTON, CA

SPECIFICATIONS
ASTM A992/A992M-06a A572/A572M GR50-07
ASTM A709/A709M-09 GR50 (345)
ASTM A709/A709M-09 GR50S (345S)
ASTM A6/A6M-09

SOLD TO
CCC STEEL, INC.
2576 E. VICTORIA ST.
RANCHO DOMINGUEZ, CA 90220-0000

ITEM #	ITEM DESCRIPTION	QTY	HEAT #	MECHANICAL PROPERTIES						C	Mn	P	S	Si	Cu	Ni	Cr	Mo	V	Cb	CE
				YIELD TO TENSILE RATIO	YIELD STRENGTH PSI / MPa	TENSILE STRENGTH PSI / MPa	ELONG %	CHARPY IMPACT TEMP °F / °C	CHARPY IMPACT ENERGY FT-LBS / JOULES									Sn	Pcm		CI
1	W21 - 62.0	3	360641	.76	53000	70000	27			.08	.90	.018	.030	.22	.31	.10	.12	.02	.00	.017	.29
	40'			.76	54000	71000	28											.01	.16		
	W530 x 92.0				365	483	27														
	12.192 M				372	490	28														
2	W21 - 62.0	3	358289	.76	53000	70000	24			.07	.90	.008	.020	.26	.30	.12	.11	.03	.00	.015	.28
	50'			.77	53000	69000	26											.01	.15		
	W530 x 92.0				365	483	24														
	15.240 M				365	476	26														
3	W21 - 62.0	1	356007	.77	55000	71000	26			.08	.90	.022	.032	.23	.31	.13	.14	.04	.00	.016	.30
	60'			.79	57000	72000	27											.01	.16		
	W530 x 92.0				379	490	26														
	18.288 M				393	496	27														
4	W21 - 62.0	2	360635	.77	55000	71000	25			.08	.90	.015	.030	.25	.33	.11	.11	.03	.00	.016	.29
	60'			.75	52000	69000	26											.01	.16		
	W530 x 92.0				379	490	25														
	18.288 M				359	476	26														
5	W21 - 83.0	3	309883	.77	55000	71000	26			.07	1.13	.016	.030	.28	.30	.11	.10	.03	.00	.019	.32
	45'			.76	55000	72000	25											.01	.16		
	W530 x123.0				379	490	26														
	13.716 M				379	496	25														
6	W21 - 83.0	3	360671	.72	55000	76000	27			.08	1.10	.016	.023	.30	.30	.14	.16	.04	.00	.021	.33
	50'			.72	55000	76000	27											.01	.18		
	W530 x123.0				379	524	27														
	15.240 M				379	524	27														
7	W24 - 55.0	1	360541	.78	57000	73000	24			.08	.91	.012	.027	.26	.32	.10	.08	.02	.00	.017	.28
	30'			.79	58000	73000	24											.01	.16		
	W610 x 82.0				393	503	24														
	9.144 M				400	503	24														
8	W24 - 55.0	1	360546	.82	58000	71000	26			.08	.90	.013	.024	.23	.36	.10	.09	.02	.00	.018	.28
	30'			.80	57000	71000	25											.01	.16		
	W610 x 82.0				400	490	26														
	9.144 M				393	490	25														
9	W24 - 55.0	1	360554	.81	58000	72000	26			.07	.90	.011	.024	.24	.27	.10	.09	.02	.00	.019	.26
	30'			.80	57000	71000	25											.01	.15		
	W610 x 82.0				400	496	26														
	9.144 M				393	490	25														

Pcm = C + Si/30 + Mn/20 + Cu/20 + Ni/60 + Cr/20 + Mo/15 + V/10 + 5 B B=Approx .0005

CARBON EQUIVALENT: CE = CE(IIW) = C + Mn/6 + (Cr+Mo+V)/5 + (Ni+Cu)/15

Mercury has not been used in the direct manufacturing of this material.

Corrosion Index: CI=26.01(%Cu)+3.88(%Ni)+1.20(%Cr)+1.49(%Si)+17.28(%P)-7.29(%Cu)(%Ni)-9.10(%Ni)(%P)-33.39(%Cu)^2

ELONGATION BASED ON 8.00 INCH GAUGE LENGTH

I hereby certify that the contents of this report are accurate and correct. All test results and operations performed by this material manufacturer are in compliance with the requirements of the material specifications listed in the Specifications Block above.

Gary Lennell

QUALITY ASSURANCE

CUSTOMER COPY

STATE OF ARKANSAS COUNTY OF MISSISSIPPI
SWORN TO AND SUBSCRIBED BEFORE ME THIS

14 Day of 02/11

Charlene Wallis NOTARY PUBLIC

MY COMMISSION EXPIRES 10/21/2013

CHARLENE WALLIS NOTARY PUBLIC MISSISSIPPI CO. ARKANSAS MY Comm. Exp. 10-21-2013

CERTIFIED MILL TEST REPORT

Date: 03 / 13 / 2010

Steel Dynamics, Inc.®
Structural and Rail Division • Columbia City, Indiana
(260) 625-8100 (260) 625-8950 FAX
Quality Steel 100% EAF Melted and Manufactured in the USA
Recycled content: PC = 84-75%, PI = 15-10%

Ship to:
CCC Steel, Inc.
225 West Manville Street
UP Zone # 41, Track 728
Compton CA, 90220 US
Attn: Mark Ritchie

Customer # 000194

Bill to:
CCC Steel, Inc.
PO Box 5923
Compton CA, 90224 US
Attn: John Pyka

GENERAL INFORMATION

Product	Wide Flange Beam
Size	W21X44
	W 530 x 66
Heat Number	A056794
Condition(s)	As-Rolled
	Fine Grained
	Fully Killed

SPECIFICATIONS

Standards	Grades
ASTM A6/A6M	
» ASTM A992/A992M - 06a	A992 / A992M
ASTM A709/A709M - 06a	A709 g50S/g345S
ASTM A572/A572M - 06	A572 gr50/gr345
CSA G40.21-04	50W/350W

SHIPMENT DETAILS

BOL # 0000189003

Bundle / ASN #	Length	pcs	Customer PO
021426067	55' 0"	4	L28368pp

CHEMICAL ANALYSIS (weight percent)

C	Mn	P	S	Si	Cu	Ni	Cr	Mo	Sn	V	Nb/Cb	N	B	*C1	*C2	*PC	*I	Analysis Type
.06	1.02	.021	.024	.19	.37	.10	.14	.044	.013	.022	.001	.0116	.0003	.30	.33	.15	5.95	Heat

MECHANICAL TESTING

Test	Yield (fy) Strength ksi / MPa	Tensile (fu) Strength ksi / MPa	fy / fu ratio	% Elong. {8" gage}
1	62 / 431	74 / 513	.84	26
2	63 / 431	75 / 515	.84	27
3				
4				
5				
6				
7				

Charpy Impact Tests (available only when specified at time of order)

Temp F / C	Absorbed Energy ft-lbf / J Specimen 1	Specimen 2	Specimen 3	Average	Minimum

Notes: *Calculated Chemistry Values: Carbon Equivalents (C1, C2, PC), Corrosion Index (I)

CE1 {IIW}=C+Mn/6+(Cr+Mo+V)/5+(Ni+Cu)/15 **CE2** {AWS}=C+(Mn+Si)/6+(Cr+Mo+V)/5+(Ni+Cu)/15 **Pcm** {AWS} = C+Si/30+Mn/20+Cu/20+Ni/60+Cr/20+mo/15+V/10+5B

I {ASTM G101}= 26.01(Cu)+3.88(Ni)+1.20(Cr)+1.49(Si)+17.29(P)-7.29(Cu)(Ni)-9.10(Ni)(P)-33.39(Cu²)

I hereby certify that the content of this report are accurate and correct. All tests and operations performed by this material manufacturer are in compliance with the requirements of the material specifications and applicable purchaser designated requirements.

Signed: Yury Krotov
Manager of Technical Services

State of Indiana, County of Whitley Sworn to and subscribed before me this _____ day of _____

Signed: _____ My commission expires: _____
Notary Public

FormF-6100-002-054 rev 1

ASTM A6 - 14.6: A signature is not required on the test report; however, the document shall clearly identify the organization submitting the report. Notwithstanding the absence of a signature, the organization submitting the report is responsible for the content of the report

DATE	2/21/11
INVOICE NO.	393240
BILL OF LADING	13456
CUSTOMER NO.	7670
CUSTOMER P.O.	L 28728 FF4

NUCOR-YAMATO STEEL CO.

P.O. BOX 1228 • BLYTHEVILLE,AR 72316

CERTIFIED MILL TEST REPORT

100% MELTED AND MANUFACTURED IN U.S.A.
All shapes produced by Nucor-Yamato Steel are cast and rolled to a fully killed and fine grain practice.

SHIP TO
CCC STEEL, INC. C/O
ANCON TRANS BNSF R/R
VERNON, CA FOR TRK DEL
TO COMPTON, CA

SPECIFICATIONS
ASTM A992/A992M-06a A572/A572M GR50-07
ASTM A709/A709M-09 GR50 (345)
ASTM A709/A709M-09 GR50S (345S)
ASTM A6/A6M-09

SOLD TO
CCC STEEL, INC.
2576 E. VICTORIA ST.

RANCHO DOMINGUEZ, CA 90220-0000

ITEM #	ITEM DESCRIPTION	QTY	HEAT #	MECHANICAL PROPERTIES						C	Mn	P	S	Si	Cu	Ni	Cr	Mo	V	Cb	CE
				YIELD TO TENSILE RATIO	YIELD STRENGTH PSI / MPa	TENSILE STRENGTH PSI / MPa	ELONG %	CHARPY IMPACT TEMP °F / °C	CHARPY IMPACT ENERGY FT-LBS / JOULES										Sn	Pcm	Cl
1	W18 - 35.0	4	361105	.81	57000	70000	24			.08	.90	.017	.035	.23	.34	.13	.13	.03	.00	.016	.29
	30'			.81	57000	70000	28											.01	.16		
	W460 x 52.0				393	483	24														
	9.144 M				393	483	28														
2	W18 - 35.0	1	361111	.79	56000	71000	24			.08	.92	.015	.030	.23	.30	.12	.10	.03	.00	.016	.29
	30'			.80	56000	70000	24											.01	.16		
	W460 x 52.0				386	490	24														
	9.144 M				386	483	24														
3	W18 - 35.0	1	361048	.83	59000	71000	24			.07	.90	.013	.034	.22	.32	.15	.13	.04	.00	.016	.28
	50'			.80	57000	71000	24											.01	.15		
	W460 x 52.0				407	490	24														
	15.240 M				393	490	24														
4	W18 - 35.0	1	361062	.83	59000	71000	24			.08	.90	.013	.023	.23	.35	.12	.12	.03	.01	.016	.29
	50'			.83	59000	71000	26											.01	.16		
	W460 x 52.0				407	490	24														
	15.240 M				407	490	26														
5	W18 - 35.0	1	361082	.83	60000	72000	24			.07	.90	.012	.031	.20	.35	.13	.12	.03	.00	.016	.28
	50'			.81	58000	72000	25											.01	.15		
	W460 x 52.0				414	496	24														
	15.240 M				400	496	25														
6	W18 - 35.0	1	361083	.81	56000	69000	25			.08	.90	.016	.032	.22	.34	.13	.10	.03	.00	.016	.29
	50'			.80	56000	70000	26											.01	.16		
	W460 x 52.0				386	476	25														
	15.240 M				386	483	26														
7	W18 - 35.0	1	361086	.82	58000	71000	22			.07	.91	.023	.035	.22	.32	.14	.16	.03	.00	.016	.29
	50'			.81	58000	72000	23											.01	.15		
	W460 x 52.0				400	490	22														
	15.240 M				400	496	23														
8	W18 - 50.0	2	361220	.77	56000	73000	26			.07	1.10	.017	.028	.31	.35	.12	.10	.03	.00	.016	.31
	40'			.76	55000	72000	25											.01	.16		
	W460 x 74.0				386	503	26														
	12.192 M				379	496	25														
9	W18 - 50.0	1	361222	.79	59000	75000	24			.08	1.10	.020	.028	.28	.35	.13	.12	.03	.00	.023	.32
	40'			.78	58000	74000	23											.01	.17		
	W460 x 74.0				407	517	24														
	12.192 M				400	510	23														

Pcm = C + Si/30 + Mn/20 + Cu/20 + Ni/60 + Cr/20 + Mo/15 + V/10 + 5 B Reference: 0015

CARBON EQUIVALENT: CE = CE(IIW) = C + Mn/6 + (Cr+Mo+V)/5 + (Ni+Cu)/15
Mercury has not been used in the direct manufacturing of this material.

Corrosion Index: CI=26.01(%Cu)+3.88(%Ni)+1.20(%Cr)+1.49(%Si)+17.28(%P)-7.29(%Cu)(%Ni)-9.10(%Ni)(%P)-33.39(%Cu)^2

ELONGATION BASED ON 8.00 INCH GAUGE LENGTH

I hereby certify that the contents of this report are accurate and correct. All test results and operations performed by this material manufacturer are in compliance with the requirements of the material specifications listed in the Specifications Block above.

Gary Lennell
QUALITY ASSURANCE

CUSTOMER COPY

STATE OF ARKANSAS COUNTY OF MISSISSIPPI
SWORN TO AND SUBSCRIBED BEFORE ME THIS
21 Day of 02/11
Charlene Wallis NOTARY PUBLIC
MY COMMISSION EXPIRES 10/21/2013

CHARLENE WALLIS NOTARY PUBLIC MISSISSIPPI CO. ARKANSAS MY Comm. Exp. 10-21-2013

1696

JORGE DE ANDA
INSPECTION SERVICES

(626) 377-3428

DEPT. OF BLDG. & SAFETY
CITY OF Aliso Viejo CA, Orange County

SPECIAL INSPECTION REPORT

BUILDING PERMIT NO. 68318 JOB NO _____ DATE _____

JOB IDENTIFICATION / ADDRESS Arganaut 15 Aliso Viejo CA, Orange County CA,

GENERAL CONTRACTOR / ADDRESS R & C Electrical Contractors Inc.

SUB-CONTRACTOR / ADDRESS J & D Iron Worker Inc. S. El Monte CA 91733

STRUCTURAL ENGINEER / ADDRESS Spiro Structural Engineering Co.

TYPE OF WORK:

REINFORCED CONCRETE _____ MASONRY _____ HIGH - STRENGHT BOLTS Epoxy 5/8 anchors. SET-XP

PRESTRESSED CONCRETE _____ WELDING X GYPSUM CONCRETE _____

WELDER / WELDERS	WELDER (S) I.D. NUMBER	CITY	RECEIPT NUMBER
Juan Valencia	Po14546	Los Angeles city (Structural steel only).	

DATE OF INSPECTION	DESCRIPTION OF WORK INSPECTED
9-22-11 (all steel welded with flux cored process, using E71T-8)	Continuous Visual Inspection of field welding of 3/8x4x3 angle iron welded to existing 6x6x1/4 T.S 1/4 fillet welds both sides to support new W24x55, & W21x44 & W18x35 beams, with (6) 7/8 HS bolts, per connection.
9-22-11	Inspection of (21) 1/4x3x3 angle iron welded 1/4 fillet welds at 3 sides to support new shear wall.
9-23-11	Inspection of 3/4x3 studs welded to (1) new column & all existing Column's on North side of Building to support new shear walls, per plan.
(all holes brushed & Blown before Epoxy SET-XP)	Inspection of (3) new 4" STD pipe columns welded to 3/8 Bottom plates 1/4 fillet welds all-around at (3) Locations. per-plan. & (6) 5/8" Epoxy anchors. to support 4" pipe column, with an embalment 6"

DATE	REG.	OVERTIME	TIME IN	TIME OUT	MILEAGE	CODE	INITIALS
9-23-11	8		9:15 am	4:45 pm		UBC/CBC	

HOURS

ALL INSPECTION BASED ON MINIMUM OF 4 HOURS & OVER 4 HOURS - 8 HOURS MINIMUM. IN ADDITION, ANY INSPECTION EXTENDING PAST NOON HOUR WILL BE 8 HOURS MINIMUM

ATTORNEY'S FEES - IF ANY ACTION AT LAW OR IN EQUITY IS BROUGHT TO ENFORCE OR INTERPRET THE TERMS OF THIS CONTRACT, THE PREVAILING PARTY SHALL BE ENTITLED TO REASONABLE ATTORNEY'S FEES, COSTS AND NECESSARY DISBURSEMENTS IN ADDITION TO ANY OTHER RELIEF TO WHICH SUCH PARTY MAY BE ENTITLED

6.C #1151
REGISTERED DEPUTY BUILDING INSPECTOR'S CERTIFIED SIGNED BY INSPECTOR _____

I.C.# 500597-1-85
I.D. NUMBER _____ HAS BEEN FILED AND IT STATES THAT THE ABOVE WORK HAS BEEN INSPECTED BY HIM AND COMPLIES WITH THE PROVISIONS OF THE BUILDING CODE APPLICABLE THERETO.

RESPECTIVELY SUBMITTED

APPROVED BY: _____ BY: _____

PROJECT SUPERINTENDENT JORGE DE ANDA

JORGE DE ANDA
INSPECTION SERVICES
(626) 377-3426

DEPT. OF BLDG. & SAFETY
CITY OF Aliso Viejo CA
Orange County

SPECIAL INSPECTION REPORT

BUILDING PERMIT NO. 68318 JOB NO. _____ DATE _____

JOB IDENTIFICATION / ADDRESS ARGONAUT 15 ALISO VIEJO CA, ORANGE COUNTY

GENERAL CONTRACTOR / ADDRESS R & C ELECTRICAL CONTRACTING CO.

SUB-CONTRACTOR / ADDRESS Cal Jay Builders. co.

STRUCTURAL ENGINEER / ADDRESS SPIRE Structural Engineering.

TYPE OF WORK:

REINFORCED CONCRETE _____ MASONRY _____ HIGH - STRENGHT BOLTS Epoxy SET-XP

PRESTRESSED CONCRETE _____ WELDING _____ GYPSUM CONCRETE _____

WELDER / WELDERS	WELDER (S) I.D. NUMBER	CITY	RECEIPT NUMBER
—	—	—	—

DATE OF INSPECTION	DESCRIPTION OF WORK INSPECTED
—	Continuous Visual Inspection of Bolts epoxied into existing
	Concrete Panel & footings.
9-25-2011	Inspection of (102) S/S anchor bolts at ledger 4" embelment
9-24-2011	Detail 15 S-300.
	Inspection of (88) HOU2 Holdowns at ledger 4" embelment
	Detail 10 & 11 S-300.
9-25-2011	Inspection of (9) S/S anchor bolts at new foundation with 8"
	embelment Detail 17 S-200
9-22-2011	Inspection S/S anchor bolts at (3) new 4" pipe columns with
	6" embelment Detail 5 S-300.
—	All holes brushed & Blown before epoxy.
—	Epoxy # Simpson SET-XP

HOURS

DATE	REG.	OVERTIME	TIME IN	TIME OUT	MILEAGE	CODE	INITIALS
9-28-2011	8	/	8:15am	3:20pm	/	UBC/LLC	

ALL INSPECTION BASED ON MINIMUM OF 4 HOURS & OVER 4 HOURS - 8 HOURS MINIMUM. IN ADDITION, ANY INSPECTION EXTENDING PAST NOON HOUR WILL BE 8 HOURS MINIMUM.

ATTORNEY'S FEES - IF ANY ACTION AT LAW OR IN EQUITY IS BROUGHT TO ENFORCE OR INTERPRET THE TERMS OF THIS CONTRACT, THE PREVAILING PARTY SHALL BE ENTITLED TO REASONABLE ATTORNEY'S FEES, COSTS AND NECESSARY DISBURSEMENTS IN ADDITION TO ANY OTHER RELIEF TO WHICH SUCH PARTY MAY BE ENTITLED.

O.C #1151
REGISTERED DEPUTY BUILDING INSPECTOR'S CERTIFIED SIGNED BY INSPECTOR _____

I.D. NUMBER 1 CC#5009351-05 HAS BEEN FILED AND IT STATES THAT THE ABOVE WORK HAS BEEN INSPECTED BY HIM AND COMPLIES WITH THE PROVISIONS OF THE BUILDING CODE APPLICABLE THERETO.

RESPECTIVELY SUBMITTED

APPROVED BY: _____ **BY:** _____
PROJECT SUPERINTENDENT JORGE DE ANDA

JORGE DE ANDA
INSPECTION SERVICES

(626) 377-3428

DEPT. OF BLDG. & SAFETY
CITY OF Aliso Viejo CA

SPECIAL INSPECTION REPORT

BUILDING PERMIT NO. 68318 JOB NO. _____ DATE _____

JOB IDENTIFICATION / ADDRESS 15 Argonaut Aliso Viejo CA, 92656

GENERAL CONTRACTOR / ADDRESS Cal Tax Builders. General Contractor (R&C Contracting Co.)

SUB-CONTRACTOR / ADDRESS Cal Tax Builder's General Contractor.

STRUCTURAL ENGINEER / ADDRESS Spire structural engineering / architect, Mark A. Grisak AIA

TYPE OF WORK:

REINFORCED CONCRETE _____ MASONRY _____ HIGH - STRENGHT BOLTS _____

PRESTRESSED CONCRETE _____ WELDING _____ GYPSUM CONCRETE _____

Epoxy. #3, #4 X dowels.

WELDER / WELDERS	WELDER (S) I.D. NUMBER	CITY	RECEIPT NUMBER
—	—	—	—

DATE OF INSPECTION	DESCRIPTION OF WORK INSPECTED
9-9-2011	Continuous Visual Inspection of #4 & #3 dowels Epoxied 6" embedment to support new footing & new footing pad. per plan. S200 sheet 17.
—	Inspection of (74) #3 dowels Epoxied into existing concrete slab to support new slab & footing, with an embedment of 6", at 18" O.C.
—	Inspection of (18) #4 ~~dowels~~ dowels Epoxied into existing concrete slab to support new slab & footing. also with an embedment of 6". per S300 det. #1.
—	All holes brushed & Blown before epoxy. Epoxy # SET-XP.

HOURS

DATE	REG.	OVERTIME	TIME IN	TIME OUT	MILEAGE	CODE	INITIALS
9-9-2011	8	/	8:45 AM	10:15 AM	/	164	Simpson

ALL INSPECTION BASED ON MINIMUM OF 4 HOURS & OVER 4 HOURS - 8 HOURS MINIMUM. IN ADDITION, ANY INSPECTION EXTENDING PAST NOON HOUR WILL BE 8 HOURS MINIMUM.

ATTORNEY'S FEES - IF ANY ACTION AT LAW OR IN EQUITY IS BROUGHT TO ENFORCE OR INTERPRET THE TERMS OF THIS CONTRACT, THE PREVAILING PARTY SHALL BE ENTITLED TO REASONABLE ATTORNEY'S FEES, COSTS AND NECESSARY DISBURSEMENTS IN ADDITION TO ANY OTHER RELIEF TO WHICH SUCH PARTY MAY BE ENTITLED.

O.C # 1151
REGISTERED DEPUTY BUILDING INSPECTOR'S CERTIFIED SIGNED BY INSPECTOR _____

I.C. # 5009351 -85
I.D. NUMBER _____ HAS BEEN FILED AND IT STATES THAT THE ABOVE WORK HAS BEEN INSPECTED BY HIM AND COMPLIES WITH THE PROVISIONS OF THE BUILDING CODE APPLICABLE THERETO.

RESPECTIVELY SUBMITTED

APPROVED BY: _____ **BY:** _____
PROJECT SUPERINTENDENT JORGE DE ANDA

SPIRE
STRUCTURAL ENGINEERING

September 29, 2011 Memo 11.162.1

Mark Grisafe
5618 E. Conant St
Long Beach, CA 90808

Subject: Drawing Clarification and Modification
Address: 15 Argonaut, Aliso Viejo, CA 92656

Dear Mark:

Item 1: Shear walls

Per E-mail from Mark and Brian requesting additional holdown information: there are no holdowns required for 15 Argonaut. Per the plans (1/S210) the shear wall symbol will indicate if a holdown is required. See legend for more information. The symbol at the one wood shear wall indicates "NONE" for the holdown type. The Typical Structural Panel Shear wall Construction detail (3/S310) shows where holdowns would located if required.

Item 2: Rooftop Units

Two rooftop unit have been relocated moved per contractors request. Please see attached SK- 2 for partial plan. Similar detailing may be applied at the other units.

Please feel free to call with any questions or if we can be of additional assistance.

Sincerely,

Jeffrey M Roettele

REGISTERED PROFESSIONAL ENGINEER
JEREMY C. WELTZIN
No. S4614
EXP. 6/30/13
STRUCTURAL
STATE OF CALIFORNIA

23441 South Pointe Drive, Suite 245, Laguna Hills, California 92653 Tel: 949.916.3440 Fax: 949.916.3445
www.spirestructures.com

Date Received: 8-04-11

REQUEST FOR BUILDING PERMIT ISSUANCE

HOLD HARMLESS AGREEMENT

TO: Building Department / Engineering Department / Planning Department

APPLICANT: AICI, LLC

PROJECT ADDRESS: 15 ARGONAUT **PLAN CHECK#:** 68254

PROJECT DESCRIPTION: TENANT IMPROVEMENT BUILD OUT FOR NEW TENANT, AMBRY GENETICS

Building Permit Issuance. Following City of Aliso Viejo ("City") plan check review, the above listed project may be submitted to the Building Department/Engineering Department for issuance of a building permit. Applicant acknowledges no building permit final or Certificate of Occupancy shall be granted until all planning/zoning clearances have been obtained and all appeal periods exhausted. Applicant further acknowledges an appeal of planning/zoning approval may occur within ten (10) days of the date of planning discretionary approval determination and a public hearing may be required as part of the appeal process. Applicant acknowledges additional conditions or requirements may be placed on the project or planning/zoning approval may be overturned and the project denied. Applicant further acknowledges and agrees that in the event the approval is appealed and overturned or encumbered with additional conditions or requirements that may require additional building permit submittals, reviews, and issuances, that all plan check fees, building permit fees, and planning processing fees paid as part of the City's process are non-refundable and non-transferable.

Indemnification. Applicant shall defend, indemnify and hold City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions or willful misconduct of Applicant, its officials, officers, employees, agents, consultants, contractors and subcontractors arising out of or in connection with this Agreement, including but not limited to denial of the project and any changes that are required as a result of any pending discretionary actions and appeal periods.

Attorneys' Fees. If either Party commences an action against the other Party, either legal, administrative or otherwise, to enforce, interpret, rescind, or otherwise relating to this Agreement, the prevailing Party in such action shall be entitled to have and recover from the losing Party reasonable attorneys' fees and all other costs and expenses of such action.

Applicant:

Signed: Anne Wagner Date: 8/3/11

Print Name: ANNE WAGNER Company: AICI, LLC

RECEIVED

Revised 9/01/09

AUG 04 2011

PLANNING DEPARTMENT 1701

CITY OF ALISO VIEJO - PERMIT / PLAN REVIEW APPLICATION

JOB ADDRESS: 15 ARGONAUT **APN#/TRACT#/LOT# :**

APPLICANT'S NAME: MARK GRISAFE, ARCHITECT

ADDRESS: 5618 E. CONANT ST. CITY: LONG BEACH ZIP CODE: 90808

PHONE NUMBER: 562 420-4035

PROPERTY OWNER'S NAME: AIC LLC

ADDRESS: 2321 ROSECRANS AVE STE 3230 CITY: EL SEGUNDO ZIP CODE: 90245

PHONE NUMBER: 310-725-0006

NAME OF BUSINESS TO OCCUPY BUILDING/SPACE: AMBRY GENETICS

ARCH./ENGINEER: M GRISAFE ARCHITECT

ADDRESS: 5618 E. CONANT ST. CITY: LONG BCH ZIP CODE: 90808

LICENSE NUMBER: C28845 PHONE NUMBER: (562)420-4035

CONTRACTOR'S NAME: R&C CONTRACTORS PHONE NUMBER: 562-860-3430

ADDRESS: 21113 JUAN AVE. CITY: HAWAIIAN GRDNS ZIP CODE: 90716

CONT. LICENSE CLASS / NUMBER: 939057 EXP. DATE: 10-31-2011

WRITTEN DESCRIPTION OF WORK:	SQUARE FOOTAGE:
T.I. OF EXISTING R&D BLDG	37,406 S.F.

OCCUPANCY: B/S **OCCUPANT LOAD:** **TYPE OF CONSTRUCTION:** II-B **SPRINKLERED?** (YES) / NO

VALUATION OF JOB: $ 250K

PUBLIC WORKS SCREENING QUESTIONS

LANDSCAPE PERMIT

DOES THIS PROJECT INCLUDE NEW LANDSCAPE OR LANDSCAPE RENOVATIONS FOR:	YES	NO
RESIDENTIAL PROJECTS – 5,000 SF AREA OR MORE?		
COMMERCIAL/HOA/PROPERTY MGMT PROJECTS – 2,500 SF AREA OR MORE?		✓

IF YES TO EITHER QUESTION, LANDSCAPE PERMIT IS REQUIRED

WATER QUALITY PERMIT	YES	NO
DOES THIS PROJECT REQUIRE ANY MOVEMENT OF SOIL?		✓
DOES THIS PROJECT REQUIRE ANY OUTSIDE STORAGE OF MATERIALS?		✓

IF YES TO EITHER QUESTION, WATER QUALITY PERMIT IS REQUIRED

CONSTRUCTION AND DEMOLITION (C&D) PERMIT	YES	NO
DOES THIS PROJECT INVOLVE MORE THAN 5,000 SF?	✓	
IS THE TOTAL VALUE OF THE PROJECT $50,000 OR MORE?	✓	

IF YES TO EITHER QUESTION, C&D PERMIT IS REQUIRED

WATER POLLUTION PREVENTION	YES	NO
DOES THIS PROJECT INCLUDE ONE ACRE OR MORE OF DISTURBED SOIL?		✓

IF YES, STORM WATER POLLUTION PREVENTION PLAN (SWPPP, STATE) IS REQUIRED

	YES	NO
IS THIS A NON-RESIDENTIAL PROJECT THAT INCLUDES LESS THAN ONE ACRE OF DISTURBED SOIL?	✓	

IF YES, WATER POLLUTION CONTROL PLAN (WPCP, CITY) IS REQUIRED

✓ **SIGNATURE OF APPLICANT OR AGENT:** _____

OFFICE USE ONLY DO NOT WRITE BELOW THIS LINE

Plan Check	1216.75	Plumbing	
Building	1871.93	Electrical	
Issuance		Mechanical	
Scanning		SMIP	
General Plan Maintenance	38.24	SB 1473	
Planning		CPTED	
Other:			

APPROVED TO SUBMIT PER PLANNING: _____ Revised 01-03-11

CITY OF ALISO VIEJO
MECHANICAL, ELECTRICAL, AND PLUMBING TAKE OFF SHEET

MECHANICAL UNIT FEE SCHEDULE

QTY	ITEM	FEE	QTY	ITEM	FEE
	FORCED AIR GRAVITY FAU DUCTS UP TO 100,000 BTUS			AIR HANDLING UNIT < = 5,000 CFM	
	OVER 100,000 BTUS			AIR HANDLING UNIT > 5,000 CFM	
	EVAPORATIVE COOLER			INSTALLATION REPAIR ALTERATION RELOCATION OR ADD TO EA. BOILER OR COMPRESSOR OR ABSORPTION SYSTEM < = HP OR 100,000 BTUS	
	COMMERCIAL VENTILATING FAN				
	COMMERCIAL VENTILATING SYSTEM				
	EXHAUST HOOD W/ FANS / DUCTS			> 5 HP OR 100,000 BTUS	
	RES INCINERATOR NEW / RELOCATE			INSTALLATION/REPLACEMENT OF AIR	
	COMM INCINERATOR NEW / RELOCATE			CONDITIONING OF HEAT PUMPS	
	REHEAT/COOLING COIL/STRIP HTR			< = 5,000 TONS/HP	
	INCIDENTAL GAS PIPING			> 5 TONS/HP	
	FLOOR WALL OR SUSPENDED HEATERS			OTHER:	
	APPLIANCE VENTS				
	REPAIR / ALT TO EA HTG APPLIANCE REFRIGERATION UNIT, COMFORT COOLING UNIT, ABSORPTION UNIT, OR EA COMFORT HTG / COOLING ABSORPTION OR EVAPORATIVE COOLING SYST. INCL. REGIST. GRILLS		1		

PLUMBING UNIT FEE SCHEDULE

QTY	ITEM	FEE	QTY	ITEM	FEE
	PER FIXTURE-SINK, TOILET, DISPOSAL WTR HEATER, DISHWASHER, SOFTNER RAINWATER SYSTEM (PER DRAIN) ALT OR REPAIR OF PIPING OR TREATMENT SYSTEM		3	TEMPORARY SERVICE COMMERCIAL	
				GAS PIPING OUTLETS 1-5	
				EACH ADDITIONAL	
				CARBON DIOXIDE SYSTEM	
	BUILDING SEWER			**SPRINKLER SYSTEM (PER METER)** RESIDENTIAL	
	PRE-INVESTIGATE PRIVATE SEWER			COMMERCIAL	
	PRIVATE SEWER			STANDPIPES (ANY COMBINATION)	
	SEEPAGE PIT,SEPTIC TANK,SEWER CAP OR DRAINAGE FIELD			SPRINKLER SYSTEM ALTERATION	
	VACCUUM BREAKERS BACKFLOW DEVICES OR FIXTURES ON TANK/VATS 1-5 DEVICES			**YARD PIPING, UNDER GROUND SPRINKLER OR YARD PIPING, ALTERATIONS ONLY, NOT COMPLETE SYSTEM COMPLETE DISTRIBUTION (PER 1,000)**	
	EACH ADDITIONAL			YARD GAS SYSTEM	
	INDUSTRIAL WASTE PRETREATMENT			YARD WASTE SYSTEM	
	GAS REGULATOR (EACH)			YARD COLLECTION SYSTEM	
	TEMPORARY SERVICE RESIDENTIAL			OTHER:	

ELECTRICAL UNIT FEE SCHEDULE

QTY	ITEM	FEE	QTY	ITEM	FEE
	SERVICE METER			SWITCHBOARD >600 VOLTS EACH ADDIT.	
	ANNUAL ELECTRICAL PERMIT			SERVICE/SWITCHBOARD<=600 VOLTS	
	SELF CONTAINED WIRED APPLIANCE			600 AMPS OR LESS	
	BUSWAYS FOR TROLLYS AND PLUGINS TYPE BUSWAYS EA 100 OR FRACTION			601-1000 AMPS	
				1001- AND GREATER	
	POWER APPARATUS (HP,KW,KVA) LESS THAN AND EQUAL TO 1			OVER 600 VOLTS, ALL LAMPS	
				RELOCATION OF RESIDENTIAL SERVICE	
	1 UP TO AND EQUAL T 10			PRELOWERING	
	FROM 10 TO AND EQUAL TO 50			INSPECTION PER 10 SQFT	
	FROM 50 AND INCLUSIVE OF 100			GARAGE CARPORT PER 100 SQFT	
	OVER 100			PRELOWERING INSPEC. FOR COMMERCIAL	
	RADIANT CEILING HEAT PER ROOM			ALL OTHER INSPECTION SEE TABLE	
	FIXTURES AND OUTLETS FIRST 20 (EACH)			**TEMPORARY POWER LIGHTING**	
			200	SERVICE	
	ADDITIONAL (EACH)			RESIDENTIAL WORK SERVICE	
	5 OF MULTIPLE OUTLET STRIP		10	COMMERCIAL WORK SERVICE PEDESTALS, PIGGYBACK, POLES (EACH)	
	MULTIPLE APPLIANCE OUTLET ASSEMB.				
	POL MOUNTED VAPOR FIXTURE			CONST. POLE (EACH NO POWER)	
	ADDITNL FIXTURES ON SINGLE POLE		25	CONST. LIGHTING <=500 LAMPS	
	LAMP HOLDING DEVICES 1 – 20 (EACH)			CONST. LIGHTING >500 LAMPS	
	NEXT 200 (EACH)			**SIGNAGE (INCLUDES GAS TUBE TYPE)**	
	EACH ADDITIONAL			ONE SIGN & TRANSFORMER	
	FLASHER / TIME CLOCK			EACH ADDITIONAL SAME BUILDING	
	SERVICES PEDESTAL			EA EXTRA TRANSFORMER FLASHER TIMER EA ADDIT. SIGN/TRANS SAME LOT	
	SUBPANEL	1	1	MOVE EACH SIGN/TRANS	
	SWITCHBOARD<600 VOLTS FIRST SECTION			ALTERING CHANGING LETTERING	
	SWITCHBOARD <600 VOLTS EACH ADDIT.			CONVERTING SIGN OR DECORATVE TUBING	
	SWITCHBOARD >600 VOLTS FIRST SECTION			OTHER:	

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 1 of 3)

Project Name/Address:
TENANT IMPROVEMENT FOR AMBRY GENETICS-PHASE ONE 15 ARGONAUT ALISO VIEJO, 92656

System Name or Identification/Tag:	System Location or Area Served:

Enforcement Agency:	Permit Number:
Note: Submit one Certificate of Acceptance for each system that must demonstrate compliance.	Enforcement Agency Use: Checked by/Date

FIELD TECHNICIAN'S DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, the information provided on this form is true and correct.
- I am the person who performed the acceptance requirements verification reported on this Certificate of Acceptance (Field Technician).
- I certify that the construction/installation identified on this form complies with the acceptance requirements indicated in the plans and specifications approved by the enforcement agency, and conforms to the applicable acceptance requirements and procedures specified in Reference Nonresidential Appendix NA7.
- I have confirmed that the Installation Certificate(s) for the construction/installation identified on this form has been completed and is posted or made available with the building permit(s) issued for the building.

Company Name: R+C ELECTRICAL INC.		
Field Technician's Name: DONALD F BROWN		Field Technician's Signature:
	Date Signed:	Position With Company (Title): ELECTRICAL FOREMAN

RESPONSIBLE PERSON'S DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, that I am the Field Technician, or the Field Technician is acting on my behalf as my employee or my agent and I have reviewed the information provided on this form.
- I am a licensed contractor, architect, or engineer, who is eligible under Division 3 of the Business and Professions Code, in the applicable classification, to take responsibility for the scope of work specified on this document and attest to the declarations in this statement (responsible person).
- I certify that the information provided on this form substantiates that the construction/installation identified on this form complies with the acceptance requirements indicated in the plans and specifications approved by the enforcement agency, and conforms to the applicable acceptance requirements and procedures specified in Reference Nonresidential Appendix NA7.
- I have confirmed that the Installation Certificate(s) for the construction/installation identified on this form has been completed and is posted or made available with the building permit(s) issued for the building.
- I will ensure that a completed, signed copy of this Certificate of Acceptance shall be posted, or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a signed copy of this Certificate of Acceptance is required to be included with the documentation the builder provides to the building owner at occupancy.

Company Name: R&C Electrical Inc.			Phone: (562) 860-3430
Responsible Person's Name: Rob MAINGOT		Responsible Person's Signature:	
License: Lic. # 939057	Date Signed: 12/12/11	Position With Company (Title): President	

Occupant Sensor, Manual Daylighting Control, and Automatic Time Switch Control		
Intent:	Lights are turned off when not needed per Section 119(d) & 131(d).	
Construction Inspection		
1	Instrumentation to perform test includes, but not limited to:	
	a.	Hand-held amperage and voltage meter
	b.	Power meter

continued on next page

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 2 of 3)

Project Name/Address:
TENANT IMPROVEMENT FOR AMBRY GENETICS-PHASE ONE 15 ARGONAUT ALISO VIEJO

System Name or Identification/Tag:	System Location or Area Served:

2	Occupancy Sensor Construction Inspection		
	☒	Occupancy sensor has been located to minimize false signals	
	☐	Light meter	
	☐	Ultrasonic occupancy sensors do not emit audible sound (119a) 5 feet from source	
3	Manual Daylighting Controls Construction Inspection		
	☐	If dimming ballasts are specified for light fixtures within the daylit area, make sure they meet all the Standards requirements, including "reduced flicker operation" for manual dimming control systems	
4	Automatic Time Switch Controls Construction Inspection		
	a.	Automatic time switch control is programmed for (check all):	
			Weekdays
			Weekend
			Holidays
	b.	Document for the owner automatic time switch programming (check all):	
			Weekdays settings
			Weekend settings
			Holidays settings
			Set-up settings
			Preference program setting
		Verify the correct time and date is properly set in the time switch	
	☐	Verify the battery is installed and energized	
	☐	Override time limit is no more than 2 hours	
	☒	Occupant Sensors and Automatic Time Switch Controls have been certified to the Energy Commission in accordance with the applicable provision in Section 119 of the Standards, and model numbers for all such controls are listed on the Commission database as Certified Appliance and Control Devices	

A.	Select Acceptance Test (Indicate lighting control systems Names/Designations by the applicable tests below)	
☒	1	Occupancy Sensor
☐	2	Manual Daylighting Controls
	3	Automatic Time Switch Controls

B. Equipment Testing Requirements Check and verify those items applicable to selected system:		Applicable Lighting Control Systems		
Occupancy Sensor - Step 1: Simulate an unoccupied condition		1	2	3
a.	Lights controlled by occupancy sensors turn off within a maximum of 30 minutes from start of an unoccupied condition per Standard Section 119(d)	(Y) / N	Y / N	Y / N
b.	The occupant sensor does not trigger a false "on" from movement in an area adjacent to the controlled space or from HVAC operation	(Y) / N	Y / N	Y / N
c.	Signal sensitivity is adequate to achieve desired control	(Y) / N	Y / N	Y / N
Occupant Sensor - Step 2: Simulate an occupied condition				
a.	Status indicator or annunciator operates correctly	(Y) / N	Y / N	Y / N
b.	Lights controlled by occupancy sensors turn on when Immediately upon an occupied condition *OR* (this requirement is mutually exclusive with Step 2.c.)		Y / N	Y / N
c.	Sensor indicates space is "occupied" and lights turn on manually	(Y) / N	Y / N	Y / N

continued on next page

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 3 of 3)

Project Name/Address:
TENANT IMPROVEMENT FOR AMBRY GENETICS-PHASE ONE 15 ARGONAUT ALISO VIEJO, CA

System Name or Identification/Tag:	System Location or Area Served:

Occupant Sensor - Step 3: System returned to initial operating conditions		(Y)/N	Y / N	Y / N
Occupant Sensor - Step 4 - Sensor is also a multi-Level Occupant Sensor used to qualify for a Power Adjustment Factor in Section 146(a)2D of the Standards. If yes, then 'a,' 'b,' and 'c' must also be yes.		(Y) (N)	Y / N	Y / N
a.	The first stage activates between 30 to 70% of the lighting either manually or automatically.	(Y) (N)	Y / N	Y / N
b.	A reasonably uniform level of illuminance is achieved by dimming of all lamps or luminaires; or by switching alternate lamps in luminaires, alternate luminaires, or alternate rows of luminaires.	(Y) (N)	Y / N	Y / N
c.	After the first stage occurs, manual switches have been provided to activate the alternate set of lights, activate 100% of the lighting power, and manually deactivate all of the lights.	(Y) (N)	Y / N	Y / N
Manual Daylighting Controls - Step 1: Manual switching control				
a.	At least 50% of lighting power in daylit areas is separately controlled from other lights	Y /	Y / N	Y / N
b.	The amount of light delivered to the space is uniformly reduced	Y	Y / N	Y / N
Manual Daylighting Controls - Step 2: System returned to initial operating conditions		Y /	Y / N	Y / N
Automatic Time Switch Controls - Step 1: Simulate occupied condition				
a.	All lights can be turned on and off by their respective area control switch	Y / N	Y / N	Y / N
b.	Verify the switch only operates lighting in the ceiling-height partitioned area in which the switch is located	Y / N	Y / N	Y / N
Automatic Time Switch Controls - Step 2: Simulate unoccupied condition				
a.	All non-exempt lighting turn off per Section 131(d)1	Y / N	Y / N	Y / N
b.	Manual override switch allows only the lights in the selected ceiling height partitioned space where the override switch is located, to turn on or remain on until the next scheduled shut off occurs	Y / N	Y / N	Y / N
c.	All non-exempt lighting turns off	Y / N	Y / N	Y / N
Automatic Time Switch Controls - Step 3: System returned to initial operating conditions		Y / N	Y / N	Y / N
Note: Shaded areas do not apply for particular test procedure				

C.	**PASS / FAIL Evaluation (check one):**
☑	PASS: All applicable **Construction Inspection** responses are complete and all applicable **Equipment Testing Requirements** responses are positive (Y - yes)
☐	FAIL: Any applicable **Construction Inspection** responses are incomplete *OR* there is one or more negative (N - no) responses in any applicable **Equipment Testing Requirements** section. Provide explanation below. Use and attach additional pages if necessary.

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 1 of 3)
Project Name/Address: TENANT IMPROVEMENT FOR AMBRY GENETICS - PHASE TWO 15 ARGONAUT ALISO VIEJO, CA 92656	
System Name or Identification/Tag:	System Location or Area Served:

Enforcement Agency:	Permit Number:
Note: Submit one Certificate of Acceptance for each system that must demonstrate compliance.	Enforcement Agency Use: Checked by/Date

FIELD TECHNICIAN'S DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, the information provided on this form is true and correct.
- I am the person who performed the acceptance requirements verification reported on this Certificate of Acceptance (Field Technician).
- I certify that the construction/installation identified on this form complies with the acceptance requirements indicated in the plans and specifications approved by the enforcement agency, and conforms to the applicable acceptance requirements and procedures specified in Reference Nonresidential Appendix NA7.
- I have confirmed that the Installation Certificate(s) for the construction/installation identified on this form has been completed and is posted or made available with the building permit(s) issued for the building.

Company Name: R+C ELECTRICAL INC.		
Field Technician's Name: DONALD F. BROWN		Field Technician's Signature:
	Date Signed:	Position With Company (Title): ELECTRICAL FOREMAN

RESPONSIBLE PERSON'S DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, that I am the Field Technician, or the Field Technician is acting on my behalf as my employee or my agent and I have reviewed the information provided on this form.
- I am a licensed contractor, architect, or engineer, who is eligible under Division 3 of the Business and Professions Code, in the applicable classification, to take responsibility for the scope of work specified on this document and attest to the declarations in this statement (responsible person).
- I certify that the information provided on this form substantiates that the construction/installation identified on this form complies with the acceptance requirements indicated in the plans and specifications approved by the enforcement agency, and conforms to the applicable acceptance requirements and procedures specified in Reference Nonresidential Appendix NA7.
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Company Name: R&C Electrical Inc.			Phone: (562) 860-3430
Responsible Person's Name: Ron MAINGOT		Responsible Person's Signature:	
License: Lic. # 939057	Date Signed: 12/12/11	Position With Company (Title): President	

Occupant Sensor, Manual Daylighting Control, and Automatic Time Switch Control		
Intent:	Lights are turned off when not needed per Section 119(d) & 131(d).	
Construction Inspection		
1	Instrumentation to perform test includes, but not limited to:	
	a.	Hand-held amperage and voltage meter
	b.	Power meter

continued on next page

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 2 of 3)

Project Name/Address:
TENENT IMPROVEMENT FOR AMBRY GENETICS - PHASE TWO 15 ARGONAUT ALISO VIEJO, CA

System Name or Identification/Tag:	System Location or Area Served:

2	Occupancy Sensor Construction Inspection		
	☑	Occupancy sensor has been located to minimize false signals	
	☐	Light meter	
	☐	Ultrasonic occupancy sensors do not emit audible sound (119a) 5 feet from source	
3	Manual Daylighting Controls Construction Inspection		
	☐	If dimming ballasts are specified for light fixtures within the daylit area, make sure they meet all the Standards requirements, including "reduced flicker operation" for manual dimming control systems	
4	Automatic Time Switch Controls Construction Inspection		
	a.	Automatic time switch control is programmed for (check all):	
		☐	Weekdays
		☐	Weekend
		☐	Holidays
	b.	Document for the owner automatic time switch programming (check all):	
		☐	Weekdays settings
		☐	Weekend settings
		☐	Holidays settings
		☐	Set-up settings
		☐	Preference program setting
	☐	Verify the correct time and date is properly set in the time switch	
	☐	Verify the battery is installed and energized	
	☐	Override time limit is no more than 2 hours	
	☐	Occupant Sensors and Automatic Time Switch Controls have been certified to the Energy Commission in accordance with the applicable provision in Section 119 of the Standards, and model numbers for all such controls are listed on the Commission database as Certified Appliance and Control Devices	

A.	**Select Acceptance Test** (Indicate lighting control systems Names/Designations by the applicable tests below)	
☑	1	Occupancy Sensor
☐	2	Manual Daylighting Controls
☐	3	Automatic Time Switch Controls

B. **Equipment Testing Requirements** Check and verify those items applicable to selected system:		Applicable Lighting Control Systems		
Occupancy Sensor - Step 1: Simulate an unoccupied condition		1	2	3
a.	Lights controlled by occupancy sensors turn off within a maximum of 30 minutes from start of an unoccupied condition per Standard Section 119(d)	(Y) / N	Y / N	Y / N
b.	The occupant sensor does not trigger a false "on" from movement in an area adjacent to the controlled space or from HVAC operation	(Y) / N	Y / N	Y / N
c.	Signal sensitivity is adequate to achieve desired control	(Y) / N	Y / N	Y / N
Occupant Sensor - Step 2: Simulate an occupied condition				
a.	Status indicator or annunciator operates correctly	(Y) / N	Y / N	Y / N
b.	Lights controlled by occupancy sensors turn on when Immediately upon an occupied condition *OR* (this requirement is mutually exclusive with Step 2.c.)	–	Y / N	Y / N
c.	Sensor indicates space is "occupied" and lights turn on manually	(Y) / N	Y / N	Y / N

continued on next page

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 3 of 3)

Project Name/Address:
TENANT IMPROVEMENT FOR AMBRY GENETICS - PHASE TWO 15 ARGONAUT ALISO VIEJO, CA

System Name or Identification/Tag:	System Location or Area Served:

Occupant Sensor - Step 3: System returned to initial operating conditions		(Y) / N	Y / N	Y / N
Occupant Sensor - Step 4 - Sensor is also a multi-Level Occupant Sensor used to qualify for a Power Adjustment Factor in Section 146(a)2D of the Standards. If yes, then 'a,' 'b,' and 'c' must also be yes.		(Y) / N	Y / N	Y / N
a.	The first stage activates between 30 to 70% of the lighting either manually or automatically.	(Y) N	Y / N	Y / N
b.	A reasonably uniform level of illuminance is achieved by dimming of all lamps or luminaires; or by switching alternate lamps in luminaires, alternate luminaires, or alternate rows of luminaires.	(Y) N	Y / N	Y / N
c.	After the first stage occurs, manual switches have been provided to activate the alternate set of lights, activate 100% of the lighting power, and manually deactivate all of the lights.	(Y) N	Y / N	Y / N
Manual Daylighting Controls - Step 1: Manual switching control				
a.	At least 50% of lighting power in daylit areas is separately controlled from other lights	Y / N	Y / N	Y / N
b.	The amount of light delivered to the space is uniformly reduced	Y / N	Y / N	Y / N
Manual Daylighting Controls - Step 2: System returned to initial operating conditions		Y / N	Y / N	Y / N
Automatic Time Switch Controls - Step 1: Simulate occupied condition				
a.	All lights can be turned on and off by their respective area control switch	Y / N	Y / N	Y / N
b.	Verify the switch only operates lighting in the ceiling-height partitioned area in which the switch is located	Y / N	Y / N	Y / N
Automatic Time Switch Controls - Step 2: Simulate unoccupied condition				
a.	All non-exempt lighting turn off per Section 131(d)1	Y / N	Y / N	Y / N
b.	Manual override switch allows only the lights in the selected ceiling height partitioned space where the override switch is located, to turn on or remain on until the next scheduled shut off occurs	Y / N	Y / N	Y / N
c.	All non-exempt lighting turns off	Y / N	Y / N	Y / N
Automatic Time Switch Controls - Step 3: System returned to initial operating conditions		Y / N	Y / N	Y / N
Note: Shaded areas do not apply for particular test procedure				

C. PASS / FAIL Evaluation (check one):

☑ PASS: All applicable **Construction Inspection** responses are complete and all applicable **Equipment Testing Requirements** responses are positive (Y - yes)

☐ FAIL: Any applicable **Construction Inspection** responses are incomplete *OR* there is one or more negative (N - no) responses in any applicable **Equipment Testing Requirements** section. Provide explanation below. Use and attach additional pages if necessary.

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 1 of 3)

Project Name/Address:
TENANT IMPROVEMENT FOR AMBRY GENETICS-PHASE ONE 15 ARGONAUT ALISO VIEJO, 92656

System Name or Identification/Tag:	System Location or Area Served:

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FIELD TECHNICIAN'S DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, the information provided on this form is true and correct.
- I am the person who performed the acceptance requirements verification reported on this Certificate of Acceptance (Field Technician).
- I certify that the construction/installation identified on this form complies with the acceptance requirements indicated in the plans and specifications approved by the enforcement agency, and conforms to the applicable acceptance requirements and procedures specified in Reference Nonresidential Appendix NA7.
- I have confirmed that the Installation Certificate(s) for the construction/installation identified on this form has been completed and is posted or made available with the building permit(s) issued for the building.

Company Name: R+C ELECTRICAL INC.		
Field Technician's Name: DONALD F BROWN		Field Technician's Signature: Donald F. Brown
	Date Signed:	Position With Company (Title): ELECTRICAL FOREMAN

RESPONSIBLE PERSON'S DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, that I am the Field Technician, or the Field Technician is acting on my behalf as my employee or my agent and I have reviewed the information provided on this form.
- I am a licensed contractor, architect, or engineer, who is eligible under Division 3 of the Business and Professions Code, in the applicable classification, to take responsibility for the scope of work specified on this document and attest to the declarations in this statement (responsible person).
- I certify that the information provided on this form substantiates that the construction/installation identified on this form complies with the acceptance requirements indicated in the plans and specifications approved by the enforcement agency, and conforms to the applicable acceptance requirements and procedures specified in Reference Nonresidential Appendix NA7.
- I have confirmed that the Installation Certificate(s) for the construction/installation identified on this form has been completed and is posted or made available with the building permit(s) issued for the building.
- I will ensure that a completed, signed copy of this Certificate of Acceptance shall be posted, or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a signed copy of this Certificate of Acceptance is required to be included with the documentation the builder provides to the building owner at occupancy.

Company Name: R&C Electrical Inc.			Phone: (562) 860-3430
Responsible Person's Name: Rob MAINGOT		Responsible Person's Signature:	
License: Lic. # 939057	Date Signed: 12/12/11	Position With Company (Title): PRESIDENT	

Occupant Sensor, Manual Daylighting Control, and Automatic Time Switch Control		
Intent:	Lights are turned off when not needed per Section 119(d) & 131(d).	
Construction Inspection		
1	Instrumentation to perform test includes, but not limited to:	
	a.	Hand-held amperage and voltage meter
	b.	Power meter

continued on next page

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 2 of 3)

Project Name/Address: 15 ARGONAUT
TENANT IMPROVEMENT FOR AMBRY GENETICS-PHASE ONE AT 150 VIEJO

System Name or Identification/Tag:	System Location or Area Served:

2	Occupancy Sensor Construction Inspection		
	☒	Occupancy sensor has been located to minimize false signals	
	☐	Light meter	
	☐	Ultrasonic occupancy sensors do not emit audible sound (119a) 5 feet from source	
3	Manual Daylighting Controls Construction Inspection		
	☐	If dimming ballasts are specified for light fixtures within the daylit area, make sure they meet all the Standards requirements, including "reduced flicker operation" for manual dimming control systems	
4	Automatic Time Switch Controls Construction Inspection		
	a.	Automatic time switch control is programmed for (check all):	
			Weekdays
			Weekend
			Holidays
	b.	Document for the owner automatic time switch programming (check all):	
			Weekdays settings
			Weekend settings
			Holidays settings
			Set-up settings
			Preference program setting
		Verify the correct time and date is properly set in the time switch	
	☐	Verify the battery is installed and energized	
	☐	Override time limit is no more than 2 hours	
	☒	Occupant Sensors and Automatic Time Switch Controls have been certified to the Energy Commission in accordance with the applicable provision in Section 119 of the Standards, and model numbers for all such controls are listed on the Commission database as Certified Appliance and Control Devices	

A.	Select Acceptance Test (Indicate lighting control systems Names/Designations by the applicable tests below)	
☒	1	Occupancy Sensor
☐	2	Manual Daylighting Controls
	3	Automatic Time Switch Controls

B.	***Equipment* Testing Requirements** Check and verify those items applicable to selected system:	Applicable Lighting Control Systems		
Occupancy Sensor - Step 1: Simulate an unoccupied condition		1	2	3
a.	Lights controlled by occupancy sensors turn off within a maximum of 30 minutes from start of an unoccupied condition per Standard Section 119(d)	(Y) / N	Y / N	Y / N
b.	The occupant sensor does not trigger a false "on" from movement in an area adjacent to the controlled space or from HVAC operation	(Y) / N	Y / N	Y / N
c.	Signal sensitivity is adequate to achieve desired control	(Y) / N	Y / N	Y / N
Occupant Sensor - Step 2: Simulate an occupied condition				
a.	Status indicator or annunciator operates correctly	(Y) / N	Y / N	Y / N
b.	Lights controlled by occupancy sensors turn on when Immediately upon an occupied condition *OR* (this requirement is mutually exclusive with Step 2.c.)		Y / N	Y / N
c.	Sensor indicates space is "occupied" and lights turn on manually	(Y) / N	Y / N	Y / N

continued on next page

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 3 of 3)

Project Name/Address: TENANT IMPROVEMENT FOR AMBRY GENETICS - PHASE ONE 15 ARGONAUT ALISO VIEJO, CA

System Name or Identification/Tag:	System Location or Area Served:

Occupant Sensor - Step 3: System returned to initial operating conditions		(Y) / N	Y / N	Y / N
Occupant Sensor - Step 4 - Sensor is also a multi-Level Occupant Sensor used to qualify for a Power Adjustment Factor in Section 146(a)2D of the Standards. If yes, then 'a,' 'b,' and 'c' must also be yes.		(Y) (N)	Y / N	Y / N
a.	The first stage activates between 30 to 70% of the lighting either manually or automatically.	(Y) (N)	Y / N	Y / N
b.	A reasonably uniform level of illuminance is achieved by dimming of all lamps or luminaires; or by switching alternate lamps in luminaires, alternate luminaires, or alternate rows of luminaires.	(Y) (N)	Y / N	Y / N
c.	After the first stage occurs, manual switches have been provided to activate the alternate set of lights, activate 100% of the lighting power, and manually deactivate all of the lights.	(Y) (N)	Y / N	Y / N
Manual Daylighting Controls - Step 1: Manual switching control				
a.	At least 50% of lighting power in daylit areas is separately controlled from other lights	Y /	Y / N	Y / N
b.	The amount of light delivered to the space is uniformly reduced	Y	Y / N	Y / N
Manual Daylighting Controls - Step 2: System returned to initial operating conditions		Y /	Y / N	Y / N
Automatic Time Switch Controls - Step 1: Simulate occupied condition				
a.	All lights can be turned on and off by their respective area control switch	Y / N	Y / N	Y / N
b.	Verify the switch only operates lighting in the ceiling-height partitioned area in which the switch is located	Y / N	Y / N	Y / N
Automatic Time Switch Controls - Step 2: Simulate unoccupied condition				
a.	All non-exempt lighting turn off per Section 131(d)1	Y / N	Y / N	Y / N
b.	Manual override switch allows only the lights in the selected ceiling height partitioned space where the override switch is located, to turn on or remain on until the next scheduled shut off occurs	Y / N	Y / N	Y / N
c.	All non-exempt lighting turns off	Y / N	Y / N	Y / N
Automatic Time Switch Controls - Step 3: System returned to initial operating conditions		Y / N	Y / N	Y / N
Note: Shaded areas do not apply for particular test procedure				

C.	**PASS / FAIL Evaluation (check one):**
☑	PASS: All applicable **Construction Inspection** responses are complete and all applicable **Equipment Testing Requirements** responses are positive (Y - yes)
☐	FAIL: Any applicable **Construction Inspection** responses are incomplete *OR* there is one or more negative (N - no) responses in any applicable **Equipment Testing Requirements** section. Provide explanation below. Use and attach additional pages if necessary.

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 1 of 3)

Project Name/Address:
TENANT IMPROVEMENT FOR AMBRY GENETICS - PHASE TWO 15 ARGONAUT ALISO VIEJO, CA 92656

System Name or Identification/Tag:	System Location or Area Served:

Enforcement Agency:	Permit Number:
Note: Submit one Certificate of Acceptance for each system that must demonstrate compliance.	Enforcement Agency Use: Checked by/Date

FIELD TECHNICIAN'S DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, the information provided on this form is true and correct.
- I am the person who performed the acceptance requirements verification reported on this Certificate of Acceptance (Field Technician).
- I certify that the construction/installation identified on this form complies with the acceptance requirements indicated in the plans and specifications approved by the enforcement agency, and conforms to the applicable acceptance requirements and procedures specified in *Reference Nonresidential Appendix NA7.*
- I have confirmed that the Installation Certificate(s) for the construction/installation identified on this form has been completed and is posted or made available with the building permit(s) issued for the building.

Company Name: R+C ELECTRICAL INC.		
Field Technician's Name: DONALD F. BROWN		Field Technician's Signature:
	Date Signed:	Position With Company (Title): ELECTRICAL FOREMAN

RESPONSIBLE PERSON'S DECLARATION STATEMENT

- I certify under penalty of perjury, under the laws of the State of California, that I am the Field Technician, or the Field Technician is acting on my behalf as my employee or my agent and I have reviewed the information provided on this form.
- I am a licensed contractor, architect, or engineer, who is eligible under Division 3 of the Business and Professions Code, in the applicable classification, to take responsibility for the scope of work specified on this document and attest to the declarations in this statement (responsible person).
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Company Name: R&C Electrical Inc.		Phone: (562) 860-3430
Responsible Person's Name: Rob MAINGOT		Responsible Person's Signature:
License: Lic. # 939057	Date Signed: 12/12/11	Position With Company (Title): President

Occupant Sensor, Manual Daylighting Control, and Automatic Time Switch Control		
Intent:	Lights are turned off when not needed per Section 119(d) & 131(d).	
Construction Inspection		
1	Instrumentation to perform test includes, but not limited to:	
	a.	Hand-held amperage and voltage meter
	b.	Power meter

continued on next page

Project Name/Address:
TENENT IMPROVEMENT FOR AMBRY GENETICS - PHASE TWO 15 ARGONAUT ALISO VIEJO, CA

System Name or Identification/Tag: | System Location or Area Served:

2	Occupancy Sensor Construction Inspection		
	☑	Occupancy sensor has been located to minimize false signals	
	☐	Light meter	
	☐	Ultrasonic occupancy sensors do not emit audible sound (119a) 5 feet from source	
3	Manual Daylighting Controls Construction Inspection		
	☐	If dimming ballasts are specified for light fixtures within the daylit area, make sure they meet all the Standards requirements, including "reduced flicker operation" for manual dimming control systems	
4	Automatic Time Switch Controls Construction Inspection		
	a.	Automatic time switch control is programmed for (check all):	
		☐	Weekdays
		☐	Weekend
		☐	Holidays
	b.	Document for the owner automatic time switch programming (check all):	
		☐	Weekdays settings
		☐	Weekend settings
		☐	Holidays settings
		☐	Set-up settings
		☐	Preference program setting
	☐	Verify the correct time and date is properly set in the time switch	
	☐	Verify the battery is installed and energized	
	☐	Override time limit is no more than 2 hours	
	☐	Occupant Sensors and Automatic Time Switch Controls have been certified to the Energy Commission in accordance with the applicable provision in Section 119 of the Standards, and model numbers for all such controls are listed on the Commission database as Certified Appliance and Control Devices	

A.	**Select Acceptance Test** (Indicate lighting control systems Names/Designations by the applicable tests below)	
☑	1	Occupancy Sensor
☐	2	Manual Daylighting Controls
☐	3	Automatic Time Switch Controls

B. Equipment Testing Requirements Check and verify those items applicable to selected system:		Applicable Lighting Control Systems 1	2	3
Occupancy Sensor - Step 1: Simulate an unoccupied condition				
a.	Lights controlled by occupancy sensors turn off within a maximum of 30 minutes from start of an unoccupied condition per Standard Section 119(d)	(Y) / N	Y / N	Y / N
b.	The occupant sensor does not trigger a false "on" from movement in an area adjacent to the controlled space or from HVAC operation	(Y) / N	Y / N	Y / N
c.	Signal sensitivity is adequate to achieve desired control	(Y) / N	Y / N	Y / N
Occupant Sensor - Step 2: Simulate an occupied condition				
a.	Status indicator or annunciator operates correctly	(Y) / N	Y / N	Y / N
b.	Lights controlled by occupancy sensors turn on when Immediately upon an occupied condition *OR* (this requirement is mutually exclusive with Step 2.c.)	-	Y / N	Y / N
c.	Sensor indicates space is "occupied" and lights turn on manually	(Y) / N	Y / N	Y / N

continued on next page

CERTIFICATE OF ACCEPTANCE	LTG-2A
Lighting Control Acceptance Document	(Page 3 of 3)

Project Name/Address:
TENANT IMPROVEMENT FOR AMPRY GENETICS - PHASE TWO 15 ARGONAUT ALISO VIEJO, CA

System Name or Identification/Tag:	System Location or Area Served:

Occupant Sensor - Step 3: System returned to initial operating conditions		(Y) / N	Y / N	Y / N
Occupant Sensor - Step 4 - Sensor is also a multi-Level Occupant Sensor used to qualify for a Power Adjustment Factor in Section 146(a)2D of the Standards. If yes, then 'a,' 'b,' and 'c' must also be yes.		(Y) / N	Y / N	Y / N
a.	The first stage activates between 30 to 70% of the lighting either manually or automatically.	(Y) N	Y / N	Y / N
b.	A reasonably uniform level of illuminance is achieved by dimming of all lamps or luminaires; or by switching alternate lamps in luminaires, alternate luminaires, or alternate rows of luminaires.	(Y) N	Y / N	Y / N
c.	After the first stage occurs, manual switches have been provided to activate the alternate set of lights, activate 100% of the lighting power, and manually deactivate all of the lights.	(Y) N	Y / N	Y / N
Manual Daylighting Controls - Step 1: Manual switching control				
a.	At least 50% of lighting power in daylit areas is separately controlled from other lights	Y / N	Y / N	Y / N
b.	The amount of light delivered to the space is uniformly reduced	Y / N	Y / N	Y / N
Manual Daylighting Controls - Step 2: System returned to initial operating conditions		Y / N	Y / N	Y / N
Automatic Time Switch Controls - Step 1: Simulate occupied condition				
a.	All lights can be turned on and off by their respective area control switch	Y / N	Y / N	Y / N
b.	Verify the switch only operates lighting in the ceiling-height partitioned area in which the switch is located	Y / N	Y / N	Y / N
Automatic Time Switch Controls - Step 2: Simulate unoccupied condition				
a.	All non-exempt lighting turn off per Section 131(d)1	Y / N	Y / N	Y / N
b.	Manual override switch allows only the lights in the selected ceiling height partitioned space where the override switch is located, to turn on or remain on until the next scheduled shut off occurs	Y / N	Y / N	Y / N
c.	All non-exempt lighting turns off	Y / N	Y / N	Y / N
Automatic Time Switch Controls - Step 3: System returned to initial operating conditions		Y / N	Y / N	Y / N
Note: Shaded areas do not apply for particular test procedure				

C. PASS / FAIL Evaluation (check one):

☑ PASS: All applicable **Construction Inspection** responses are complete and all applicable **Equipment Testing Requirements** responses are positive (Y - yes)

☐ FAIL: Any applicable **Construction Inspection** responses are incomplete *OR* there is one or more negative (N - no) responses in any applicable **Equipment Testing Requirements** section. Provide explanation below. Use and attach additional pages if necessary.

John Shoemaker

From: BEAUCHAMP, MARGO J [MBeauchamp@ocsd.org]
Sent: Wednesday, December 21, 2011 6:13 PM
To: John Shoemaker
Subject: CPTED Inspection

John,

Today, 12/21/2011, I did the CPTED interior inspection for 15 Argonaut. The interior passes the CPTED inspection. I suggested that Ambry Genetics install a card reader for the first-floor electrical room which is adjacent to an exit door and roll-up door.

Tonight for the nighttime inspection of Ambry Genetics' exterior lighting, more than three-quarters of the wall-mounted exterior lighting and the parking lot lighting were not illuminating the building or parking lot.

I will approve the TC of O for 15 Argonaut, but I would request that all exterior lighting and light poles be operational for another CPTED nighttime inspection either on Thursday, 12/22/2011, or next week.

Also, the exterior lighting and parking lot lighting at 31 Argonaut (S&K Towing) was not illuminating the building or parking lot this evening. I asked the employee Kevin to inform Craig about the lighting not illuminating the areas.

Thank you.

Margo Beauchamp
Crime Prevention Specialist
Aliso Viejo Police Services
Orange County Sheriff's Department
PH: (949) 425-2563
Fax: (949) 425-3899

SUPERIOR
TEST & BALANCE

TEST AND BALANCE REPORT

PROJECT: AMBRY GENETICS

LOCATION: 15 ARGONAUT, ALISO VIEJO, CA 92650

REPORT DATE: NOVEMBER 21, 2011

CONTRACTOR: TURNER & SONS

ARCHITECT: MARK A. GRISAFE AIA

ENGINEER: KRUSIC & ASSOCIATES



840 W LEADORA AVENUE, GLENDORA CA 91741
TEL: 626.771.1012 FAX: 626.963.8258
EMAIL: SUPERIORTAB@GMAIL.COM

Instrumentation:

Digital Manometer	Alnor Balometer EBT-721
FlowHood	Alnor Balometer EBT-722
Tachometer	Jaquet 252
Digital Volt-Amp Meter	Fluke T5-600
Rotating Vein Anemometer	LCA30 VA

Description of Terms:

AK-	Free Area of Register, in square feet
ATM-	Atmospheric Pressure
CD-	Ceiling Diffuser, Supply
CE-	Ceiling Register, Exhaust
CFM-	Cubic Feet per Minute
CR-	Ceiling Register, Return
DD-	Direct Drive motor
FH-	readings taken with FlowHood, no AK factor
FL-	Full Load, Amperage
FPM-	Feet per Minute
GPM-	Gallons per Minute
HP-	Horse Power
LD-	Linear Diffuser, Supply
LR-	Linear Register, Return
N/A-	Not Available or Not Applicable
NL-	Not Listed
OSA-	Outside Air
PSIG-	Pounds per Square Inch, Read by Gauge
RPM-	Revolutions per Minute
SF-	Service Factor, Amperage
SP-	Static Pressure, in Inches of Water
SWE-	Side-Wall Register, Exhaust
SWR-	Side-Wall Register, Return
SWS-	Side-Wall Register, Supply
TP-	Thermally Protected, Amperage
VEL-	Velocity (Feet Per Minute)
ΔP-	Differential Pressure

SUPERIOR
TEST & BALANCE

Fan Test Report

Project: **Ambry Genetics - Aliso Viejo, CA**

	EQUIPMENT DATA			EQUIPMENT DATA			EQUIPMENT DATA		
Unit Name	AC-19			AC-20			AC-21		
Location / Area Served	Roof	2nd Floor		Roof	2nd Floor		Roof	2nd Floor	
Manufacturer / Model	York	XP048		York	XP036		York	XP060	
Serial Number	N1K1326029			N1K1326289			N1G1196060		
Motor Make	Marathon			Marathon			Marathon		
Motor HP / RPM / Frame	1.5	1725	56HZ	1.5	1725	56HZ	1.5	1725	56HZ
Volts / Phase / Hertz	460	3	60	460	3	60	460	3	60
F.L. Amps / S.F.	2.6	1.15		2.6	1.15		2.6	1.15	
Motor Sheave Diam./Bore	VL44 x 7/8"			VL44 x 7/8"			VL44 x 7/8"		
Fan Sheave Diam./Bore	AK56 x 1"			AK64 x 1"			AK56 x 1"		
Belt Size / # of Belts	A36		1	A37		1	A36		1
Sheave Closed %	10%			60%			10%		
Sheaves Center to Center	12 1/2"			12"			12 1/4"		
TEST DATA	**DESIGN**	**ACTUAL**	**DESIGN %**	**DESIGN**	**ACTUAL**	**DESIGN %**	**DESIGN**	**ACTUAL**	**DESIGN %**
Total Fan Airflow	1600	1590	99%	1600	1645	103%	2000	1998	100%
Total Outlet Airflow	1600	1590	99%	1600	1645	103%	2000	1998	100%
Return Airflow	1450	1426	98%	1500	1541	103%	1500	1509	101%
Minimum Outside Air	150	164	109%	100	104	104%	500	489	98%
S.P. Supply / Return		0.54"/0.39"			0.48"/0.38"			0.49"/0.46"	
External S.P.	0.35"	0.93"		0.35"	0.86"		0.35"	0.95"	
Total S.P.	-	1.28"		-	1.16"		-	1.34"	
Fan Speed (RPM)	-	1051	-	-	983	-	-	1062	-
Voltage	460	486/482/481		460	485/483/481		460	486/484/482	
Amperage T1/T2/T3	2.6	2.0/1.9/1.9		2.6	1.9/1.9/1.8		2.6	2.0/2.0/1.9	

NOTES:

SUPERIOR
TEST & BALANCE

Fan Test Report

Project: **Ambry Genetics - Aliso Viejo, CA**

	EQUIPMENT DATA			EQUIPMENT DATA			EQUIPMENT DATA		
Unit Name	**AC-22**								
Location / Area Served	**Roof**	**1st Floor**							
Manufacturer / Model	**York**	**XP090**							
Serial Number	**N1K1314851**								
Motor Make	**Marathon**								
Motor HP / RPM / Frame	**3**	**1725**	**56HZ**						
Volts / Phase / Hertz	**460**	**3**	**60**						
F.L. Amps / S.F.	**4.6**	**1.15**							
Motor Sheave Diam./Bore	**VM50 x 7/8"**								
Fan Sheave Diam./Bore	**AK61 x 1"**								
Belt Size / # of Belts	**A49**		**1**						
Sheave Closed %	**70%**								
Sheaves Center to Center	**17 1/4"**								
TEST DATA	**DESIGN**	**ACTUAL**	**DESIGN %**	**DESIGN**	**ACTUAL**	**DESIGN %**	**DESIGN**	**ACTUAL**	**DESIGN %**
Total Fan Airflow	**3000**	**3015**	**101%**						
Total Outlet Airflow	**3100**	**3015**	**97%**						
Return Airflow	**2475**	**2377**	**96%**						
Minimum Outside Air	**625**	**638**	**102%**						
S.P. Supply / Return		**0.80"/0.67"**							
External S.P.	**0.35"**	**1.47"**							
Total S.P.	**-**	**1.79"**							
Fan Speed (RPM)	**-**	**1246**	**-**						
Voltage	**460**	**480/482/483**							
Amperage T1/T2/T3	**4.6**	**4.4/4.2/4.1**							

NOTES:

SUPERIOR
TEST & BALANCE

Air Outlet Test Report

Project: **Ambry Genetics - Aliso Viejo, CA**

SYSTEM NAME / AREA SERVED	#	TYPE	SIZE	DESIGN AIRFLOW (CFM)	PRELIM AIRFLOW (CFM)	% OF DESIGN	PRELIM AIRFLOW (CFM)	% OF DESIGN	FINAL AIRFLOW (CFM)	% OF DESIGN	NOTE #
AC-19											
RM 233	1	CD	24" x 24"	200	247	124%			190	**95%**	1
RM 232	2	CD	24" x 24"	200	228	114%			200	**100%**	1
RM 231	3	CD	24" x 24"	400	401	100%			415	**104%**	1
RM 234	4	CD	24" x 24"	200	317	159%			194	**97%**	1
RM 235	5	CD	24" x 24"	200	177	89%			190	**95%**	1
RM 236	6	CD	24" x 24"	200	220	110%			199	**100%**	1
RM 237	7	CD	24" x 24"	200	233	117%			202	**101%**	1
				1600	1823	114%			**1590**	**99%**	1
RM 233	R1	CD	24" x 24"	175	236	135%			184	**105%**	1
RM 232	R2	CD	24" x 24"	175	166	95%			171	**98%**	1
RM 231	R3	CD	24" x 24"	400	331	83%			381	**95%**	1
RM 234	R4	CD	24" x 24"	175	226	129%			183	**105%**	1
RM 235	R5	CD	24" x 24"	175	154	88%			172	**98%**	1
RM 236	R6	CD	24" x 24"	175	144	82%			168	**96%**	1
RM 237	R7	CD	24" x 24"	175	139	79%			167	**95%**	1
				1450	1396	96%			**1426**	**98%**	1

NOTES:		
	1	Adjusted fan rpm from 1147 to 1051 following initial readings.
	2	
	3	
Notes correspond to Note # above.	4	

SUPERIOR
TEST & BALANCE

Air Outlet Test Report

Project: **Ambry Genetics - Aliso Viejo, CA**

SYSTEM NAME / AREA SERVED	#	TYPE	SIZE	DESIGN AIRFLOW (CFM)	PRELIM AIRFLOW (CFM)	% OF DESIGN	PRELIM AIRFLOW (CFM)	% OF DESIGN	FINAL AIRFLOW (CFM)	% OF DESIGN	NOTE #
AC-20											
RM 226	1	CD	24" x 24"	200	50	25%			198	**99%**	1
RM 225	2	CD	24" x 24"	200	61	31%			199	**100%**	1
RM 228	3	CD	24" x 24"	400	340	85%			402	**101%**	1
RM 229	4	CD	24" x 24"	400	469	117%			420	**105%**	1
RM 230	5	CD	24" x 24"	400	507	127%			414	**104%**	1
				1600	1427	89%			**1645**	**103%**	1
RM 226	R1	CD	24" x 24"	175	209	119%			184	**105%**	1
RM 225	R2	CD	24" x 24"	175	189	108%			182	**104%**	1
RM 228	R3	CD	24" x 24"	375	316	84%			395	**105%**	1
RM 229	R4	CD	24" x 24"	400	275	69%			395	**99%**	1
RM 230	R5	CD	24" x 24"	375	287	77%			385	**103%**	1
				1500	1276	85%			**1541**	**103%**	1

NOTES:	
	1
	2
	3
Notes correspond to Note # above.	4

SUPERIOR
TEST & BALANCE

Air Outlet Test Report

Project: **Ambry Genetics - Aliso Viejo, CA**

SYSTEM NAME / AREA SERVED	#	TYPE	SIZE	DESIGN AIRFLOW (CFM)	PRELIM AIRFLOW (CFM)	% OF DESIGN	PRELIM AIRFLOW (CFM)	% OF DESIGN	FINAL AIRFLOW (CFM)	% OF DESIGN	NOTE #
AC-21											
RM 224	1	CD	24" x 24"	335	287	86%	362	108%	349	**104%**	
RM 224	2	CD	24" x 24"	335	312	93%	268	80%	351	**105%**	
RM 224	3	CD	24" x 24"	335	396	118%	335	100%	334	**100%**	
RM 224	4	CD	24" x 24"	335	472	141%	386	115%	322	**96%**	
RM 224	5	CD	24" x 24"	325	548	169%	425	131%	312	**96%**	
RM 224	6	CD	24" x 24"	335	74	22%	474	141%	330	**99%**	
				2000	2089	104%	2250	113%	**1998**	**100%**	
RM 224	R1	CR	24" x 24"	375	423	113%	446	119%	367	**98%**	
RM 224	R2	CR	24" x 24"	375	495	132%	514	137%	393	**105%**	
RM 224	R3	CR	24" x 24"	375	410	109%	430	115%	364	**97%**	
RM 224	R4	CR	24" x 24"	375	434	116%	461	123%	385	**103%**	
				1500	1762	117%	1851	123%	**1509**	**101%**	

NOTES:		
	1	
	2	
	3	
Notes correspond to Note # above.	4	

SUPERIOR
TEST & BALANCE

Air Outlet Test Report

Project: **Ambry Genetics - Aliso Viejo, CA**

SYSTEM NAME / AREA SERVED	#	TYPE	SIZE	DESIGN AIRFLOW (CFM)	PRELIM AIRFLOW (CFM)	% OF DESIGN	PRELIM AIRFLOW (CFM)	% OF DESIGN	FINAL AIRFLOW (CFM)	% OF DESIGN	NOTE #
AC-22											
RM 122	1	CD	24" x 24"	240	224	93%	170	71%	228	**95%**	1
RM 122	2	CD	24" x 24"	240	53	22%	264	110%	229	**95%**	1
RM 122	3	CD	24" x 24"	240	493	205%	364	152%	231	**96%**	1
RM 120	4	CD	6" x 6"	100	233	233%	207	207%	105	**105%**	1
RM 122	5	CD	24" x 24"	240	274	114%	180	75%	252	**105%**	1
RM 122	6	CD	24" x 24"	245	402	164%	264	108%	236	**96%**	1
RM 122	7	CD	24" x 24"	245	66	27%	227	93%	233	**95%**	1
RM 122	8	CD	24" x 24"	245	37	15%	225	92%	235	**96%**	1
RM 122	9	CD	24" x 24"	245	316	129%	214	87%	232	**95%**	1
RM 118	10	CD	8" x 8"	100	132	132%	86	86%	95	**95%**	1
RM 117	11	CD	8" x 8"	100	136	136%	87	87%	102	**102%**	1
Corridor	12	CD	24" x 24"	200	62	31%	191	96%	206	**103%**	1
RM 123	13	CD	24" x 24"	220	64	29%	134	61%	209	**95%**	1
RM 123	14	CD	24" x 24"	220	234	106%	156	71%	210	**95%**	1
RM 123	15	CD	24" x 24"	220	143	65%	185	84%	212	**96%**	1
				3100	2869	93%	2954	95%	**3015**	**97%**	1

NOTES:	1	Adjusted fan rpm from 1161 to 1246 following second prelim readings.
	2	
	3	
Notes correspond to Note # above.	4	

SUPERIOR
TEST & BALANCE

Air Outlet Test Report

Project: **Ambry Genetics - Aliso Viejo, CA**

SYSTEM NAME / AREA SERVED	#	TYPE	SIZE	DESIGN AIRFLOW (CFM)	PRELIM AIRFLOW (CFM)	% OF DESIGN	PRELIM AIRFLOW (CFM)	% OF DESIGN	FINAL AIRFLOW (CFM)	% OF DESIGN	NOTE #
AC-22 (Cont.)											
RM 122	1	CR	24" x 24"	315	382	-	421	-	330	-	1,2
RM 122	2	CR	24" x 24"	325	296	-	340	-	341	-	1,2
RM 123	3	CR	24" x 24"	220	211	-	240	-	231	-	1,2
RM 122	4	CR	24" x 24"	325	237	-	282	-	290	-	1,2
RM 122	5	CR	24" x 24"	325	212	-	249	-	275	-	1,2
RM 122	6	CR	24" x 24"	325	173	-	200	-	264	-	1,2
RM 122	7	CR	24" x 24"	325	154	-	175	-	261	-	1,2
RM 123	8	CR	24" x 24"	220	96	-	108	-	189	-	1,2
RM 123	9	CR	24" x 24"	220	143	-	167	-	196	-	1,2
				2600	1904	-	2182	-	**2377**	-	1,2

NOTES:	1	Balanced returns to a return total of 2475 CFM to allow minimum OSA requirement of
		625 CFM.
	2	Adjusted fan rpm from 1161 to 1246 following second prelim readings.
Notes correspond to Note # above.	3	

TESTING, ADJUSTING AND BALANCING BUREAU

THE PROFESSIONAL'S CHOICE℠

This certifies that

Superior Test and Balance

has completed the requirements of certification as a

Testing, Adjusting and Balancing Contractor

on

October 29, 2010

Michael J. Sullivan
Labor Co-Chairman

Roy Ringwood
ICB Co-Chairman

TB1153908C
Certification No.

Energy Management Institute Established 1983 NOMIC National Committee District of Columbia

Robert J. M...
Management Co-Chairman

Howard Stine
ICB Co-Chairman

December 31, 2012
Expiration Date

8

STATE OF CALIFORNIA

Contractors State License Board

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code
and the Rules and Regulations of the Contractors State License Board,
the Registrar of Contractors does hereby issue this license to:

PARAGON INCORPORATED *dba* SUPERIOR TEST AND BALANCE

to engage in the business or act in the capacity of a contractor
in the following classification(s):

D62 - AIR AND WATER BALANCING

Witness my hand and seal this day,

March 7, 2008

Issued March 6, 2008

Stephen P. Sands
Registrar of Contractors

911916
License Number

This license is the property of the Registrar of Contractors, is not transferrable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason. It becomes void if not renewed.

9

11-24 REV 12-07 OSP 07 105460

City of Aliso Viejo

Building and Safety Division
12 Journey, Suite 100
Aliso Viejo, CA 92656
P: (949) 425-2540
F: (949) 425-3899

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Inspection request line 949-425-2545

Job Information
Street Address: 15 ARGONAUT
Apt/Ste: _____ Lot: _____ APN: _____
Tract: _____ Cross St: _____

Applicant: MARK GRISAFE
Street Address: 5618 E. CONANT SST
City: LONG BEACH Zip: 90808
State: CA Phone: (562) 420-1035 Cell: _____

Owner: AICI, LLC
Street Address: 2321 ROSECRANS AVE
City: EL SEGUNDO Zip: 90245
State: CA Phone: (310) 725-0006 Cell: _____

Eng/Arch: MARK GRISAFE
Phone: (562) 420-1035 License #: C28845

LICENSED CONTRACTORS DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, THE FOLLOWING STATEMENT: THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND AT THIS TIME MY CONTRACTORS LICENSE IS CURRENT, ACTIVE AND IN FULL FORCE.

Contractor: R AND C ELECTRICAL CONTRACTORS
Street Address: 21113 JUAN AVE
City: HAWAIIAN GARDENS Zip: 90716
State: CA Phone: (562) 860-3430 Cell: _____
LIC. #: 904308 Exp. Date: 10/31/2011 CLASS: B, C10

CONTRACTOR TO PROVIDE ACCESS TO ROOF & ATTIC

WORKERS' COMPENSATION DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, ONE OF THE FOLLOWING STATEMENT:
☐ I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF INSURE FOR WORKERS COMPENSATION, AS PROVIDED FOR BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.
☒ I HAVE AND WILL MAINTAIN COMPENSATION INSURANCE AS REQUIRED BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK WHICH THIS PERMIT IS ISSUED.

Workers' Compensation Carrier	Policy #	Exp. Date
SOUTHERN INS CO	WSI0029363	9/10/2011

CERTIFICATE OF WORKERS COMPENSATION EXEMPTION
(THIS SECTION NEED NOT BE COMPLETED IF WORK IS $500 OR LESS)
☐ I CERTIFY UNDER PENALTY OF PERJURY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, THAT I SHALL NOT EMPLOY ANY PERSON IN A MANNER SO AS TO BECOME SUBJECT TO THE WORKERS COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS COMPENSATION PROVISIONS OF SECTION 3700 OF THE LABOR CODE THAT I SHALL FORWITH COMPLY WITH THOSE PROVISIONS.
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

OWNER BUILDER DECLARATION
I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON:
☐ I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED FOR, OR OFFERED FOR SALE (SECTION 7044, OF THE BUSINESS AND PROFESSIONS CODE)
☐ I, AS OWNER OF THE PROPERTY AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO COMPLETE THE PERMITTED PROJECT UNDER THE PROVISIONS OF SECTION 7044, OF THE BUSINESS & PROFESSIONS CODE.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Aliso Viejo to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent

Brien Bohler 9-7-11
Print Applicant's/Agent's Name Date

Permit Number	Plan Review No.:
68318	68318

The following work is authorized by this permit
☒ Structural ☒ Plumbing ☒ Electrical ☒ Mechanical

Type of Project
☐ New ☐ Addition ☐ Occupancy Permit
☐ Alteration ☐ Demolition
☐ Repair ☒ Tenant Improvement

	Sq.Ft.		Sq.Ft.
NEW MEZZANINE	4407		
TI	4407		

Zoning Approved By: J. LOWE

Remarks/Special Conditions/Project Description
PERMIT TENANT IMPROVEMENT PHASE 2 FOR AMBRY GENETICS. BUILD NEW 2ND FL MEZZANINE 4407 SF WITH NEW OFFICES AND RESTROOMS BELOW. NEW HVAC SYSTEM AT ROOF TOP. MEP PERMITS ARE INCLUDED.

TENANT: AMBRY GENETICS
C&D APPROVED UNDER PERMIT 68254

4/6/12

This permit shall expire if the building or work authorized by such permit is suspended or abandoned for a period of 180 days.

All work shall conform to the 2010 C.B.C., 2010 C.M.C., 2010 C.P.C. and the 2010 C.E.C.

Group/Division/Type	High Fire Hazard
B/S, IIIB	☐ Yes ☐ No
Valuation	**Fire Sprinklers**
$355,204.00	☒ Yes ☐ No

Structural	$2,409.98
Electrical	$100.84
Mechanical	$47.36
Plumbing	$52.57
Plan check	
Issuance	$69.32
Microfilm	$80.00
Water Quality	
Total City Fee Due	$2,680.07
Seismic Fee	$74.59
SB 1473	$15.00
Total Amount Paid	$2,849.66

Issuance Approved Joanna Stevens

Date Issued	Receipt Number
Wed, Sep 7, 2011	13075

Permit Number: 68318

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Insp.
1. Temporary Electrical Service or Pole		
2. Soil Pipe--Underground	9/21/11	JCS
3. Water Pipe--Underground / Underslab		
4. Water Service		
5. Property Sewer / House Connection		
6. Electrical Conduit--Underground		
7. Gas Line Underground & Test		
8. Footings & Steel Ufer ☐	9/9/11	JCS
9. Foundation--Slab on Grade	9/26/11	JCS
10. Retaining Wall Footing		
11. Pre--Grout ☐ Drainage ☐		
12. Gas Pipe-Underground & Test		
13. Rough Plumbg./Top Out/Shower Pan	10/26/11	JCS
14. Roof Drains & Overflows		
15. Rough Electrical--Conduit walls OK	11/7/11	JCS
16. Rough Electrical Wiring 10/26/11 JCS		
17. Rough Heating & Air Conditioning	11/2/11	JCS
18. Rough Factory Fireplace		
19. Ducts, Ventilating Bdrooms 10/26/11 JCS		
20. Fire Dampers		
21. Floor Sheathing		
22. Roof Sheathing		
23. Roof Framing		
24. Approved to Cover Exterior		
25. Rough Frame and Flashing	10/26/11	JCS
26. "T" Bar Ceiling/Elect./Mechanical	11/7/11	JCS
27. Insulation walls 10/26/11 JCS		
28. Lathing ☐ Interior ☐ Exterior		
29. Drywall Nailing	11/10/11	JCS
30. Electric Power Meter Final		
31. Final Electric		
32. Final Sign		
33. Hood or Canopy Final		
34. Final Factory Fireplace		
35. Final Mechanical		
36. Final Plumbing		
37. Water Service Final/Release		
38. Gas Final Including Connectors		
39. Solar Domestic--Final		
40. Re-roof Final		
41. Retaining Wall Final		
42. Handicap Regulations		
43. Landscape Final		
44. Zoining--Final		
45. Engineering--Final		
46. Health--Final		
47. Final Structure & Building		
48. Gas Release		
49. Electric Release		
***Inspector's Initials & Name		

POOL AND SPA APPROVALS Permit #_____	Date	Insp.
1. Pool & Equipment Location		
2. Steel Reinforcement		
3. Electrical Bonding		
4. Rough Plumbing & Pressure Test		
5. APPROVAL TO COVER--GUNITE		
6. Electrical Conduit--Underground		
7. Gas Pipe, ☐ Underground, Test		
8. Backwash Lines, P-Trap, ☐ Und.		
9. Backwash & Receptor--Final		
10. Fencing and Access Approval		
11. APPROVED FOR PLASTERING		
12. Heater & Vent--Final		
13. Plumbing System--Final		
14. Electrical--Final		
15. Solar System--Final		
16. POOL / SPA SYSTEM FINAL		

FIRE DEPT. REQUIREMENT APPROVALS Permit #_____	Date	Insp.
1. UNDERGROUND HYDRO		
2. PRODUCT PIPING ☐ GAS ☐ OIL		
3. UNDERGROUND FLUSH		
4. UND. STRG. TANK ☐ GAS ☐ OIL		
5. OVERHEAD HYDRO		
6. DRY CHEMICAL		
7. DRY STANDPIPE		
8. FIXED SYSTEM FINAL		
9. FIRE PREVENTION FINAL		

NOTES:

I, AS THE CONTRACTOR, HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM A CERTIFIED HOME IMPROVEMENT CONTRACTOR UNDER THE PROVISIONS OF SECTIONS 7150 AND 7151 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.

DATE:_____ **CONTRACTOR:**_____

Prem framing, floor nail & shear wall framing ok 10/26/11 JCS

1st fire T-BAR OK 11/14/11 JCS

CITY OF ALISO VIEJO
Community Development Department
12 Journey Suite 100
Aliso Viejo, CA 92656
Phone: (949) 425-2540

ROAD FEE WORKSHEET

DATE: 9/1/11 PLAN CHECK# 68318

PROJECT ADDRESS: 15 Argonaut

PROJECT NAME: Amboy Genetics

PREPARED BY: JOANNA STEVENS

SAN JOAQUIN HILL TRANSPORTATION CORRIDOR AGENCY
SJHTC-A (Make check payable to: City of Aliso Viejo)

SFD _____ units X $ _____ p/unit = $ _____

MFD _____ units X $ _____ p/unit = $ _____

COMM 4407 sq ft X $ 6.23 p/sqft = $ $ 27,455.61

COASTAL AREA ROAD IMPROVEMENTS AND TRAFFIC SIGNALS (CARITS):
ZONE 2D (Make check payable to the City of Aliso Viejo)

SFD _____ units X $ _____ p/unit = $ _____

MFD _____ units X $ _____ p/unit = $ _____

COMM 4407 sq ft X $ 1.576 p/sqft = $ $ 6,945.43

MOULTON PARKWAY (Make check payable to the City of Aliso Viejo)

SFD _____ units X $ _____ p/unit = $ _____

MFD _____ units X $ _____ p/unit = $ _____

COMM 4407 sq ft X $ .714 p/sqft = $ $ 3,14660

COMMENTS: _____

CITY OF ALISO VIEJO - PERMIT / PLAN REVIEW APPLICATION

JOB ADDRESS: 15 ARGONAUT **APN#/TRACT#/LOT# :**

APPLICANT'S NAME: MARK A. GRISAFE

ADDRESS: 5618 E. CONANT ST. CITY: LONG BEACH ZIP CODE: 90808

PHONE NUMBER: (562) 420-1035

PROPERTY OWNER'S NAME: AICI LLC

ADDRESS: 2321 ROSECRANS #E 2230 CITY: EL SEGUNDO ZIP CODE: 90245

PHONE NUMBER: 310 725 - 0006

NAME OF BUSINESS TO OCCUPY BUILDING/SPACE: AMBRIT

ARCH./ENGINEER: M GRISAFE ARCHITECT (SEE ATT.)

ADDRESS: CITY: ZIP CODE:

LICENSE NUMBER: PHONE NUMBER:

CONTRACTOR'S NAME: PHONE NUMBER:

ADDRESS: CITY: ZIP CODE:

CONT. LICENSE CLASS / NUMBER: EXP. DATE:

WRITTEN DESCRIPTION OF WORK: SQUARE FOOTAGE: 4,407 NEW

TENANT IMPROVEMENT TO EXIST. BUILDING INCLUDING NEW 2ND FLR. MEZZANINE W/ NEW OFFICES & RESTROOMS BELOW. NEW HVAC SYSTEM @ ROOF TOP - REFER TO PREVIOUS SUBMITTAL FOR PHASE I

OCCUPANCY: B/S **OCCUPANT LOAD:** **TYPE OF CONSTRUCTION:** V-B **SPRINKLERED?** (YES) / NO

VALUATION OF JOB: $ 200,000 = $ 355,204

PUBLIC WORKS SCREENING QUESTIONS

LANDSCAPE PERMIT

DOES THIS PROJECT INCLUDE NEW LANDSCAPE OR LANDSCAPE RENOVATIONS FOR:	YES	NO
RESIDENTIAL PROJECTS – 5,000 SF AREA OR MORE?		✓
COMMERCIAL/HOA/PROPERTY MGMT PROJECTS – 2,500 SF AREA OR MORE?		✓

IF YES TO EITHER QUESTION, LANDSCAPE PERMIT IS REQUIRED

WATER QUALITY PERMIT	YES	NO
DOES THIS PROJECT REQUIRE ANY MOVEMENT OF SOIL?		✓
DOES THIS PROJECT REQUIRE ANY OUTSIDE STORAGE OF MATERIALS?		✓

IF YES TO EITHER QUESTION, WATER QUALITY PERMIT IS REQUIRED

CONSTRUCTION AND DEMOLITION (C&D) PERMIT	YES	NO
DOES THIS PROJECT INVOLVE MORE THAN 5,000 SF?		
IS THE TOTAL VALUE OF THE PROJECT $50,000 OR MORE?	✓	

IF YES TO EITHER QUESTION, C&D PERMIT IS REQUIRED

WATER POLLUTION PREVENTION	YES	NO
DOES THIS PROJECT INCLUDE ONE ACRE OR MORE OF DISTURBED SOIL?		✓

IF YES, STORM WATER POLLUTION PREVENTION PLAN (SWPPP, STATE) IS REQUIRED

	YES	NO
IS THIS A NON-RESIDENTIAL PROJECT THAT INCLUDES LESS THAN ONE ACRE OF DISTURBED SOIL?		

IF YES, WATER POLLUTION CONTROL PLAN (WPCP, CITY) IS REQUIRED

✓ SIGNATURE OF APPLICANT OR AGENT:

OFFICE USE ONLY DO NOT WRITE BELOW THIS LINE

Plan Check	1566.48	Plumbing	
Building	2409.98	Electrical	
Issuance		Mechanical	
Scanning		SMIP	
General Plan Maintenance	497.93	SB 1473	
Planning		CPTED	420.00
Other:			

APPROVED TO SUBMIT PER PLANNING: _____ Revised 01-03-11

CITY OF ALISO VIEJO
MECHANICAL, ELECTRICAL, AND PLUMBING TAKE OFF SHEET

MECHANICAL UNIT FEE SCHEDULE

QTY	ITEM	FEE	QTY	ITEM	FEE
	FORCED AIR GRAVITY FAU DUCTS UP TO 100,000 BTUS		4	AIR HANDLING UNIT < = 5,000 CFM	
	OVER 100,000 BTUS			AIR HANDLING UNIT > 5,000 CFM	
	EVAPORATIVE COOLER			INSTALLATION REPAIR ALTERATION RELOCATION OR ADD TO EA. BOILER OR COMPRESSOR OR ABSORPTION SYSTEM	
	COMMERCIAL VENTILATING FAN				
	COMMERCIAL VENTILATING SYSTEM		1	< = HP OR 100,000 BTUS	
	EXHAUST HOOD W/ FANS / DUCTS			> 5 HP OR 100,000 BTUS	
	RES INCINERATOR NEW / RELOCATE			INSTALLATION/REPLACEMENT OF AIR	
	COMM INCINERATOR NEW / RELOCATE			CONDITIONING OF HEAT PUMPS	
	REHEAT/COOLING COIL/STRIP HTR			< = 5,000 TONS/HP	
	INCIDENTAL GAS PIPING			> 5 TONS/HP	
	FLOOR WALL OR SUSPENDED HEATERS			OTHER:	
	APPLIANCE VENTS				
	REPAIR / ALT TO EA HTG APPLIANCE REFRIGERATION UNIT, COMFORT COOLING UNIT, ABSORPTION UNIT, OR EA COMFORT HTG / COOLING ABSORPTION OR EVAPORATIVE COOLING SYST. INCL. REGIST. GRILLS				

PLUMBING UNIT FEE SCHEDULE

QTY	ITEM	FEE	QTY	ITEM	FEE
7	PER FIXTURE-SINK, TOILET, DISPOSAL WTR HEATER, DISHWASHER, SOFTNER RAINWATER SYSTEM (PER DRAIN) ALT OR REPAIR OF PIPING OR TREATMENT SYSTEM		6	TEMPORARY SERVICE COMMERCIAL	
			1	GAS PIPING-OUTLETS 1-5	
				EACH ADDITIONAL	
				CARBON DIOXIDE SYSTEM	
	BUILDING SEWER			**SPRINKLER SYSTEM (PER METER)**	
	PRE-INVESTIGATE PRIVATE SEWER			RESIDENTIAL	
	PRIVATE SEWER			COMMERCIAL	
	SEEPAGE PIT,SEPTIC TANK,SEWER CAP OR DRAINAGE FIELD			STANDPIPES (ANY COMBINATION)	
				SPRINKLER SYSTEM ALTERATION	
	VACCUUM BREAKERS BACKFLOW DEVICES OR FIXTURES ON TANK/VATS 1-5 DEVICES			**YARD PIPING, UNDER GROUND SPRINKLER OR YARD PIPING, ALTERATIONS ONLY, NOT COMPLETE SYSTEM COMPLETE DISTRIBUTION (PER 1,000)**	
	EACH ADDITIONAL			YARD GAS SYSTEM	
	INDUSTRIAL WASTE PRETREATMENT			YARD WASTE SYSTEM	
	GAS REGULATOR (EACH)			YARD COLLECTION SYSTEM	
	TEMPORARY SERVICE RESIDENTIAL			OTHER:	

ELECTRICAL UNIT FEE SCHEDULE

QTY	ITEM	FEE	QTY	ITEM	FEE
	SERVICE METER			SWITCHBOARD >600 VOLTS EACH ADDIT.	
	ANNUAL ELECTRICAL PERMIT			SERVICE/SWITCHBOARD<=600 VOLTS	
	SELF CONTAINED WIRED APPLIANCE			600 AMPS OR LESS	
	BUSWAYS FOR TROLLYS AND PLUGINS TYPE BUSWAYS EA 100 OR FRACTION			601-1000 AMPS	
				1001- AND GREATER	
	POWER APPARATUS (HP,KW,KVA)			OVER 600 VOLTS, ALL LAMPS	
	LESS THAN AND EQUAL TO 1			RELOCATION OF RESIDENTIAL SERVICE	
	1 UP TO AND EQUAL T 10			PRELOWERING	
	FROM 10 TO AND EQUAL TO 50			INSPECTION PER 10 SQFT	
	FROM 50 AND INCLUSIVE OF 100			GARAGE CARPORT PER 100 SQFT	
	OVER 100			PRELOWERING INSPEC. FOR COMMERCIAL	
	RADIANT CEILING HEAT PER ROOM			ALL OTHER INSPECTION SEE TABLE	
	FIXTURES AND OUTLETS FIRST 20 (EACH)		136	**TEMPORARY POWER LIGHTING** SERVICE	
	ADDITIONAL (EACH)			RESIDENTIAL WORK SERVICE	
	5 OF MULTIPLE OUTLET STRIP			COMMERCIAL WORK SERVICE PEDESTALS, PIGGYBACK, POLES (EACH)	
	MULTIPLE APPLIANCE OUTLET ASSEMB.				
	POL MOUNTED VAPOR FIXTURE			CONST. POLE (EACH NO POWER)	
	ADDITNL FIXTURES ON SINGLE POLE			CONST. LIGHTING <=500 LAMPS	
	LAMP HOLDING DEVICES 1 – 20 (EACH)			CONST. LIGHTING >500 LAMPS	
	NEXT 200 (EACH)			**SIGNAGE (INCLUDES GAS TUBE TYPE)**	
	EACH ADDITIONAL			ONE SIGN & TRANSFORMER	
	FLASHER / TIME CLOCK			EACH ADDITIONAL SAME BUILDING	
	SERVICES PEDESTAL			EA EXTRA TRANSFORMER FLASHER TIMER EA ADDIT. SIGN/TRANS SAME LOT	
	SUBPANEL		0	MOVE EACH SIGN/TRANS	
	SWITCHBOARD<600 VOLTS FIRST SECTION			ALTERING CHANGING LETTERING	
	SWITCHBOARD <600 VOLTS EACH ADDIT.			CONVERTING SIGN OR DECORATVE TUBING	
	SWITCHBOARD >600 VOLTS FIRST SECTION			OTHER:	

CONTROL SHEET
CHECK LIST FOR APPROVALS REQUIRED FOR PLAN REVIEW

The following departments and agencies must approve the project in order to obtain a building permit.

PLAN REVIEW NO. 6831Y ADDRESS: 15 Argonaut

Reviewing Agency	Required	Waived	Approved
1. Planning Division	✓		✓
2. Crime Prevention Through Env. Design	✓		✓
3. Letter of Authorization from Landord	✓		✓
4. Letter of intent (commercial TI's)	✓		✓
5. Non-Structural Review	✓		FOR
6. Structural Review	✓		COM
7. City Engineering Review			
8. City Landscaping Review			
9. Grading Release			
10. Residential Fire Questionnaire			
11. Comm. Alt. Questionnaire	✓		✓
12. Fire Department Review	✓	✓ plat attached email	
13. AQMD Permit			
14. Environmental Health			
15. Water District Will Serve Letter	✓		✓
16. Water Quality / NPDES			
17. Construction Waste & Demolition	✓		✓
18. Home Owners Association **(SUB & AVCA)**			
19. Other _____			

FEES AND MISCELLANEOUS

1 Transportation Corridor Fees	✓		✓
2. School Fees	✓		✓
3. Planning Plan Check Fees	✓		✓
4. Development Impact Fees (Planning)			
5. Other _____			

NOTIFICATIONS			INITIAL	DATE
Notified Arch./Contr./Other	Ready to Iss.	Correct	✓	8/12/19
Notified Arch./Contr./Other	Ready to Iss.	Correct	✓	9/1/19
Notified Arch./Contr./Other	Ready to Iss	Correct		
Notified Arch./Contr./Other	Ready to Iss	Correct		
Notified Arch./Contr./Other	Ready to Iss	Correct		
Notified Arch./Contr./Other	Ready to Iss	Correct		

Contact Person: MARK GRISAFE

Phone Number: (562) 420-1035

Capistrano Unified School District

COMMERCIAL/INDUSTRIAL PROJEC
CERTIFICATE OF COMPLIANCE
Developer Fee Program

DATE SUBMITTED: 9/6/2011
RECEIPT NO: N/A
DATEPAID: 9/6/2011
CHECK NO: N/A
SCHOOL DIST. NO: 6243
GRID CODE:

Project Name: AICI, LLC

Address: 15 ARGONAUT (Street) | ALISO VIEJO, CA (Community, ST) | 92656 (Zip)

Project Applicant: SAME

Phone: 310/725-0006

Applicant Address: (Street) (Community, ST) (ZIP)

Project Tract Map No.: Assessor Parcel No.(s): 623-093-10/623-093-1

Lot No(s):

Comments: NOT SUBJECT TO DEVELOPER FEES. THIS PROJECT WILL PAY MELLO-ROOS TAXES.

(Do not write below this line -- for School District staff use)

STATUS OF PROJECT

Project is charged fees under Government Code Section 65995
Applicant is hereby noticed that any party filing a protest regarding the imposition of fees pursuant to Government Code Section 53080 must do so within 90 days from the payment of the fee.

Enclosed and Covered Area: 4407 x Rate: $0.00 = FEE: $0.00

Number of Buildings: 1

School District Signature: Karla DalleTorre Date: 9/6/2011
Ron Lebs

Title: Deputy Superintendent

Preview/Reprint

Permit Tech

From: Bass, Kevin [KevinBass@ocfa.org]
Sent: Tuesday, August 30, 2011 1:36 PM
To: Permit Tech
Cc: Mark Grisafe; Ted Halsey
Subject: RE: 15 Argonaut

OCFA waiver OCFA did review plans in the end see SR # 179263

Thanks Joanna for reminding me about the OCFA plan review process. I'm a bit rusty since I'm in another fire prevention section and not involved with the planning side of these projects. Please accept this email as OCFA's waiver to allow for the issuance of building permits connected with this project. If you need any additional information or direction, feel free to call/email me.

Kevin Bass
Assistant Fire Marshal
OCFA Fire Prevention
(949) 347-2242

-----Original Message-----
From: Permit Tech [mailto:permittech@cityofalisoviejo.com]
Sent: Tuesday, August 30, 2011 12:51 PM
To: Bass, Kevin
Cc: Mark Grisafe; Ted Halsey
Subject: RE: 15 Argonaut

Hi Kevin,

Our standard procedure for plan check submittals is to have the customer fill out a variety of screening forms to determine what agency will need to review and approve the project.

In this case the customer answered yes to OCFA's screening from question No.1 "Construction of a new bldg, new story, or increase the footprint....", which triggered the city to require OCFA approval. When scenarios like this happen where the answer is a yes but OCFA determines a review is not required, that's when we require something in writing waiving the review. Does that make sense?

Having said that, I can accept this email as OCFA's acknowledgment of the project and determination that an "architectural" review is not required.

Feel free to contact me if you have any questions. I'm here from 7:30 am to 12pm Monday - Friday, closed every other Friday.

Thank you,
Joanna

-----Original Message-----
From: Bass, Kevin [mailto:KevinBass@ocfa.org]
Sent: Tuesday, August 30, 2011 12:09 PM
To: Permit Tech
Cc: 'Mark Grisafe'
Subject: FW: 15 Argonaut

Hi Joanna,
If you look below to the email string, you'll see the OCFA's plan reviewers' comments on the subject of OCFA approval for issuance of a building permit for TI's to a B occupancy. It looks like the plan submittal criteria form at the city would be sufficient for OCFA approval if all answers are "no". If this won't do, can you give me a call at my office after lunch? I should be back in the office about 1:30 p.m. Thanks, Kevin

Kevin Bass
Assistant Fire Marshal
OCFA Fire Prevention
(949) 347-2242

-----Original Message-----
From: Pivaroff, Lynne
Sent: Tuesday, August 30, 2011 11:40 AM
To: Elmer, Eric; Bass, Kevin
Cc: Colmenares, Ruben
Subject: RE: 15 Argonaut

Thanks Eric.

-----Original Message-----
From: Elmer, Eric
Sent: Tuesday, August 30, 2011 11:29 AM
To: Bass, Kevin
Cc: Pivaroff, Lynne; Colmenares, Ruben
Subject: RE: 15 Argonaut

Lynne's right. If the city needs something in writing though, I would recommend that the applicant fill out a plan submittal criteria form. If they answer no to all the questions, the city can accept that as a waiver for OCFA review.

ERIC ELMER, FIRE PREVENTION ANALYST Orange County Fire Authority| Planning & Development Services ericelmer@ocfa.org 1 P. 714.573.6118 1 F. 714.368.8843
Mailing: P.O. Box 57115 | Irvine, CA 92602

Smoke Alarms & Fire Sprinklers Save Lives. Visit ocfa.org to learn more about reducing your fire risk.

-----Original Message-----
From: Pivaroff, Lynne
Sent: Tuesday, August 30, 2011 11:20 AM
To: Bass, Kevin; Colmenares, Ruben
Cc: Elmer, Eric
Subject: RE: 15 Argonaut

Hi Kevin,
The mezzanine is a Building call. We wouldn't hold up building permits. All we care about is the sprinkler T.I. plans to be submitted before they cover up the sprinkler pipe.

-----Original Message-----
From: Bass, Kevin
Sent: Tuesday, August 30, 2011 11:05 AM
To: Colmenares, Ruben; Pivaroff, Lynne
Subject: FW: 15 Argonaut

Ruben and Lynne,
The project is a TI for a B occupancy with no permits or hazardous materials over threshold amounts. A sprinkler plan will be required since they are constructing a mezzanine, but that should be it. What I'm confused about is the waiver for the city to allow this project to go forward. Have we (OCFA) done this in the past with a city building department to allow issuance of building permits? Any help would be appreciated.
Thanks, Kevin

-----Original Message-----
From: Mark Grisafe [mailto:mark@mgrisafearchitect.com]
Sent: Tuesday, August 30, 2011 10:43 AM
To: Bass, Kevin
Cc: Permit Tech
Subject: FW: 15 Argonaut

Hi Kevin-

Can you send Joanna at the City of Aliso Viejo an e-mail per her comment below?

Thanks!
Mark

------ Forwarded Message
From: Permit Tech <permittech@cityofalisoviejo.com>
Date: Tue, 30 Aug 2011 08:43:26 -0700
To: Mark Grisafe <mark@mgrisafearchitect.com>
Cc: Rob Maingot <Rob@randccontracting.com>, Brien Bohler <brien@randccontracting.com>, Ted Halsey <thalsey@cityofalisoviejo.com>
Conversation: 15 Argonaut
Subject: RE: 15 Argonaut

Hi Mark,

I talked to Ted this morning regarding your resubmital and he had no issues with the changes you made to the plans; however, I do have to send the structural out for recheck. It should be no more than 5 business days for review.

Regarding OCFA, you are correct in the fact that fire sprinklers are a separate submittal/permit; therefore it won't hold up your permit.
However, what we need in order to release the permit is an approval or waiver for the mezzanine and TI work. An email from Kevin waiving the review would be fine.

If you have any questions feel free to contact me.

Thank you,
Joanna

-----Original Message-----
From: Mark Grisafe [mailto:mark@mgrisafearchitect.com]
Sent: Monday, August 29, 2011 1:59 PM
To: Permit Tech
Cc: Rob Maingot; Brien Bohler
Subject: 15 Argonaut

Hi Joanna-

Once Ted has had an opportunity to review and approve the drawings I dropped off today please let me know.

You mentioned that one outstanding item was the OFCA approval. I spoke to Kevin at OFCA. He wanted to make sure that the sprinklers were a deferred submittal, which we have indicated they are. He said in that case, he would defer to Ted as to issuance of a Permit and so OFCA review shouldn't hold up permit issuance.

Regards,

--
Mark Grisafe, AIA
5618 E. Conant Street
Long Beach CA 90808
P:562-420-1035
F:562-683-0440

------ End of Forwarded Message

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Project Number: _____

Plan Check No.: 68318

Submittal Date: 7/26/2011

Receipt No.: 12918

Inspection Required: YES

PC Hours: 1 HR PLAN REVIEW & FUTURE INSPECTION

CONDUCTED BY

MARGO BEAUCHAMP
CRIME PREVENTION SPECIALIST
(949) 425-2563 *phone* (949) 425-3899 *facsimile*
mbeauchamp@cityofalisoviejo.com

CONDITIONED UPON INSPECTION OF NIGHT & EMERGENCY LIGHTING, PER DISCUSSION ON 8/15/2011 WITH M. GRISAFE

	Status	Date
1st Review	Approved/Corrections	
2nd Review	Approved/Corrections	
3rd Review	Approved/Corrections	

GENERAL INFORMATION

Project Name: AMBRY GENETICS

Proposal: New Addition ✓ Tenant Improvement 2ND FLOOR MEZZANINE, OFFICES, RESTROOMS

Address: 15 ARGONAUT

Contact: MARK GRISAFE Phone: (562) 420-1035 Fax/Email: _____

TYPE OF STRUCTURE

☐ Commercial Building ☐ Parking Structure ☐ Residential Building(s)

☐ Open Space/Recreation ☐ Other _____

SITE INFORMATION

☐ Lot Size _____

☐ Dimensions _____ (width) _____ (depth)

☐ Lot Coverage _____%

☐ Landscape Coverage _____%

☐ Tenant Space Size _____ ☐ Building Height _____

Moulton Niguel Water
WATER QUALITY AND SERVICE ARE #1

August 8, 2011

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656

Attention: Joanna Stevens

Regarding: Ambry Genetics
15 Argonaut
(Phase 2)

Dear Ms. Stevens:

This letter serves as notice that the Moulton Niguel Water District (MNWD) will serve water and sanitary sewer to the above subject development. This project is completely within MNWD boundaries. MNWD staff has determined that there is no need for grease intercepting facilities. This indication of MNWD's ability to serve the above-referenced project is conditioned upon the payment of all applicable fees.

The availability of water services is subject to the suppliers of water to MNWD continuing to honor their contractual obligation relative to the amount of water to be supplied. MNWD can make no representations as to the future intention of said suppliers in this regard.

Sincerely,

MOULTON NIGUEL WATER DISTRICT

Mark H. Mountford, P.E.
Associate Engineer

MHM:jc

cc: Paul Schmidtbauer, SOCWA

G:\WILLSERV\willserveAmbryGenetics-Phase 2.doc

mg GRISAFE ARCHITECT

TRANSMITTAL

TO:	CITY OF ALISO VIEJO 12 Journey, Suite 100 Phone: 949-425-2526 Attn: Jennifer Lowe, Assoc. Planner
FROM:	Mark Grisafe
DATE:	July 26, 2011
REGARDING:	**15 Argonaut – CUP Description Letter**
VIA:	E-Mail
COPY:	File

Dear Jennifer

Ambry Genetics is a testing lab with offices, currently residing in the City of Aliso Viejo. As their operations have expanded, they require additional space. They have agreed to relocate to 15 Argonaut – also in the City of Aliso Viejo.

This new, larger facility, previously occupied by a memory chip company, had a similar business model which allows Ambry a cost effective and relatively seamless expansion. It can also better accommodate their current and anticipated needs and it allows Ambry the chance to remain in the City of Aliso Viejo.

Reviewing City guidelines, we understand that Ambry is considered generally a dry lab with a minimal wet lab component.

Below is a description of the lab spaces of this project:

105 – R&D 2,954 s.f. (dry lab) – Use of small tubes and plates with micro-liter sized reactions. Various sequencing reactions and sample preps for next generation sequencing.

107A,B,C – Test & Test Storage 1,092 s.f. & 491 s.f. (Future R&D dry lab)– for future expansion, no work going on in any of the 3 areas.

112 – Sequence (dry lab) - 1,053 s.f.- Samples are loaded onto various sequencing platforms using either sequencing plates or flow-cells (microscope slide sized chips). Very little to no bench work required. This room will house the sequencing equipment that will run either overnight or over several days.

113 – PCR (dry lab) - 434 s.f. This room will house all of our PCR machines. Samples will be placed in these machines in either plates or tubes and be left to cycle through various temperatures for a number of cycles. Again this is very little to no bench work required.

114A – Dcode (dry lab) - 451 s.f. Being left empty at the moment for future growth.

5618 E. CONANT STREET LONG BEACH, CA 90808 562.420.1035

114B - QA (wet lab) - 449 s.f. This room is what I would consider "wet" because this is where we do all of our electrophoresis which uses buffered TAE solution mixed in with de-ionized water. Techs will load acrylamide gels with patient sample and let run for several hours as they gradually heat up and while constant voltage is being applied.

114C – Solutions (wet lab) - 329 s.f. - This is also what I would consider "wet" because this is where we use all of our chemicals in larger sized reactions. Usually in liters or in tens of liters. This is our reagent prep area.

The minimal amount of wet lab and the kinds and quantities of chemicals at this facility pose a minimal threat to public safety, yet Ambry is regulated by the following agencies:
The Federal agencies are CLIA = Clinical Laboratory Improvement Amendments and CAP = College of American Pathologists.

Federal	License #
CLIA	05D0981414
CAP	LAP# 7154701

In addition, they are liscened in the following States:

State	License #
California	CLF11694
Florida	800016789
Rhode Island	LCDO00439
Pennsylvania	027832
Maryland	1052
New York	PFI: 8160

Ambry Genetics also maintains a standard office emergency preparedness protocol.

Thank You,

Mark A. Grisafe, AIA

ORANGE COUNTY FIRE AUTHORITY
PLANNING AND DEVELOPMENT
SERVICE REQUEST

SR NUMBER: 179263

Please review the Submittal Criteria Form and complete the Permit Screening Form before completing this Service Request (SR). Be prepared to provide this SR number when inquiring about your plans. **Plan status @ www.ocfa.org, Inspection scheduling:** (714) 573-6150, **General questions** (714) 573-6100, **Technical Help** (714) 573-6108. Plan submittal information may be downloaded from our website at www.ocfa.org

1. Submitted by (Company name) M GRISAFFE ARCHITECT Phone 562 420 1035 Ext. _____
   Address 5618 E. CONANT ST.
   City LONG BEACH CA Zip code 90808
   Bill to (if different) SAME Phone _____ Ext. _____
   Address _____
   City _____ Zip Code _____
   Name of primary contact MARK GRISAFFE Phone 562 420-1035 Ext. _____
   E-mail address MARK@MGRISAFFEARCHITECT.COM

2. Project Name (be specific) 15 ARGONAUT - PHASE II - AMBRY GENETICS
   Project Address _____ Ste. # _____
   Project City ALISO VIEJO Zip code _____
   Provide one or more of the following: Tract/Lot # _____ Tentative Tract/Lot # _____ Parcel Map # 2B-27 P12
   Tract, tentative tract or parcel map number is required for approval.

3. **I hereby authorize the following project plan review services. I am aware that additional services may be required to complete this project and agree to pay all fees. I also acknowledge receipt of a copy hereof.**
   Signed: _____ Date: 8/29/11

JURISDICTIONAL USE ONLY CITY PLANNING DEPARTMENT ☐
PLAN SUBMITTED AT: OCFA CITY BUILDING DEPARTMENT ☐

CODE	QTY	FEE
PR 224	1	734-
OCFA SUBTOTAL:		
CITY FEES:		
TOTAL DUE:		734-
ADD'L AMT PAID:		
ADD'L AMT PAID:		
ADD'L AMT PAID:		

COMMENTS
City Reference #:
Revision to SR #:
Re-stamp of SR #:

PAYMENT DATE	INITIALS	RECEIPT/CHECK#/GC#
8/29/11	KM	1349

OCFA USE ONLY
OCFA SERVICES PROVIDED

CODE	QTY	FEE
PR224	1	734
PR324	1	468

TOTAL DUE OCFA:	1202
REFUND TO CUSTOMER:	
BALANCE DUE OCFA:	468
ADD'L CITY FEES DUE:	

1742

FORM DISTRIBUTION: WHITE: OCFA **YELLOW:** Refund/Payment – Customer Copy **PINK:** Building Department **GREEN:** Customer Copy
(Rev 10/8/08 km)

City of Aliso Viejo
Building and Safety Department
12 Journey
Aliso Viejo, CA 92656

PLAN CHECK

Submittal Date: _____ Plan Check # 68318

Applicant MARK GRISAFE Plan Check Fee: $1,566.48

Address 5618 E. CONANT SST Contact: _____

Zip 90808 City LONG BEACH _____

Lot Apn Tract Job Address: 15

_____ _____ _____ Job Street: ARGONAUT

Telephone: (562) 420-1035

Project Description

PLAN REVIEW TENANT IMPROVEMENT PHASE 2 FOR AMBRY GENETICS. BUILD NEW 2ND FL MEZZANINE 4407 SF WITH NEW OFFICES AND RESTROOMS BELOW. NEW HVAC SYSTEM AT ROOF TOP.

TENANT: AMBRY GENETICS

VALUATION: $355,204.00

Calculated by

Receipt # 12918

City of Aliso Viejo

Building and Safety Division
12 Journey, Suite 100
Aliso Viejo, CA 92656
P: (949) 425-2540
F: (949) 425-3899

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Inspection request line 949-425-2545

Job Information
Street Address: 15 ARGONAUT
Apt/Ste: _____ Lot: _____ APN: _____
Tract: _____ Cross St: _____

Applicant: HUNT'S FIRE PROTECTION
Street Address: 929 CARHART ST
City: FULLERTON Zip: 92833
State: CA Phone: (714) 915-2074 Cell: _____

Owner: AICI, LLC
Street Address: 2321 ROSECRANS AVE
City: EL SEGUNDO Zip: 90245
State: CA Phone: (310) 725-0006 Cell: _____

Eng/Arch: _____
Phone: _____ License #: _____

LICENSED CONTRACTORS DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, THE FOLLOWING STATEMENT: THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND AT THIS TIME MY CONTRACTORS LICENSE IS CURRENT, ACTIVE AND IN FULL FORCE.

Contractor: HUNT'S FIRE PROTECTION
Street Address: 929 CARHART ST
City: FULLERTON Zip: 92833
State: CA Phone: (714) 915-2074 Cell: _____
LIC. #: 553703 Exp. Date: 1/31/2013 CLASS: C16

CONTRACTOR TO PROVIDE ACCESS TO ROOF & ATTIC

WORKERS' COMPENSATION DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, ONE OF THE FOLLOWING STATEMENT:
☐ I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF INSURE FOR WORKERS COMPENSATION, AS PROVIDED FOR BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.
☒ I HAVE AND WILL MAINTAIN COMPENSATION INSURANCE AS REQUIRED BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK WHICH THIS PERMIT IS ISSUED.

Workers' Compensation Carrier	Policy #	Exp. Date
STATE FUND	238-0005560	1/1/2012

CERTIFICATE OF WORKERS COMPENSATION EXEMPTION
(THIS SECTION NEED NOT BE COMPLETED IF WORK IS $500 OR LESS)
☐ I CERTIFY UNDER PENALTY OF PERJURY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, THAT I SHALL NOT EMPLOY ANY PERSON IN A MANNER SO AS TO BECOME SUBJECT TO THE WORKERS COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS COMPENSATION PROVISIONS OF SECTION 3700 OF THE LABOR CODE THAT I SHALL FORWITH COMPLY WITH THOSE PROVISIONS.
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

OWNER BUILDER DECLARATION
I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON:
☐ I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED FOR, OR OFFERED FOR SALE (SECTION 7044, OF THE BUSINESS AND PROFESSIONS CODE)
☐ I, AS OWNER OF THE PROPERTY AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO COMPLETE THE PERMITTED PROJECT UNDER THE PROVISIONS OF SECTION 7044, OF THE BUSINESS & PROFESSIONS CODE.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Aliso Viejo to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent

Bruce C Hunt 10-12-11
Print Applicant's/Agent's Name Date

Permit Number	Plan Review No.:
68590	68590

The following work is authorized by this permit
☐ Structural ☒ Plumbing ☐ Electrical ☐ Mechanical

Type of Project
☐ New ☐ Addition ☐ Occupancy Permit
☒ Alteration ☐ Demolition
☐ Repair ☐ Tenant Improvement

	Sq.Ft.		Sq.Ft.
FIRE SPRINKLERS			

Zoning Approved By: _____

Remarks/Special Conditions/Project Description
PERMIT TO ADD AND RELOCATE FIRE SPRINKLER HEADS 126 TOTAL FOR TI PERMIT 68318.

10/6/12

This permit shall expire if the building or work authorized by such permit is suspended or abandoned for a period of 180 days.

All work shall conform to the 2010 C.B.C., 2010 C.M.C., 2010 C.P.C. and the 2010 C.E.C.

Group/Division/Type _____ High Fire Hazard ☐ Yes ☐ No

Valuation _____ Fire Sprinklers ☐ Yes ☐ No

Structural	
Electrical	
Mechanical	
Plumbing	$31.53
Plan check	
Issuance	$17.33
Microfilm	$5.00
Water Quality	
Total City Fee Due	$48.86
Seismic Fee	
SB 1473	
Total Amount Paid	$53.86

Issuance Approved Joanna Stevens

Date Issued	Receipt Number
Wed, Oct 12, 2011	13215

Permit Number: 68590

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Insp.
1. Temporary Electrical Service or Pole		
2. Soil Pipe--Underground		
3. Water Pipe--Underground / Underslab		
4. Water Service		
5. Property Sewer / House Connection		
6. Electrical Conduit--Underground		
7. Gas Line Underground & Test		
8. Footings & Steel Ufer ☐		
9. Foundation--Slab on Grade		
10. Retaining Wall Footing		
11. Pre--Grout ☐ Drainage ☐		
12. Gas Pipe-Underground & Test		
13. Rough Plumbg./Top Out/Shower Pan		
14. Roof Drains & Overflows		
15. Rough Electrical--Conduit		
16. Rough Electrical Wiring		
17. Rough Heating & Air Conditioning		
18. Rough Factory Fireplace		
19. Ducts, Ventilating		
20. Fire Dampers		
21. Floor Sheathing		
22. Roof Sheathing		
23. Roof Framing		
24. Approved to Cover Exterior		
25. Rough Frame and Flashing		
26. "T" Bar Ceiling/Elect./Mechanical		
27. Insulation		
28. Lathing ☐ Interior ☐ Exterior		
29. Drywall Nailing		
30. Electric Power Meter Final		
31. Final Electric		
32. Final Sign		
33. Hood or Canopy Final		
34. Final Factory Fireplace		
35. Final Mechanical		
36. Final Plumbing		
37. Water Service Final/Release		
38. Gas Final Including Connectors		
39. Solar Domestic--Final		
40. Re-roof Final		
41. Retaining Wall Final		
42. Handicap Regulations		
43. Landscape Final		
44. Zoining--Final		
45. Engineering--Final		
46. Health--Final		
47. Final Structure & Building		
48. Gas Release		
49. Electric Release		
***Inspector's Initials & Name		

POOL AND SPA APPROVALS Permit #_____	Date	Insp.
1. Pool & Equipment Location		
2. Steel Reinforcement		
3. Electrical Bonding		
4. Rough Plumbing & Pressure Test		
5. APPROVAL TO COVER--GUNITE		
6. Electrical Conduit--Underground		
7. Gas Pipe, ☐ Underground, Test		
8. Backwash Lines, P-Trap, ☐ Und.		
9. Backwash & Receptor--Final		
10. Fencing and Access Approval		
11. APPROVED FOR PLASTERING		
12. Heater & Vent--Final		
13. Plumbing System--Final		
14. Electrical--Final		
15. Solar System--Final		
16. POOL / SPA SYSTEM FINAL		

FIRE DEPT. REQUIREMENT APPROVALS Permit #_____	Date	Insp.
1. UNDERGROUND HYDRO		
2. PRODUCT PIPING ☐ GAS ☐ OIL		
3. UNDERGROUND FLUSH		
4. UND. STRG. TANK ☐ GAS ☐ OIL		
5. OVERHEAD HYDRO		
6. DRY CHEMICAL		
7. DRY STANDPIPE		
8. FIXED SYSTEM FINAL		
9. FIRE PREVENTION FINAL		

NOTES:

I, AS THE CONTRACTOR, HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM A CERTIFIED HOME IMPROVEMENT CONTRACTOR UNDER THE PROVISIONS OF SECTIONS 7150 AND 7151 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.

DATE:_____ CONTRACTOR:_____

ORANGE COUNTY FIRE AUTHORITY
PLANNING AND DEVELOPMENT
SERVICE REQUEST

SR NUMBER: 179631

Please review the Submittal Criteria Form and complete the Permit Screening Form before completing this Service Request (SR). Be prepared to provide this SR number when inquiring about your plans. **Plan status @ www.ocfa.org, Inspection scheduling:** (714) 573-6150, **General questions** (714) 573-6100, **Technical Help** (714) 573-6108. Plan submittal information may be downloaded from our website at www.ocfa.org

1. Submitted by (Company name) Hunt Fire Protection Phone (714) 915-2074 Ext. ____
   Address 929 Cachart St
   City Fullerton CA Zip code 92833
   Bill to (if different) ____ Phone ____ Ext. ____
   Address ____
   City ____ Zip Code ____
   Name of primary contact Bruce Hunt Phone (714) 915-2074 Ext. ____
   E-mail address Bruce@Huntsfire.com

2. Project Name (be specific) T.I. Ambry Genetics
   Project Address 15 Argonaut Ste. # ____
   Project City Aliso Viejo CA Zip code 92656
   Provide one or more of the following: Tract/Lot # ____ Tentative Tract/Lot # ____ Parcel Map # ____
   ➡ ***Tract, tentative tract or parcel map number is required for approval.***

3. **I hereby authorize the following project plan review services. I am aware that additional services may be required to complete this project and agree to pay all fees. I also acknowledge receipt of a copy hereof.**
   ➡ Signed: [signature] Date: 9-13-11

JURISDICTIONAL USE ONLY
CITY PLANNING DEPARTMENT ☐
PLAN SUBMITTED AT: HQ
CITY BUILDING DEPARTMENT ☐

CODE	QTY	FEE
PR440	1	681
OCFA SUBTOTAL:		681
CITY FEES:		
TOTAL DUE:		681
ADD'L AMT PAID:		
ADD'L AMT PAID:		
ADD'L AMT PAID:		

COMMENTS
City Reference #:
Revision to SR #:
Re-stamp of SR #:
CD ATTACHED

PAYMENT DATE	INITIALS	RECEIPT/CHECK#/CC#
11/3/11	MH	VI 2144

OCFA USE ONLY
OCFA SERVICES PROVIDED

CODE	QTY	FEE
PR440	1	681-
TOTAL DUE OCFA:		631-
REFUND TO CUSTOMER:		0
BALANCE DUE OCFA:		0
ADD'L CITY FEES DUE:		

FORM DISTRIBUTION: WHITE: OCFA **YELLOW:** Refund/Payment – Customer Copy **PINK:** Building Department **GREEN:** Customer Copy
(Rev 10/8/08 km)

City of Aliso Viejo

Building and Safety Division
12 Journey, Suite 100
Aliso Viejo, CA 92656
P: (949) 425-2540
F: (949) 425-3899

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Inspection request line 949-425-2545

Job Information
Street Address: 15 ARGONAUT
Apt/Ste: _____ Lot: _____ APN: _____
Tract: _____ Cross St: _____

Applicant: AMBRY GENETICS / JAMES L. DUNLOP
Street Address: 622 BLUE BIRD CANYON
City: LAGUNA BEACH Zip: 92651
State: CA Phone: (949) 545-8907 Cell: _____

Owner: AICI, LLC
Street Address: 2321 ROSECRANS AVE
City: EL SEGUNDO Zip: 90245
State: CA Phone: (310) 725-0006 Cell: _____

Engl/Arch: _____
Phone: _____ License #: _____

LICENSED CONTRACTORS DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, THE FOLLOWING STATEMENT: THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND AT THIS TIME MY CONTRACTORS LICENSE IS CURRENT, ACTIVE AND IN FULL FORCE.

Contractor: _____
Street Address: _____
City: _____ Zip: _____
State: _____ Phone: _____ Cell: _____
LIC. #: _____ Exp. Date: _____ CLASS: _____

CONTRACTOR TO PROVIDE ACCESS TO ROOF & ATTIC

WORKERS' COMPENSATION DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, ONE OF THE FOLLOWING STATEMENT:
☐ I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF INSURE FOR WORKERS COMPENSATION, AS PROVIDED FOR BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.
☐ I HAVE AND WILL MAINTAIN COMPENSATION INSURANCE AS REQUIRED BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK WHICH THIS PERMIT IS ISSUED.

Workers' Compensation Carrier | Policy # | Exp. Date

CERTIFICATE OF WORKERS COMPENSATION EXEMPTION
(THIS SECTION NEED NOT BE COMPLETED IF WORK IS $500 OR LESS)
☐ I CERTIFY UNDER PENALTY OF PERJURY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, THAT I SHALL NOT EMPLOY ANY PERSON IN A MANNER SO AS TO BECOME SUBJECT TO THE WORKERS COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS COMPENSATION PROVISIONS OF SECTION 3700 OF THE LABOR CODE THAT I SHALL FORWITH COMPLY WITH THOSE PROVISIONS.
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

OWNER BUILDER DECLARATION
I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON:
☐ I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED FOR, OR OFFERED FOR SALE (SECTION 7044, OF THE BUSINESS AND PROFESSIONS CODE)
☐ I, AS OWNER OF THE PROPERTY AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO COMPLETE THE PERMITTED PROJECT UNDER THE PROVISIONS OF SECTION 7044, OF THE BUSINESS & PROFESSIONS CODE.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Aliso Viejo to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent

James L. Dunlop — Print Applicant's/Agent's Name
12/22/11 — Date

Permit Number	Plan Review No.:
68806	68806

The following work is authorized by this permit
☐ Structural ☐ Plumbing ☐ Electrical ☐ Mechanical

Type of Project
☐ New ☐ Addition ☐ Occupancy Permit
☐ Alteration ☐ Demolition
☐ Repair ☐ Tenant Improvement

	Sq.Ft.		Sq.Ft.
TEMP C OF O			

Zoning Approved By: _____

Remarks/Special Conditions/Project Description
TEMPORARY CERTIFICATE OF OCCUPANCY APPLICATION FOR 30 DAYS, EXPIRES 1/22/12.

4/6/12

This permit shall expire if the building or work authorized by such permit is suspended or abandoned for a period of 180 days.

All work shall conform to the 2010 C.B.C., 2010 C.M.C., 2010 C.P.C. and the 2010 C.E.C.

Group/Division/Type _____ High Fire Hazard ☐ Yes ☐ No

Valuation _____ Fire Sprinklers ☐ Yes ☐ No

Structural	$74.33
Electrical	
Mechanical	
Plumbing	
Plan check	
Issuance	$17.33
Microfilm	$5.00
Water Quality	
Total City Fee Due	$91.66
Seismic Fee	
SB 1473	
Total Amount Paid	$96.66

Issuance Approved Joanna Stevens

Date Issued	Receipt Number
Thu, Dec 22, 2011	13452

Permit Number: 68806

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Insp.
1. Temporary Electrical Service or Pole		
2. Soil Pipe--Underground		
3. Water Pipe--Underground / Underslab		
4. Water Service		
5. Property Sewer / House Connection		
6. Electrical Conduit--Underground		
7. Gas Line Underground & Test		
8. Footings & Steel Ufer ☐		
9. Foundation--Slab on Grade		
10. Retaining Wall Footing		
11. Pre--Grout ☐ Drainage ☐		
12. Gas Pipe-Underground & Test		
13. Rough Plumbg./Top Out/Shower Pan		
14. Roof Drains & Overflows		
15. Rough Electrical--Conduit		
16. Rough Electrical Wiring		
17. Rough Heating & Air Conditioning		
18. Rough Factory Fireplace		
19. Ducts, Ventilating		
20. Fire Dampers		
21. Floor Sheathing		
22. Roof Sheathing		
23. Roof Framing		
24. Approved to Cover Exterior		
25. Rough Frame and Flashing		
26. "T" Bar Ceiling/Elect./Mechanical		
27. Insulation		
28. Lathing ☐ Interior ☐ Exterior		
29. Drywall Nailing		
30. Electric Power Meter Final		
31. Final Electric		
32. Final Sign		
33. Hood or Canopy Final		
34. Final Factory Fireplace		
35. Final Mechanical		
36. Final Plumbing		
37. Water Service Final/Release		
38. Gas Final Including Connectors		
39. Solar Domestic--Final		
40. Re-roof Final		
41. Retaining Wall Final		
42. Handicap Regulations		
43. Landscape Final		
44. Zoning--Final		
45. Engineering--Final		
46. Health--Final		
47. Final Structure & Building	4/6/12	TCS
48. Gas Release		
49. Electric Release		
***Inspector's Initials & Name		

POOL AND SPA APPROVALS Permit #_____	Date	Insp.
1. Pool & Equipment Location		
2. Steel Reinforcement		
3. Electrical Bonding		
4. Rough Plumbing & Pressure Test		
5. APPROVAL TO COVER--GUNITE		
6. Electrical Conduit--Underground		
7. Gas Pipe, ☐ Underground, Test		
8. Backwash Lines, P-Trap, ☐ Und.		
9. Backwash & Receptor--Final		
10. Fencing and Access Approval		
11. APPROVED FOR PLASTERING		
12. Heater & Vent--Final		
13. Plumbing System--Final		
14. Electrical--Final		
15. Solar System--Final		
16. POOL / SPA SYSTEM FINAL		

FIRE DEPT. REQUIREMENT APPROVALS Permit #_____	Date	Insp.
1. UNDERGROUND HYDRO		
2. PRODUCT PIPING ☐ GAS ☐ OIL		
3. UNDERGROUND FLUSH		
4. UND. STRG. TANK ☐ GAS ☐ OIL		
5. OVERHEAD HYDRO		
6. DRY CHEMICAL		
7. DRY STANDPIPE		
8. FIXED SYSTEM FINAL		
9. FIRE PREVENTION FINAL		

NOTES:

I, AS THE CONTRACTOR, HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM A CERTIFIED HOME IMPROVEMENT CONTRACTOR UNDER THE PROVISIONS OF SECTIONS 7150 AND 7151 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.

DATE:_____ CONTRACTOR:_____

CITY OF ALISO VIEJO
COMMUNITY DEVELOPMENT

APPLICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY

Project Name: 15 ARGONAUT - Ambry GENETICS

Owner's Name JAMES L. Dunlop Phone No.: 949-900-5518

Job Address 15 ARGONAUT, Aliso Viejo, CA 92656

Building Permit No. 68254 / 68318

Request is herby made for temporary use and occupancy on subject project only for a time period of 30 days.

I am fully aware of Section 110 of the California Building Code which indicates, in part, that no building or structure shall be used or occupied until the Building Official has issued a Certificate of Use and Occupancy for the building. I also understand that the fee is for administrative costs and is not refundable if application is denied.

This approval, if granted, will become void after 30 days, at which time a permanent Certificate of Use and Occupancy will be granted or occupancy terminated.

REASON FOR REQUEST To Move IN. To OPERATE OUR BUSINESS A Fully Functional LABORATORY AND OPERATIONS FACILITY

JAMES L. DUNLOP

Signature& Print (Owner/Authorized Agent) Date 12/22/11

15 ARGONAUT, Aliso Viejo, CA 92656 949-900-5500

Address Telephone

Fee:_____ Receipt No.:_____

Land Use Conditions of Approval Satisfied _____

Conditions not Satisfied (to be completed prior to final use and occupancy) _____

Approved by Planning Director _____

Building Conditions not satisfied (to be completed prior to final use and occupancy) OBTAIN FINAL APPROVAL FROM ALL APPLICABLE CITY AND COUNTY PERSONNEL - OCFA & CPTED

Approved by Building Official _____ Date: 12/22/11

DECLARATION AND AGREEMENT

City of Aliso Viejo
12 Journey
Aliso Viejo, CA 92656

In consideration of granting a Temporary Certificate of Occupancy for the area improved or established under Building Permit No. 08254 68318 we, the responsible parties, hereby acknowledge and agree, by signature, to the following:

1. The Building Official is authorized to issue a Temporary Certificate of Occupancy (TCO), before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely.
2. The Building Official shall set a period of time during which the TCO is valid.
3. The Building Official is authorized to suspend or revoke, in writing, a TCO whenever the Certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.
4. The owner/lease holder is responsible for and agrees to ensure occupancy does not extend beyond the defined TCO period. Further, that continued use and occupancy beyond the period granted is a violation of the California Building Code.
5. Renewal of the TCO may be granted for just cause. A new application and fees are due at the time of the request.
6. In signing this declaration and agreement the owner and contractor of record understands and agrees to the following stipulations.
   A. The project shall be completed before the expiration date of the TCO,
   B. Completion of the project requires that all Building Department corrections must be satisfied with the final Building Department signature on the inspection record, and
   C. All other interested departments must have approved the C of O.

OWNER/LEASEHOLDER *(The entity to which the Contractor of Record is responsible, Circle One)*	
Company Name:	Amby Genetics
Company Owner or Officer:	James L. Dunlop
Complete Address:	622 Bluebird Canyon, Laguna Beach 92651,
Phone Number(s):	949-545-8907
Signature:	Date: 12/22/11

CONTRACTOR OF RECORD	
Company Name:	R+C Contracting
Company Owner or Officer:	Brian Boutelle
Complete Address:	21113 Jaun Ave. Hawaiin Gardens CA 90716
Phone Number(s):	562-860-3430
Signature:	Date: 12/22/12

TEMPORARY CERTIFICATE OF OCCUPANCY APPLICATION NO. _____

PROJECT ADDRESS: _____

City of Aliso Viejo

Building and Safety Division
12 Journey, Suite 100
Aliso Viejo, CA 92656
P: (949) 425-2540
F: (949) 425-3899

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Inspection request line 949-425-2545

Job Information
Street Address: 15 ARGONAUT
Apt/Ste: Lot: APN:
Tract: Cross St:

Applicant: TOM VASIN
Street Address: 23122-E ALCALDE DR
City: LAGUNA HILLS Zip: 92653
State: CA Phone: (949) 382-6366 Cell:

Owner: AICI, LLC
Street Address: 2321 ROSECRANS AVE
City: EL SEGUNDO Zip: 90245
State: CA Phone: (310) 725-0006 Cell:

Eng/Arch:
Phone: License #:

LICENSED CONTRACTORS DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, THE FOLLOWING STATEMENT: THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND AT THIS TIME MY CONTRACTORS LICENSE IS CURRENT, ACTIVE AND IN FULL FORCE.

Contractor: VASIN SIGN SOLUTIONS
Street Address: 23122-E ALCALDE DR
City: LAGUNA HILLS Zip: 92653
State: CA Phone: (949) 382-6366 Cell:
LIC. #: 852671 Exp. Date: 1/31/2013 CLASS: C61, D42

CONTRACTOR TO PROVIDE ACCESS TO ROOF & ATTIC

WORKERS' COMPENSATION DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, ONE OF THE FOLLOWING STATEMENT:
☒ I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF INSURE FOR WORKERS COMPENSATION, AS PROVIDED FOR BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.
☐ I HAVE AND WILL MAINTAIN COMPENSATION INSURANCE AS REQUIRED BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK WHICH THIS PERMIT IS ISSUED.

Workers' Compensation Carrier	Policy #	Exp. Date
HARTFORD CASUALTY INS CO	72WECDD4981	4/4/2012

CERTIFICATE OF WORKERS COMPENSATION EXEMPTION
(THIS SECTION NEED NOT BE COMPLETED IF WORK IS $500 OR LESS)
☐ I CERTIFY UNDER PENALTY OF PERJURY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, THAT I SHALL NOT EMPLOY ANY PERSON IN A MANNER SO AS TO BECOME SUBJECT TO THE WORKERS COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS COMPENSATION PROVISIONS OF SECTION 3700 OF THE LABOR CODE THAT I SHALL FORWITH COMPLY WITH THOSE PROVISIONS.
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

OWNER BUILDER DECLARATION
I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON:
☐ I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED FOR, OR OFFERED FOR SALE (SECTION 7044, OF THE BUSINESS AND PROFESSIONS CODE)
☐ I, AS OWNER OF THE PROPERTY AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO COMPLETE THE PERMITTED PROJECT UNDER THE PROVISIONS OF SECTION 7044, OF THE BUSINESS & PROFESSIONS CODE.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Aliso Viejo to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent

Thomas Vasin — Print Applicant's/Agent's Name
2/21/12 — Date

Permit Number	Plan Review No.:
68989	68989

The following work is authorized by this permit
☒ Structural ☐ Plumbing ☒ Electrical ☐ Mechanical

Type of Project
☒ New ☐ Addition ☐ Occupancy Permit
☐ Alteration ☐ Demolition
☐ Repair ☐ Tenant Improvement

	Sq.Ft.	Sq.Ft.
SIGN	36	

Zoning Approved By: J. LOWE

Remarks/Special Conditions/Project Description
INSTALL ILLUMINATED WALL SIGN TO READ "AMBRY GENETICS". FIELD VERIFY FOR CODE COMPLIANCE.

4/6/12

This permit shall expire if the building or work authorized by such permit is suspended or abandoned for a period of 180 days.

All work shall conform to the 2010 C.B.C., 2010 C.M.C., 2010 C.P.C. and the 2010 C.E.C.

Group/Division/Type
High Fire Hazard ☐ Yes ☐ No

Valuation: $5,190.00
Fire Sprinklers ☐ Yes ☐ No

Structural	$151.35
Electrical	$5.08
Mechanical	
Plumbing	
Plan check	$98.38
Issuance	$34.66
Microfilm	$10.00
Water Quality	
Total City Fee Due	$191.09
Seismic Fee	$1.09
SB 1473	$1.00
Total Amount Paid	$301.56

Issuance Approved: Joanna Stevens

Date Issued	Receipt Number
Tue, Feb 21, 2012	13710

Permit Number: 68989

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Insp.
1. Temporary Electrical Service or Pole		
2. Soil Pipe--Underground		
3. Water Pipe--Underground / Underslab		
4. Water Service		
5. Property Sewer / House Connection		
6. Electrical Conduit--Underground		
7. Gas Line Underground & Test		
8. Footings & Steel Ufer ☐		
9. Foundation--Slab on Grade		
10. Retaining Wall Footing		
11. Pre--Grout ☐ Drainage ☐		
12. Gas Pipe-Underground & Test		
13. Rough Plumbg./Top Out/Shower Pan		
14. Roof Drains & Overflows		
15. Rough Electrical--Conduit		
16. Rough Electrical Wiring		
17. Rough Heating & Air Conditioning		
18. Rough Factory Fireplace		
19. Ducts, Ventilating		
20. Fire Dampers		
21. Floor Sheathing		
22. Roof Sheathing		
23. Roof Framing		
24. Approved to Cover Exterior		
25. Rough Frame and Flashing		
26. "T" Bar Ceiling/Elect./Mechanical		
27. Insulation		
28. Lathing ☐ Interior ☐ Exterior		
29. Drywall Nailing		
30. Electric Power Meter Final		
31. Final Electric		
32. Final Sign		
33. Hood or Canopy Final		
34. Final Factory Fireplace		
35. Final Mechanical		
36. Final Plumbing		
37. Water Service Final/Release		
38. Gas Final Including Connectors		
39. Solar Domestic--Final		
40. Re-roof Final		
41. Retaining Wall Final		
42. Handicap Regulations		
43. Landscape Final		
44. Zoning--Final		
45. Engineering--Final		
46. Health--Final		
47. Final Structure & Building	4/6/12	DCS
48. Gas Release		
49. Electric Release		
***Inspector's Initials & Name		

POOL AND SPA APPROVALS Permit #_____	Date	Insp.
1. Pool & Equipment Location		
2. Steel Reinforcement		
3. Electrical Bonding		
4. Rough Plumbing & Pressure Test		
5. APPROVAL TO COVER--GUNITE		
6. Electrical Conduit--Underground		
7. Gas Pipe, ☐ Underground; Test		
8. Backwash Lines; P-Trap, ☐ Und.		
9. Backwash & Receptor--Final		
10. Fencing and Access Approval		
11. APPROVED FOR PLASTERING		
12. Heater & Vent--Final		
13. Plumbing System--Final		
14. Electrical--Final		
15. Solar System--Final		
16. POOL / SPA SYSTEM FINAL		

FIRE DEPT. REQUIREMENT APPROVALS Permit #_____	Date	Insp.
1. UNDERGROUND HYDRO		
2. PRODUCT PIPING ☐ GAS ☐ OIL		
3. UNDERGROUND FLUSH		
4. UND. STRG. TANK ☐ GAS ☐ OIL		
5. OVERHEAD HYDRO		
6. DRY CHEMICAL		
7. DRY STANDPIPE		
8. FIXED SYSTEM FINAL		
9. FIRE PREVENTION FINAL		

NOTES:

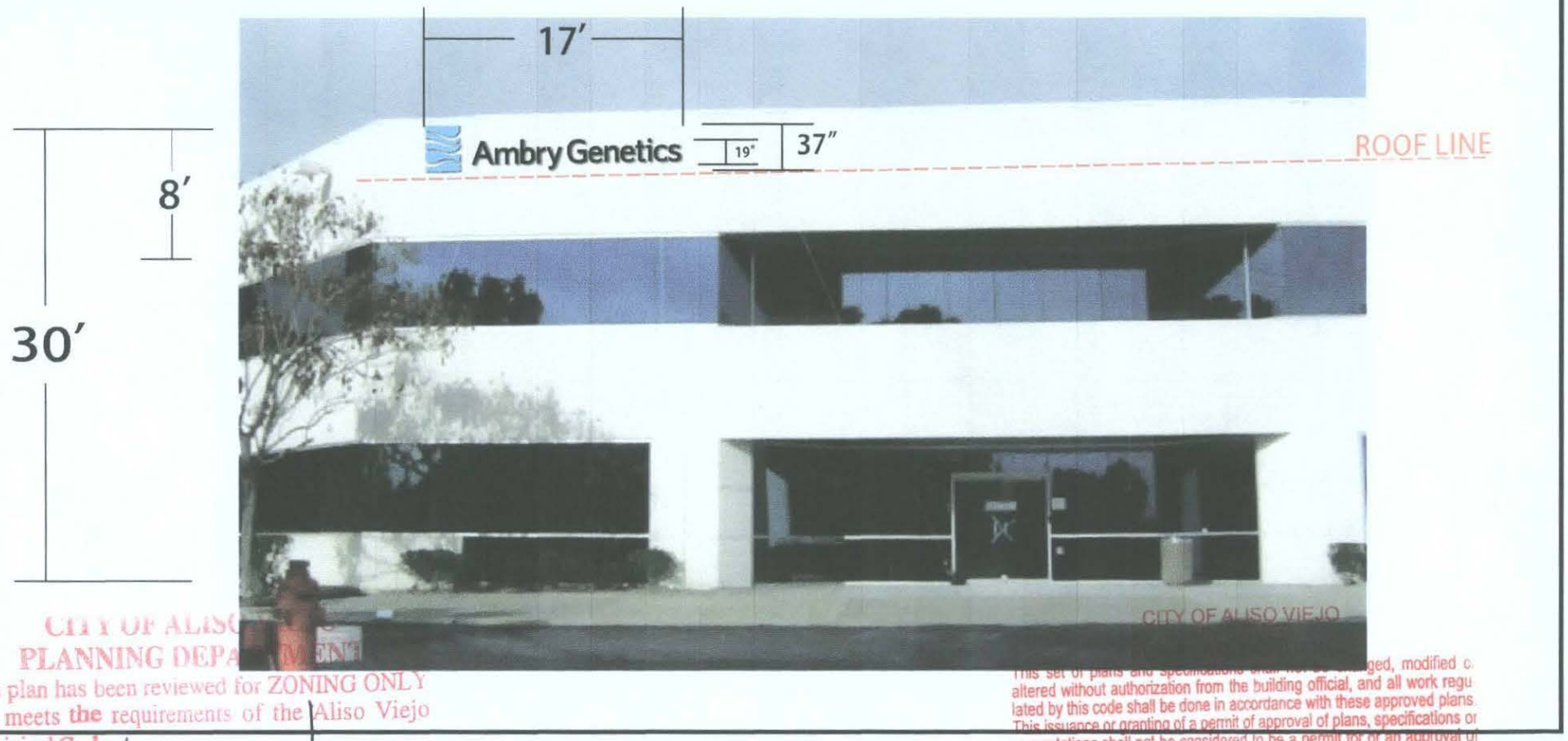
I, AS THE CONTRACTOR, HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM A CERTIFIED HOME IMPROVEMENT CONTRACTOR UNDER THE PROVISIONS OF SECTIONS 7150 AND 7151 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.

DATE:_____ CONTRACTOR:_____

1752

Proposed New Building Sign

36 sq. ft.



CITY OF ALISO VIEJO
PLANNING DEPARTMENT
This plan has been reviewed for ZONING ONLY and meets the requirements of the Aliso Viejo Municipal Code.
APPROVED: Jennifer Lee
DATE: 2.21.12
COMMENTS:

This set of plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work regulated by this code shall be done in accordance with these approved plans. This issuance or granting of a permit of approval of plans, specifications or computations shall not be considered to be a permit for or an approval of any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid.
BY _____ DATE 2/21/12

NOTE:
ALL CHANNEL LETTER WILL BE U.L. Approved.
ALL BUILDING PENETRATIONS WILL BE WATERPROOFED.

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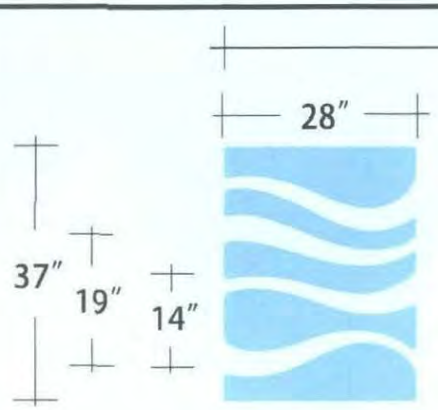
PAGE NUMBER	DATE	PROJECT NAME	CLIENT NAME	CLIENT APPROVAL	NO. DATE REVISION BY
1 OF 3	2/14/12	AMBRY GENETICS BUILDING SIGN	SAME		
	DRAWN BY	ADDRESS	ADDRESS		
	TV	15 ARGONAUT		PROPERTY OWNER APPROVAL	
		CITY/STATE	CITY/STATE		
		ALISO VIEJO, CA 92656			

Vasin Sign Solutions
23122-E Alcalde Dr.
Laguna Hills, CA 92653
(949) 362-6366
Lic. # 852671

68989

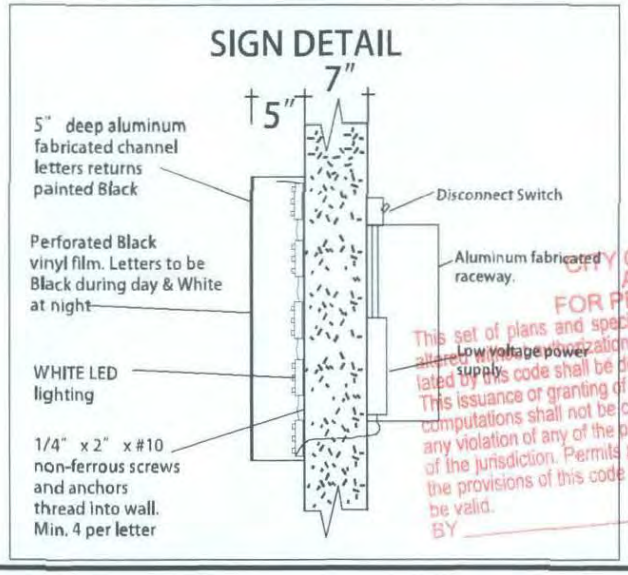
1753

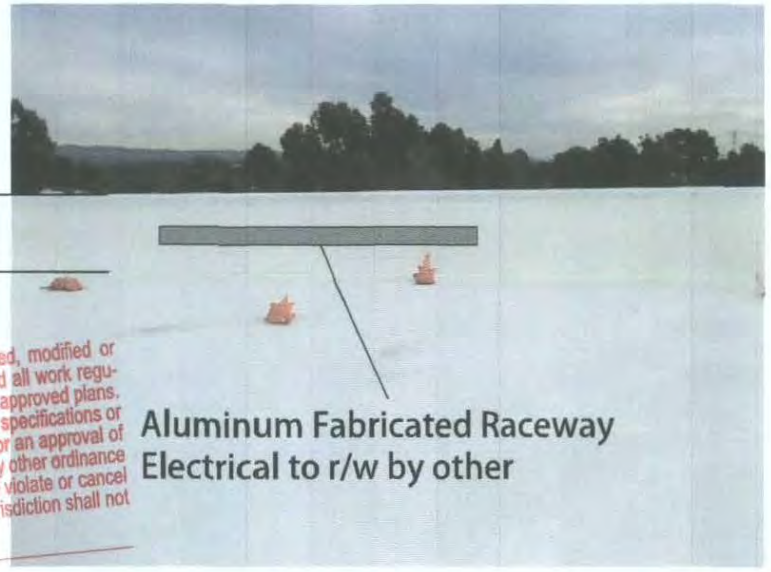
Proposed New Building Sign Detail



Ambry Genetics™

Logo color to match PMS 299 C
Logo to be individual channel pieces





CITY OF ALISO VIEJO
APPROVED
FOR PERMIT ISSUANCE
This set of plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work regulated by this code shall be done in accordance with these approved plans. This issuance or granting of a permit of approval of plans, specifications or computations shall not be considered to be a permit for or an approval of any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid.
DATE
BY

NOTE:
ALL CHANNEL LETTER WILL BE U.L. Approved.
ALL BUILDING PENETRATIONS WILL BE WATERPROOFED.

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PAGE NUMBER	DATE	PROJECT NAME	CLIENT NAME	CLIENT APPROVAL	NO. DATE REVISION BY
2 OF 3	2/14/12	AMBRY GENETICS BUILDING SIGN	SAME		
	DRAWN BY: TV	ADDRESS: 15 ARGONAUT	ADDRESS	PROPERTY OWNER APPROVAL	
		CITY/STATE: ALISO VIEJO, CA 92656	CITY/STATE		

Vasin Sign Solutions
23122-E Alcalde Dr.
Laguna Hills, CA 92653
(949) 382-6366
Lic. # 852671

Site Map



AMBRY GENETICS BUILDING SIGN

15 ARGONAUT

ALISO VIEJO, CA 92656

CITY OF ALISO VIEJO
APPROVED
FOR PERMIT ISSUANCE

This set of plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work regulated by this code shall be done in accordance with these approved plans. This issuance or granting of a permit of approval of plans, specifications or computations shall not be considered to be a permit for or an approval of any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid.

_____ DATE _____

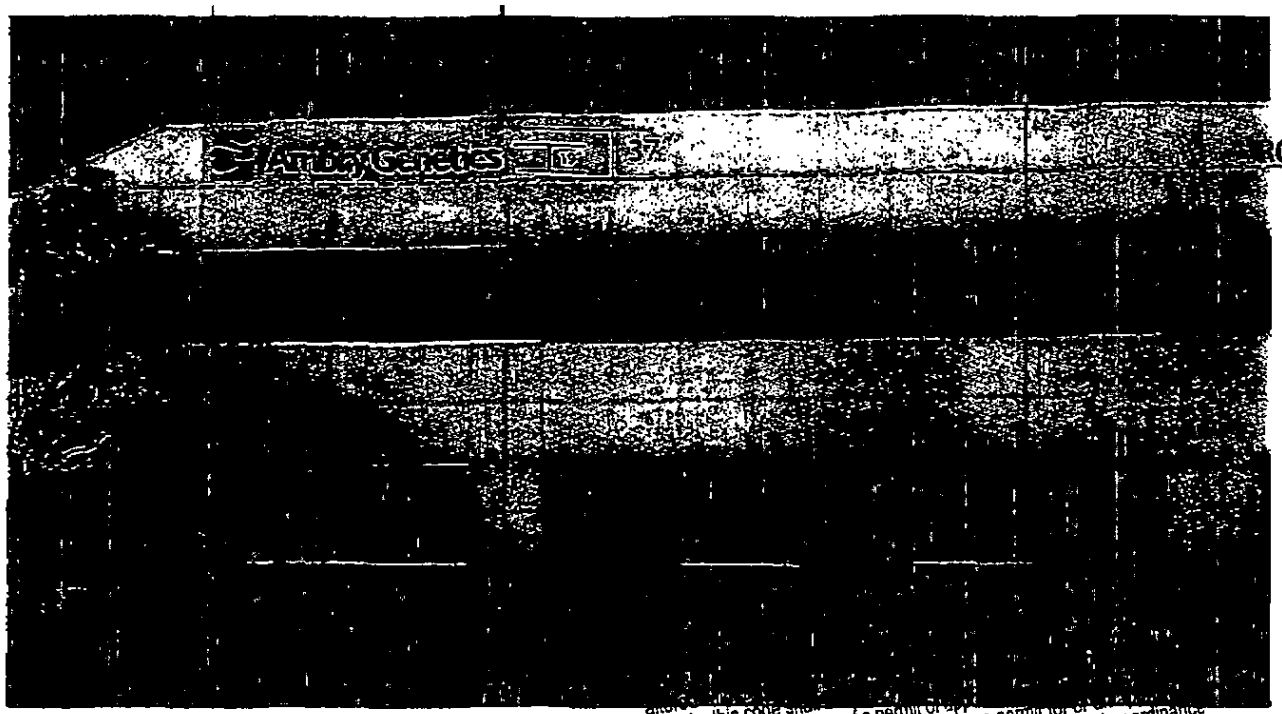
NOTE:
ALL CHANNEL LETTER WILL BE U.L. Approved.
ALL BUILDING PENETRATIONS WILL BE WATERPROOFED.

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PAGE NUMBER	DATE	PROJECT NAME	CLIENT NAME	CLIENT APPROVAL	NO. DATE REVISION BY
3 OF 3	2/14/12	AMBRY GENETICS BUILDING SIGN	SAME		
	DRAWN BY	ADDRESS	ADDRESS	PROPERTY OWNER APPROVAL	
	TV	15 ARGONAUT			
		CITY/STATE	CITY/STATE		
		ALISO VIEJO, CA 92656			

Vasin Sign Solutions
23122-E Alcalde Dr.
Laguna Hills, CA 92653
(949) 382-6366
Lic. # 852671

Proposed New Building Sign



lated by this code shall ... This issuance or granting of a permit or ... computations shall not be considered to be a permit for or ... any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid.

BY _____ DATE _____

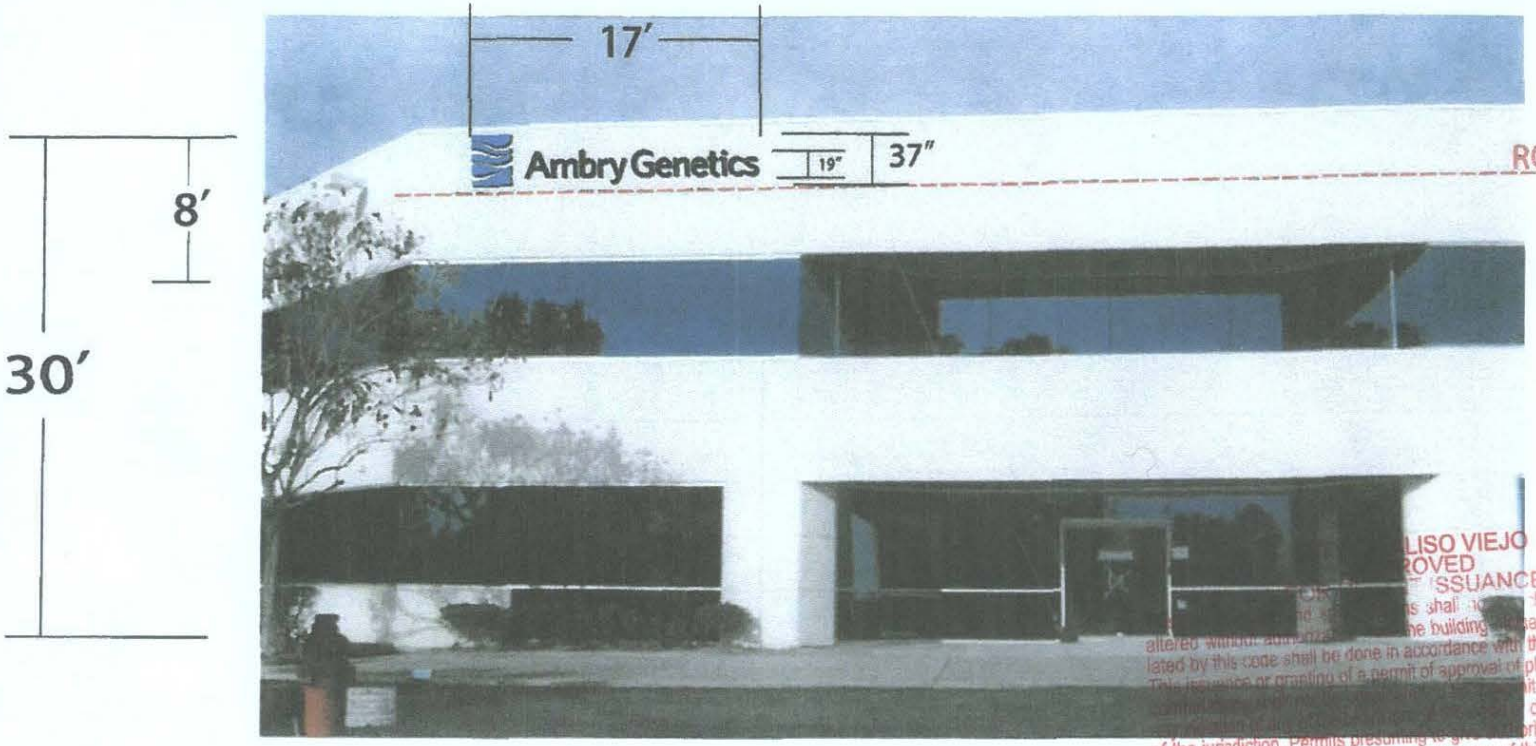
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1 OF 3	DATE: 2/14/12	PROJECT NAME: AMBRY GENETICS BUILDING SIGN	CLIENT NAME: SAME	CLIENT APPROVAL	NO. DATE REVISION	Vasin Sign Solutions
	Drawn by: TV	ADDRESS: 15 ARGONAUT	ADDRESS	PROPERTY OWNER APPROVAL		23122-E Alicia Dr. Laguna Hills, CA 92653 (949) 362-5356 Lic. # 852671
		CITY/STATE: ALISO VIEJO, CA 92656	CITY/STATE			

ALC LLC

Proposed New Building Sign



ALISO VIEJO
APPROVED
DATE OF ISSUANCE
These approved plans
DATE
BY

NOTE:
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PAGE NUMBER	DATE	PROJECT NAME	CLIENT NAME	CLIENT APPROVAL	NO.	DATE	REVISION	BY
1 OF 3	2/14/12	AMBRY GENETICS BUILDING SIGN	SAME					
	DRAWN BY: TV	ADDRESS: 15 ARGONAUT	ADDRESS	PROPERTY OWNER APPROVAL				
		CITY/STATE: ALISO VIEJO, CA 92656	CITY/STATE	AICI LLC				

Vasin Sign Solutions
23122-E Alcalde Dr.
Laguna Hills, CA 92653
(949) 362-6366
Lic. # 852671

AICI, LLC
A DELAWARE LIMITED LIABILITY COMPANY
2101 ROSECRANS AVENUE, SUITE 4305
EL SEGUNDO, CA 90245
TELEPHONE (310) 414-0006
FACSIMILE (310) 414-0007

February 16, 2017

Ambry Genetics
15 Argonaut
Aliso Viejo, CA 92656

To whom it may concern;

On behalf of AICI LLC, I authorize the placement of the Ambry Genetics sign on the building located at 15 Argonaut as specified in the attached document.

Feel free to give us a call at (310) 414-0006 if you need further assistance or have any questions.

Sincerely,

Marisa Heinecke
AICI LLC

CITY OF ALISO VIEJO
APPROVED
FOR PERMIT ISSUANCE
This set of plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work regulated by this code shall be done in accordance with these approved plans. This issuance or granting of a permit of approval of plans, specifications or computations shall not be considered to be a permit for or an approval of any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid.
BY _____ DATE

City of Aliso Viejo

Building and Safety Division
12 Journey, Suite 100
Aliso Viejo, CA 92656
P: (949) 425-2540
F: (949) 425-3899

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Inspection request line 949-425-2545

Job Information
Street Address: 15 ARGONAUT
Apt/Ste: Lot: APN:
Tract: Cross St:

Applicant: WILLIAM MARLOWE
Street Address: 525 NEW JERSEY ST STE A
City: REDLANDS Zip: 92373
State: CA Phone: (909) 557-6312 Cell:

Owner: BLT ENTERPRISES
Street Address: 1714 16TH ST
City: SANTA MONICA Zip: 90404
State: CA Phone: (310) 314-0800 Cell:

Eng/Arch:
Phone: License #:

LICENSED CONTRACTORS DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, THE FOLLOWING STATEMENT: THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND AT THIS TIME MY CONTRACTORS LICENSE IS CURRENT, ACTIVE AND IN FULL FORCE.

Contractor: CLARK ROOFING
Street Address: 525 NEW JERSEY ST STE A
City: REDLANDS Zip: 92373
State: CA Phone: (909) 335-6300 Cell:
LIC. #: 765388 Exp. Date: 7/31/2019 CLASS: C39

CONTRACTOR TO PROVIDE ACCESS TO ROOF & ATTIC

WORKERS' COMPENSATION DECLARATION
I HEREBY CLAIM, UNDER PENALTY OF PERJURY, ONE OF THE FOLLOWING STATEMENT:
☑ I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF INSURE FOR WORKERS COMPENSATION, AS PROVIDED FOR BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.
☐ I HAVE AND WILL MAINTAIN COMPENSATION INSURANCE AS REQUIRED BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK WHICH THIS PERMIT IS ISSUED.

Workers' Compensation Carrier	Policy #	Exp. Date
AMERICAN ZURICH INS CO	WC9000854	12/31/2017

CERTIFICATE OF WORKERS COMPENSATION EXEMPTION
(THIS SECTION NEED NOT BE COMPLETED IF WORK IS $500 OR LESS)
☐ CERTIFY UNDER PENALTY OF PERJURY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, THAT I SHALL NOT EMPLOY ANY PERSON IN A MANNER SO AS TO BECOME SUBJECT TO THE WORKERS COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS COMPENSATION PROVISIONS OF SECTION 3700 OF THE LABOR CODE THAT I SHALL FORWITH COMPLY WITH THOSE PROVISIONS.
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

OWNER BUILDER DECLARATION
I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON:
☐ I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED FOR, OR OFFERED FOR SALE (SECTION 7044, OF THE BUSINESS AND PROFESSIONS CODE)
☐ I, AS OWNER OF THE PROPERTY AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO COMPLETE THE PERMITTED PROJECT UNDER THE PROVISIONS OF SECTION 7044, OF THE BUSINESS & PROFESSIONS CODE.

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of Aliso Viejo to enter upon the above mentioned property for inspection purposes.

Will Marlow
Signature of Applicant or Agent

William Marlowe 8-10-17
Print Applicant's/Agent's Name Date

Permit Number	Plan Review No.:
79247	79247

The following work is authorized by this permit
☒ Structural ☐ Plumbing ☐ Electrical ☐ Mechanical

Type of Project
☐ New ☐ Addition ☐ Occupancy Permit
☒ Alteration ☐ Demolition
☐ Repair ☐ Tenant Improvement

	Sq.Ft.	Sq.Ft.
REROOF	200000	

Zoning Approved By:

Remarks/Special Conditions/Project Description
TEAR OFF EXISTING BUR ROOF SYSTEM AND INSTALL NEW BUR ROOF SYSTEM.

C&D APPROVED - COLLECTED $1500 DEPOSIT

FINAL 9/15/2017
Dan Lindquist
DAN LINDQUIST

This permit shall expire if the building or work authorized by such permit is suspended or abandoned for a period of 180 days.

All work shall conform to the 2016 CBC, CMC, CPC, CEC, CRC, CGC and 2016 CA Energy Code.

Group/Division/Type
High Fire Hazard ☐ Yes ☐ No

Valuation
$125,000.00
Fire Sprinklers ☐ Yes ☐ No

Building	$1,103.53
Electrical	
Mechanical	
Plumbing	
Plan check	
Issuance	$17.33
Scanning	$3.00
Water Quality	
Total City Fee Due	$1,120.86
SMIP	
SB 1473	$5.00
Total Amount Paid	$1,128.86

Issuance Approved Joanna Stevens

Date Issued	Receipt Number
Thu, Aug 10, 2017	23201

Permit Number: 79247

CONSTRUCTION AND PLANNING APPROVALS Permit #_____	Date	Insp.
1. Temporary Electrical Service or Pole		
2. Soil Pipe--Underground		
3. Water Pipe--Underground / Underslab		
4. Water Service		
5. Property Sewer / House Connection		
6. Electrical Conduit--Underground		
7. Gas Line Underground & Test		
8. Footings & Steel Ufer ☐		
9. Foundation--Slab on Grade		
10. Retaining Wall Footing		
11. Pre--Grout ☐ Drainage ☐		
12. Gas Pipe-Underground & Test		
13. Rough Plumbg./Top Out/Shower Pan		
14. Roof Drains & Overflows		
15. Rough Electrical--Conduit		
16. Rough Electrical Wiring		
17. Rough Heating & Air Conditioning		
18. Rough Factory Fireplace		
19. Ducts, Ventilating		
20. Fire Dampers		
21. Floor Sheathing		
22. Roof Sheathing		
23. Roof Framing		
24. Approved to Cover Exterior		
25. Rough Frame and Flashing		
26. "T" Bar Ceiling/Elect./Mechanical		
27. Insulation		
28. Lathing ☐ Interior ☐ Exterior		
29. Drywall Nailing		
30. Electric Power Meter Final		
31. Final Electric		
32. Final Sign		
33. Hood or Canopy Final		
34. Final Factory Fireplace		
35. Final Mechanical		
36. Final Plumbing		
37. Water Service Final/Release		
38. Gas Final Including Connectors		
39. Solar Domestic--Final		
40. Re-roof Final	9/15/2017	Dan L
41. Retaining Wall Final		
42. Handicap Regulations		
43. Landscape Final		
44. Zoining--Final		
45. Engineering--Final		
46. Health--Final		
47. Final Structure & Building	9/15/2017	Dan L
48. Gas Release		
49. Electric Release		
***Inspector's Initials & Name	Dan L	DAN LINDQUIST

POOL AND SPA APPROVALS Permit #_____	Date	Insp.
1. Pool & Equipment Location		
2. Steel Reinforcement		
3. Electrical Bonding		
4. Rough Plumbing & Pressure Test		
5. APPROVAL TO COVER--GUNITE		
6. Electrical Conduit--Underground		
7. Gas Pipe, ☐ Underground, Test		
8. Backwash Lines, P-Trap, ☐ Und.		
9. Backwash & Receptor--Final		
10. Fencing and Access Approval		
11. APPROVED FOR PLASTERING		
12. Heater & Vent--Final		
13. Plumbing System--Final		
14. Electrical--Final		
15. Solar System--Final		
16. POOL / SPA SYSTEM FINAL		

FIRE DEPT. REQUIREMENT APPROVALS Permit #_____	Date	Insp.
1. UNDERGROUND HYDRO		
2. PRODUCT PIPING ☐ GAS ☐ OIL		
3. UNDERGROUND FLUSH		
4. UND. STRG. TANK ☐ GAS ☐ OIL		
5. OVERHEAD HYDRO		
6. DRY CHEMICAL		
7. DRY STANDPIPE		
8. FIXED SYSTEM FINAL		
9. FIRE PREVENTION FINAL		

NOTES:

I, AS THE CONTRACTOR, HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I AM A CERTIFIED HOME IMPROVEMENT CONTRACTOR UNDER THE PROVISIONS OF SECTIONS 7150 AND 7151 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE.

DATE:_____ **CONTRACTOR:**_____

Stantec

Stantec is a global leader in sustainable architecture, engineering, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

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FCS
An ADEC Innovation

E.2 - Phase II Environmental Site Assessment

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Phase II Environmental Site Assessment

15 Argonaut
Aliso Viejo, California 92656

Stantec

Prepared for:
Brandywine Homes

Prepared by:
Stantec Consulting Services, Inc.

Date:
September 4, 2025

Project/File:
185807004

Stantec Consulting Services Inc.

Disclaimer

The conclusions in the Report entitled Phase II Environmental Site Assessment are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec can neither warrant nor guarantee that all information received from Brandywine and third parties in the preparation of the Report is correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

The work performed herein was done in conformance the Master Services agreement between the Client and Stantec (the "MSA"). In the event of any conflict between this document and the MSA, the MSA will prevail. Any reliance on this document by any third party is strictly prohibited. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by:



Signature

Alicia Jansen

Senior Scientist

Reviewed by:



Signature

Jim DeWoody

Principal Scientist

Approved by:



Signature

Kyle Emerson, CEG

Senior Principal Geologist

Table of Contents

Executive Summary ..... **ii**
Acronyms / Abbreviations ..... **iii**
1 Introduction **1**
1.1 Property Description and Operations 1
1.1.1 Site Geology and Hydrogeology 1
1.2 Background 2

2 Field Investigation **1**
2.1 Pre-Field Activities 1
2.2 Investigation 1
2.2.2 Soil Boring and Sampling Protocols 2
2.2.3 Soil Vapor Probe Installation 3
2.2.4 Soil Vapor Sampling 3
2.2.5 Field Equipment Cleaning Procedures 4

3 Laboratory Testing Program **5**
4 Investigation Results **6**
4.1 Field Observations 6
4.2 Analytical Results 6
4.2.1 Soil Results 6
4.2.2 Soil Vapor Results 7

5 Discussion and Recommendations **8**
6 Limitations **9**

List of Figures

Figure 1 Subject Property Location Map
Figure 2 Subject Property Details

List of Appendices

Appendix A Laboratory Data Sheets

Executive Summary

Stantec Consulting Services, Inc. (Stantec) has performed a Phase II Environmental Site Assessment (ESA) of the property located at 35 15 Argonaut, Aliso Viejo, Orange County, California (the "Subject Property" **Figure 1**), on behalf of Brandywine Homes (the "Client"). The work was performed according to the requirements of the Master Services Agreement between Brandywine Homes and Stantec (the "MSA").

The Subject Property consists of approximately 4.35 acres of land associated with Assessor's Parcel Numbers (APNs) 623-093-10 and 623-093-11, and the address of 15 Argonaut, Aliso Viejo, Orange County, California. According to records obtained through Environmental Data Resources (EDR), the Subject Property appears to have been vacant from at least the 1930s to 1980s and was commercially developed with one structure and asphalt parking lot by 1989 in its present-day configuration. The Subject Property building is currently vacant. The adjoining properties and vicinity are developed with commercial/light industrial businesses and residential properties. A Subject Property Location Map is provided as Figure 1. A Subject Property Vicinity Map illustrating the main features of the Subject Property and vicinity is provided as Figure 2.

The following potential vapor encroachment condition (pVEC) and recognized environmental condition (REC) were identified during the Phase I ESA completed for Subject Property dated July 14, 2025:

- A west-adjoining fuel station located at 23022 Aliso Creek Road is listed as a gasoline service station since 1996 that reportedly houses three active underground storage tanks (USTs) installed between 2004 and 2016. The USTs range from 10,000 to 20,000 gallons in size and contain diesel, regular and premium unleaded fuel. A minor spill of two gallons of fuel was reported in 2018 due to a vehicle overfill onto concrete. The spill was cleaned by onsite personnel. The site received permit-related violations between 2014 and 2016 which were returned to compliance. No releases are reported at the site. Given the proximity of the fuel station to the Subject Property, and no documented assessment of soil, soil vapor, or groundwater at the site, as well as inferred groundwater flow to the east, this site represented a potential VEC and was considered a REC for the Subject Property.

Accordingly, to evaluate the concern identified above, Stantec performed a Phase II Environmental Site Assessment to evaluate subsurface conditions at the Subject Property.

Phase II ESA Results

All work was conducted under the direct supervision of a State of California professional geologist. Stantec provided the services of a field geologist to supervise and direct all on-site activities performed during this investigation, which included the following:

- Stantec obtained an Underground Service Alert (USA) ticket number prior to commencement of drilling activities. Additionally, Stantec subcontracted a private utility locator to clear all proposed boring locations.

- On August 26, 2025, Stantec personnel oversaw the advancement of three (3) soil vapor borings (SV-1 through SV-3) to 5-feet below ground surface (bgs) on the Subject Property.
- On August 28, 2025, Stantec personnel oversaw soil vapor sampling of the newly-installed soil vapor probes at the Site. Soil vapor sampling was performed by A&R Laboratories (ARL), and analyzed on-site in a mobile laboratory. Soil boring SV-2 was submerged in water due to irrigation and no sample could be collected.

Soils encountered during this investigation generally consisted of silt and clay with sand to the maximum explored depth of 5.5 feet below ground surface (bgs). PID readings were measured at 0.0 parts per million by volume (ppmV) at all locations. No olfactory response, staining, or odors were observed in any borings advanced during this investigation.

Laboratory analytical test results from this assessment are attached as **Appendix A**. A summary of the analytical data from this assessment is provided below:

- Soil Vapor: There were no detections of any volatile organic compounds (VOCs) above their respective laboratory reporting limits in the two soil vapor samples collected during this assessment (i.e. “non-detect”).

Given there were no detections of VOCs above their corresponding laboratory reporting limits, the off-site west-adjoining fuel station does not present a VEC to the Subject Property. No further assessment appears to be warranted.

1 Introduction

Stantec Consulting Services, Inc. (Stantec) has performed a Phase II Environmental Site Assessment (ESA) of the property located at 35 15 Argonaut, Aliso Viejo, Orange County, California (the "Subject Property" **Figure 1**), on behalf of Brandywine Homes (the "Client"). The work was performed according to the requirements of the Master Services Agreement between Brandywine Homes and Stantec (the "MSA").

1.1 Property Description and Operations

The Subject Property consists of approximately 4.35 acres of land associated with Assessor's Parcel Numbers (APNs) 623-093-10 and 623-093-11, and the address of 15 Argonaut, Aliso Viejo, Orange County, California. According to records obtained through Environmental Data Resources (EDR), the Subject Property appears to have been vacant from at least the 1930s to 1980s and was commercially developed with one structure and asphalt parking lot by 1989 in its present-day configuration. The Subject Property building is currently vacant. The adjoining properties and vicinity are developed with commercial/light industrial businesses and residential properties. A Subject Property Location Map is provided as Figure 1. A Subject Property Vicinity Map illustrating the main features of the Subject Property and vicinity is provided as Figure 2.

1.1.1 Site Geology and Hydrogeology

According to a previous environmental site assessment for the Subject Property by EMG in 2016, the general geology of the Subject Property and vicinity is comprised of sandstone, mudstone, siltstone, evaporite and conglomerate, dating from the Oligocene to the Pliocene epochs (EMG, 2016).

According to California DOC Earthquake Zone Map (Department of Conservation Map Server (ca.gov)), the Subject Property is not located within an Alquist-Priolo (AP) Earthquake Fault Zone boundary. The closest fault zone is located approximately 20 miles to the northwest of the Subject Property. The Subject Property lies within a Landslide Zone.

The Subject Property lies within the Aliso Creek Watershed located in southern Orange County. The Watershed is part of the Laguna subunit of the San Juan Hydrologic Basin. The Basin is comprised of coastal watersheds which drain to the Pacific Ocean. The Aliso Creek Watershed drains approximately 30 square miles and has limited water-bearing formations, which include two alluvial aquifers and one deeper aquifer. The alluvial aquifers are separated by a shale formation. Groundwater extraction is limited within this area due to saltwater intrusion (Orange County, 2018).

Site specific groundwater investigations were not conducted during this ESA; however, according to a 2022 *Second Half Groundwater Monitoring Report* for a release site located approximately one mile to the north, groundwater in the vicinity is estimated to be approximately 7.19-15.64 feet below top of well casing (btoc) with a flow direction generally to the east.

1.2 Background

The following potential vapor encroachment condition (pVEC) and recognized environmental condition (REC) were identified during the Phase I ESA completed for Subject Property dated July 14, 2025:

- A west-adjoining fuel station located at 23022 Aliso Creek Road is listed as a gasoline service station since 1996 that reportedly houses three active underground storage tanks (USTs) installed between 2004 and 2016. The USTs range from 10,000 to 20,000 gallons in size and contain diesel, regular and premium unleaded fuel. A minor spill of two gallons of fuel was reported in 2018 due to a vehicle overfill onto concrete. The spill was cleaned by onsite personnel. The site received permit-related violations between 2014 and 2016 which were returned to compliance. No releases are reported at the site. Given the proximity of the fuel station to the Subject Property, and no documented assessment of soil, soil vapor, or groundwater at the site, as well as inferred groundwater flow to the east, this site represents a potential VEC and is considered a REC for the Subject Property.

2 Field Investigation

All work was conducted under the direct supervision of a State of California professional geologist. Stantec provided the services of a field geologist to supervise and direct all on-site activities performed during this investigation, which included the following:

- Stantec obtained an Underground Service Alert (USA) ticket number prior to commencement of drilling activities. Additionally, Stantec subcontracted a private utility locator to clear all proposed boring locations.
- On August 26, 2025, Stantec personnel oversaw the advancement of three (3) soil vapor borings (SV-1 through SV-3) to 5-feet below ground surface (bgs) on the Subject Property.
- On August 28, 2025, Stantec personnel oversaw soil vapor sampling of the newly-installed soil vapor probes at the Site. Soil vapor sampling was performed by A&R Laboratories (ARL), and analyzed on-site in a mobile laboratory. Soil boring SV-2 was submerged in water due to irrigation and no sample could be collected.

All boring locations advanced during this investigation are depicted on **Figure 2**.

2.1 Pre-Field Activities

In accordance with federal Occupational Safety and Health Administration (OSHA) regulations (29 CFR, Section 1910.120), Stantec developed a site-specific Health and Safety Plan (HASP) for the Property. All Stantec personnel and subcontractors associated with the project were required to be familiar with and comply with all provisions of the HASP.

Stantec visited the Property to mark the proposed boring locations. Subsequent to the marking, underground service alert (USA) was notified at least 72-hours prior to the commencement of drilling activities.

2.2 Investigation

All soil and soil vapor borings were advanced using a hand auger to a maximum explored depth of 5.5 feet below ground surface (bgs). Soil vapor samples were collected to assess for the presence of VOCs. Boring locations are depicted on **Figure 2**.

2.2.1 Soil Boring and Sampling Protocols

All locations were cleared of belowground utilities by clearing the top 5.5 feet of soil using a hand auger. The soils from each of the direct push borings were visually examined by Stantec field personnel who classified the soils in accordance with the Unified Soil Classification System (USCS). A photo-ionization detector (PID) was used to monitor/field screen the soils collected. Field screening for VOCs was

achieved by removing the soil from the uppermost sample sleeve and placing it in a zip-lock type baggie. A PID probe was inserted into the baggie to monitor the headspace for VOC vapors.

Following classification and VOC vapor evaluation, the soil samples were carefully packaged for chemical analysis by sealing the ends of the acetate liner with Teflon ® sheeting, covering with plastic end caps, and sealing with non-VOC containing tape. The sample containers were labeled with the appropriate identification information (boring number, sample depth, sample collection date, and sample collection time). The samples were logged on a chain-of-custody form and delivered to a state certified laboratory for analysis. Laboratory analysis is discussed in Section 3.0.

2.2.2 Soil Vapor Probe Installation

At the completion of drilling to the target depths, select soil borings were converted to soil vapor monitoring points at the five-foot depth interval. Subsurface soil vapor probe installation was performed in accordance with the July 2015 DTSC “Advisory - Active Soil Gas Investigations” (DTSC Advisory).

Each sample probe was constructed with a 1-inch-long Airstone sampling screen set at the prescribed sampling intervals. Each of the sampling screens was constructed with a permeable Airstone vapor tip connected to ¼-inch outer diameter Nylaflow tubing that was lowered to the bottom of the borehole and backfilled with filter sand, until approximately 12-inches of filter pack was placed. A transition seal consisting of approximately 12-inches of dry bentonite was then placed above the filter pack, followed by an annular seal consisting of hydrated bentonite until the next sampling interval was reached. The sequence was then repeated to install the second monitoring point, and/ or completely backfill the borehole. At the surface, the exposed nylon tubing was capped with tight fitting plastic endcaps and labeled to indicate sampling depth. After installation of the soil vapor sample probes, subsurface conditions were allowed to equilibrate a minimum of 48-hours prior to leak testing and sample collection on August 28, 2025.

2.2.3 Soil Vapor Sampling

Soil vapor samples were collected on August 28, 2025, in accordance with the methods and procedures outlined by the DTSC Advisory, a minimum of 48-hours after installation, in order to allow for equilibration.

Prior to sampling, a shut-in test was conducted on the sampling train to ensure all connections and fittings were airtight. The shut-in test was performed on the sampling train by applying a vacuum of 100 inches of water to the sampling train and monitoring magnehelic gauges for a pressure drop for one minute. If loss of vacuum was observed, the fittings were adjusted as needed until no vacuum loss was observed during subsequent shut-in tests.

After the sampling equipment passed the shut-in test, the probes were purged using an air pump outfitted with a low-flow module to remove internal air from the sample train (calculated from the internal volume of the tubing and probe tip); the void space of the sand pack around the probe tip; and the void space of the dry bentonite (in the annular space). Three internal volumes were purged from each sampling location at a rate less than 200 milliliters per minute (ml/min).

Immediately following purging the internal volumes, the soil vapor samples were collected by the soil vapor sampling technician into pre-cleaned glass syringes at a rate of 200 ml/min. A tracer compound of was placed above the surface seal and along the sampling train to evaluate the integrity of the seal. No tracer compounds were detected in the soil vapor samples collected during this investigation. The soil vapor samples were transported to the on-site mobile laboratory and analyzed within 30 minutes of sample collection.

2.2.4 Field Equipment Cleaning Procedures

To maintain quality control during drilling operations, all drill rods and reusable soil sampling equipment was decontaminated using a triple bucket rinse. Prior to drilling at a given location or sampling interval, all equipment coming in direct contact with soil samples was scrubbed with an Alconox scrub solution followed by a clean tap water rinse and then a final distilled water rinse. The disposable acetate soil sample liners were used for one sampling interval and then discarded.

3 Laboratory Testing Program

Soil vapor samples collected during this investigation were delivered under COC to the on-site mobile laboratory operated by A&R Laboratories (ARL), based in Ontario, California. All soil vapor samples were analyzed for VOCs USEPA test method 8260 by the on-site mobile laboratory.

ARL are certified to perform hazardous waste testing by the California State Water Resources Control Board Environmental Laboratory Accreditation Program (ELAP).

Complete laboratory analytical results are presented on the laboratory data sheets attached as **Appendix A**.

4 Investigation Results

4.1 Field Observations

Stantec personnel oversaw a geophysical subsurface survey to clear all locations before ground disturbance. No utility conflicts were identified at proposed boring locations.

Soils encountered during this investigation consisted of sand with silt and clay with sand to the maximum explored depth of 5.5 feet bgs. PID readings were measured at 0.0 parts per million by volume (ppmV) at all locations. No olfactory response, staining, or odors were observed in any borings advanced during this investigation. All borings locations are shown on **Figure 2**.

4.2 Analytical Results

The laboratory test results from this investigation are discussed below and were compared to the DTSC Human and Ecologic Risk Office (HERO), Note Number 3, Modified Indoor Air Screening Level (MIASL) using an attenuation factor (AF) of 0.03. Given the Subject Property is contemplated as a future residential community, residential-use screening criteria were used for evaluation of the analytical data collected during this investigation.

Laboratory analytical test results from this assessment are attached as **Appendix A**.

4.2.1 Soil Vapor Results

Soil boring SV-2 was submerged in water due to irrigation and no sample could be collected. There were no detections of any VOCs above their respective laboratory reporting limits in the two soil vapor samples collected during this assessment (i.e. “non-detect”).

5 Discussion and Recommendations

Stantec has completed an evaluation of subsurface conditions on the Subject Property.

Given there were no detections of VOCs above their corresponding laboratory reporting limits, the off-site west-adjoining fuel station does not present a VEC to the Subject Property. No further assessment appears to be warranted.

6 Limitations

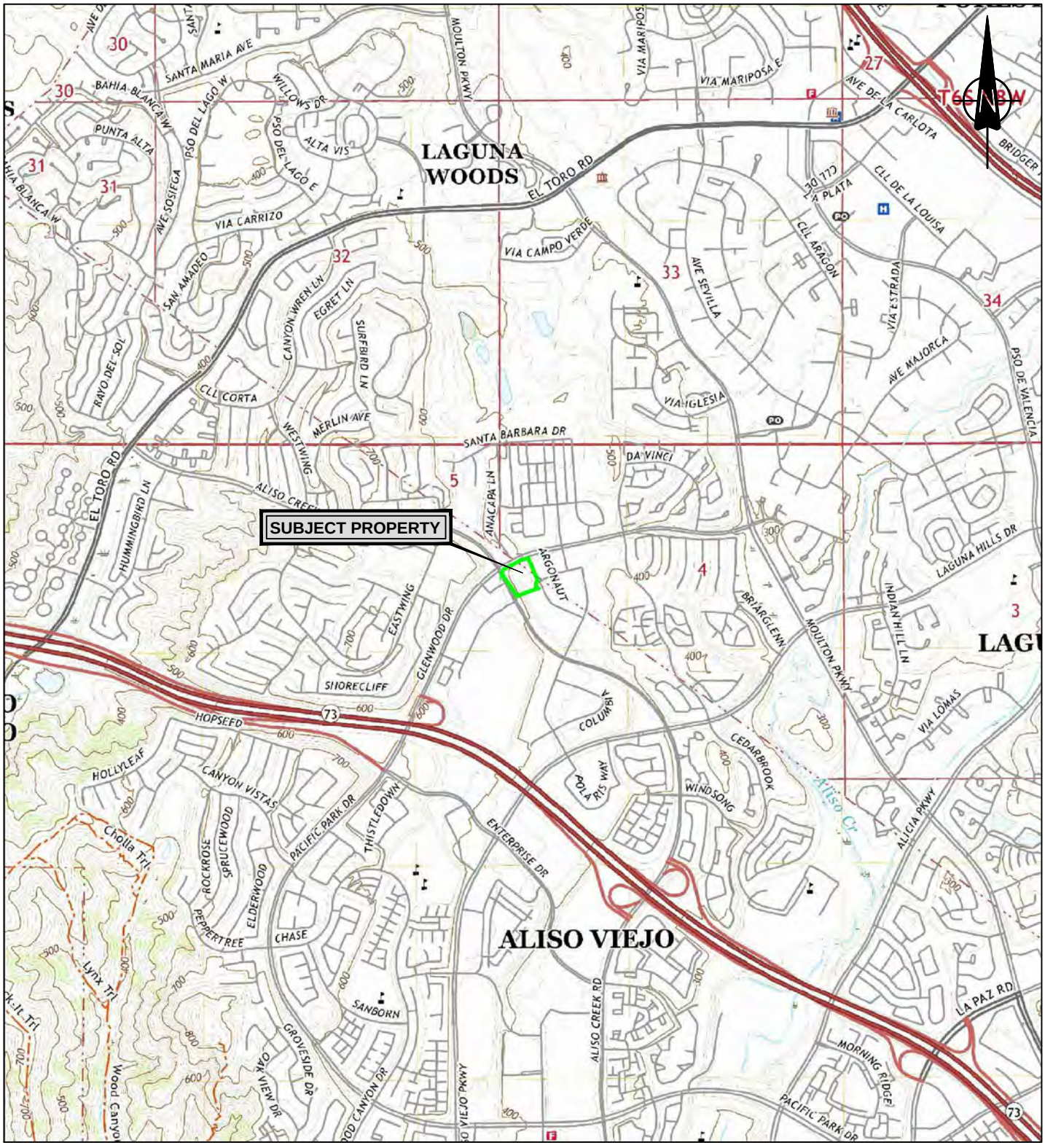
The conclusions presented in this report are professional opinions based on data described in this report, and those data presented by prior investigations performed by others. The opinions of this report have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and are subject to the following inherent limitations. Stantec makes no other warranty, either expressed or implied, concerning the conclusions and professional advice that is contained within the body of this report.

Inherent in most projects performed in a heterogeneous subsurface environment, continuing excavation and assessments may reveal findings that are different than those presented herein. This facet of the environmental profession should be considered when formulating professional opinions on the limited data collected on these projects.

This report has been issued with the clear understanding that it is the responsibility of the owner, or their representative, to make appropriate notifications to regulatory agencies. It is specifically not the responsibility of Stantec to conduct appropriate notifications as specified by current County and State regulations.

The information presented in this report is valid as of the date our exploration was performed. Site conditions may degrade with time; consequently, the findings presented herein are subject to change. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the MSA, the MSA shall control.

Figures



0 2500 5000 7500 ft

SCALE : AS SHOWN

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY LOCATION MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT

15 ARGONAUT, ALISO VIEJO, CALIFORNIA 92656

Client:	BRANDYWINE HOMES

Project No.:	185807004
Scale:	AS SHOWN
Date:	25/07/17
Dwn. By:	CD OK SC2025070028
App'd By:	KE

Fig. No.: 1

Stantec

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Stantec Consulting Ltd. © 2025



N

LEGEND

SUBJECT PROPERTY BOUNDARY

0 100 200 300FT

SCALE : AS SHOWN

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY DETAILS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

15 ARGONAUT, ALISO VIEJO, CALIFORNIA 92656

Client: BRANDYWINE HOMES

Project No.:	185807004
Scale:	AS SHOWN
Date:	25/07/17
Dwn. By:	CS OK SC2025070029
App'd By:	KE

Fig. No.: 2

Stantec

1781

Appendices

Appendix A Laboratory Data Sheets

A & R Laboratories, Inc.

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 09/02/2025 12:12:43
Laboratory Job No. (Certificate of Analysis No.)	2508-00288
Project Name / No.	15 Argonaut Aliso Viejo, CA 92656 185807004
Dates Sampled (from/to)	08/28/25 To 08/28/25
Dates Received (from/to)	08/28/25 To 08/28/25
Dates Reported (from/to)	09/02/25 To 9/2/2025
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

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CERTIFICATE OF ANALYSIS

2508-00288

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	09/02/25
Date Received	08/28/25
Invoice No.	6248
Cust #	1003
Permit Number	
Customer P.O.	185807004

Project: 15 Argonaut Aliso Viejo, CA 92656

Sample: 001 **SV-1-5'** Date & Time Sampled: 08/28/25 @ 7:45
Sample Matrix: **Air**
Purge Volume Sampled: **3**

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
[Fixed Gases]													
Oxygen	**18.2**	0.25	0.50	%							ASTM D-1946	08/28/25	KZ
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromodichloromethane	<0.0026	0.0026	0.010	µg/L	<2.6	2.6	10	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2-Butanone (MEK)	<0.0325	0.0325	0.07	µg/L	<32.5	32.5	70	µg/m3		0.13	EPA 8260B	08/28/25	JRG
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Carbon Disulfide	<0.0325	0.0325	0.07	µg/L	<32.5	32.5	70	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dibromoethane (EDB)	<0.0013	0.0013	0.013	µg/L	<1.3	1.3	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dibromo-3-Dibromomethane	<0.0013	0.0013	0.013	µg/L	<1.3	1.3	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG

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CERTIFICATE OF ANALYSIS

2508-00288

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	09/02/25
Date Received	08/28/25
Invoice No.	6248
Cust #	1003
Permit Number	
Customer P.O.	185807004

Project: 15 Argonaut Aliso Viejo, CA 92656

Sample: 001 **SV-1-5'** Date & Time Sampled: 08/28/25 @ 7:45
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dichloroethane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	08/28/25	JRG
4-Methyl-2-Pentanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Naphthalene	<0.0026	0.0026	0.0065	µg/L	<2.6	2.6	7	µg/m3		0.13	EPA 8260B	08/28/25	JRG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,2,2-Tetrachloroethane	<0.0016	0.00156	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,2-Trichloroethane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG

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CERTIFICATE OF ANALYSIS

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STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	09/02/25
Date Received	08/28/25
Invoice No.	6248
Cust #	1003
Permit Number	
Customer P.O.	185807004

Project: 15 Argonaut Aliso Viejo, CA 92656

Sample: 001 **SV-1-5'** Date & Time Sampled: 08/28/25 @ 7:45
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	08/28/25	JRG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	08/28/25	JRG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
[VOC Vapor Sampling													
Isopropanol (IPA)	<0.0325	0.0325	0.07	µg/L	<32.5	32.5	70	µg/m3		0.13	EPA 8260B	08/28/25	JRG
[VOC Surrogates]													
Dibromofluoromethane	80		70-130	%REC							EPA 8260B	08/28/25	JRG
Toluene-D8	106		70-130	%REC							EPA 8260B	08/28/25	JRG
Bromofluorobenzene	82		70-130	%REC							EPA 8260B	08/28/25	JRG

Sample: 002 **SV-3-5'** Date & Time Sampled: 08/28/25 @ 8:30
Sample Matrix: **Air**
Purge Volume Sampled: **3**

[Fixed Gases]													
Oxygen	**20.3**	0.25	0.50	%							ASTM D-1946	08/28/25	KZ
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromodichloromethane	<0.0026	0.0026	0.010	µg/L	<2.6	2.6	10	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2-Butanone (MEK)	<0.0325	0.0325	0.07	µg/L	<32.5	32.5	70	µg/m3		0.13	EPA 8260B	08/28/25	JRG

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Cust #	1003
Permit Number	
Customer P.O.	185807004

Project: 15 Argonaut Aliso Viejo, CA 92656

Sample: 002 **SV-3-5'** Date & Time Sampled: 08/28/25 @ 8:30
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Carbon Disulfide	<0.0325	0.0325	0.07	µg/L	<32.5	32.5	70	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dibromoethane (EDB)	<0.0013	0.0013	0.013	µg/L	<1.3	1.3	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dibromo-3-Dibromomethane	<0.0013	0.0013	0.013	µg/L	<1.3	1.3	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dichloroethane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG

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CERTIFICATE OF ANALYSIS

2508-00288

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	09/02/25
Date Received	08/28/25
Invoice No.	6248
Cust #	1003
Permit Number	
Customer P.O.	185807004

Project: 15 Argonaut Aliso Viejo, CA 92656

Sample: 002 **SV-3-5'** Date & Time Sampled: 08/28/25 @ 8:30
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	08/28/25	JRG
4-Methyl-2-Pentanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Naphthalene	<0.0026	0.0026	0.0065	µg/L	<2.6	2.6	7	µg/m3		0.13	EPA 8260B	08/28/25	JRG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,2,2-Tetrachloroethane	<0.0016	0.00156	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,2-Trichloroethane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	08/28/25	JRG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	08/28/25	JRG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
[VOC Vapor Sampling													
Isopropanol (IPA)	<0.0325	0.0325	0.07	µg/L	<32.5	32.5	70	µg/m3		0.13	EPA 8260B	08/28/25	JRG

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CERTIFICATE OF ANALYSIS

2508-00288

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	09/02/25
Date Received	08/28/25
Invoice No.	6248
Cust #	1003
Permit Number	
Customer P.O.	185807004

Project: 15 Argonaut Aliso Viejo, CA 92656

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 002 **SV-3-5'**									Date & Time Sampled:		08/28/25 @ 8:30		
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
.....continued													
[VOC Surrogates]													
Dibromofluoromethane	82		70-130	%REC							EPA 8260B	08/28/25	JRG
Toluene-D8	106		70-130	%REC							EPA 8260B	08/28/25	JRG
Bromofluorobenzene	82		70-130	%REC							EPA 8260B	08/28/25	JRG
Sample: 003 **SV-3-5-DUP**									Date & Time Sampled:		08/28/25 @ 8:30		
Sample Matrix: **Air**													
Purge Volume Sampled: **3**													
[Fixed Gases]													
Oxygen	**19.1**	0.25	0.50	%							ASTM D-1946	08/28/25	KZ
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromodichloromethane	<0.0026	0.0026	0.010	µg/L	<2.6	2.6	10	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2-Butanone (MEK)	<0.0325	0.0325	0.07	µg/L	<32.5	32.5	70	µg/m3		0.13	EPA 8260B	08/28/25	JRG
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Carbon Disulfide	<0.0325	0.0325	0.07	µg/L	<32.5	32.5	70	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chloroform	<0.0026	0.0026	0.0052	µg/L	<2.6	2.6	5	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG

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Date Reported	09/02/25
Date Received	08/28/25
Invoice No.	6248
Cust #	1003
Permit Number	
Customer P.O.	185807004

Project: 15 Argonaut Aliso Viejo, CA 92656

Sample: 003 **SV-3-5-DUP** Date & Time Sampled: 08/28/25 @ 8:30
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dibromoethane (EDB)	<0.0013	0.0013	0.013	µg/L	<1.3	1.3	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dibromo-3-	<0.0013	0.0013	0.013	µg/L	<1.3	1.3	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dichloroethane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3		0.13	EPA 8260B	08/28/25	JRG
4-Methyl-2-Pentanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Naphthalene	<0.0026	0.0026	0.0065	µg/L	<2.6	2.6	7	µg/m3		0.13	EPA 8260B	08/28/25	JRG
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG

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CERTIFICATE OF ANALYSIS

2508-00288

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported	09/02/25
Date Received	08/28/25
Invoice No.	6248
Cust #	1003
Permit Number	
Customer P.O.	185807004

Project: 15 Argonaut Aliso Viejo, CA 92656

Sample: 003 **SV-3-5-DUP** Date & Time Sampled: 08/28/25 @ 8:30
Sample Matrix: **Air**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,2,2-Tetrachloroethane	<0.0016	0.00156	0.013	µg/L	<1.6	1.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,1,2-Trichloroethane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3		0.13	EPA 8260B	08/28/25	JRG
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3		0.13	EPA 8260B	08/28/25	JRG
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3		0.13	EPA 8260B	08/28/25	JRG
[VOC Vapor Sampling													
Isopropanol (IPA)	<0.0325	0.0325	0.07	µg/L	<32.5	32.5	70	µg/m3		0.13	EPA 8260B	08/28/25	JRG
[VOC Surrogates]													
Dibromofluoromethane	82		70-130	%REC							EPA 8260B	08/28/25	JRG
Toluene-D8	90		70-130	%REC							EPA 8260B	08/28/25	JRG
Bromofluorobenzene	87		70-130	%REC							EPA 8260B	08/28/25	JRG

Respectfully Submitted:

Ken Zheng - President

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QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL
B1= BOD blank is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution
E = Estimated value
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference
J = Analyte concentration detected between RL and MDL

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit
MDL = Method Detection Limit
Qual = Qualifier
Tech = Technician

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QUALITY CONTROL DATA REPORT

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

2508-00288

Date Reported	**09/02/2025**
Date Received	**08/28/2025**
Date Sampled	**08/28/2025**
Invoice No.	**6248**
Customer #	**1003**
Customer P.O.	**185807004**

Project: 15 Argonaut Aliso Viejo, CA 92656

Method # EPA 8260B
QC Reference # 124497 **Date Analyzed:** 8/28/2025 **Technician:** JRG
Samples 001 002 003

Results

	LCS %REC	LCS %DUP	LCS %RPD	BLKSRR% REC
1,1-Dichloroethene	93	103	10.7	
Benzene	110	105	4.1	
Bromofluorobenzene				74
Chlorobenzene	94	118	22.5	
Dibromofluoromethan				92
Toluene	91	112	20.1	
Toluene-D8				130
Trichloroethene	86	103	18.3	

Control Ranges

LCS %REC	LCS %RPD	BLKSRR%REC
70 - 130	0 - 25	
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	

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QUALITY CONTROL DATA REPORT

2508-00288

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN

Date Reported 09/02/2025
Date Received 08/28/2025
Date Sampled 08/28/2025

Project: 15 Argonaut Aliso Viejo, CA 92656

Method blank results

Ref	Test Name	Result	Qualif	Units	MDL
124497	Acetone	<0.0650		µg/L	0.0650
	Benzene	<0.0031		µg/L	0.0031
	Bromobenzene	<0.0065		µg/L	0.0065
	Bromochloromethane	<0.0065		µg/L	0.0065
	Bromodichloromethane	<0.0026		µg/L	0.0026
	Bromoform	<0.0065		µg/L	0.0065
	Bromomethane	<0.0065		µg/L	0.0065
	2-Butanone (MEK)	<0.0325		µg/L	0.0325
	n-Butylbenzene	<0.0065		µg/L	0.0065
	sec-Butylbenzene	<0.0065		µg/L	0.0065
	tert-Butylbenzene	<0.0065		µg/L	0.0065
	Carbon Disulfide	<0.0325		µg/L	0.0325
	Carbon Tetrachloride	<0.0033		µg/L	0.0033
	Chlorobenzene	<0.0065		µg/L	0.0065
	Chloroethane	<0.0065		µg/L	0.0065
	Chloroform	<0.0026		µg/L	0.0026
	Chloromethane	<0.0065		µg/L	0.0065
	2-Chlorotoluene	<0.0065		µg/L	0.0065
	4-Chlorotoluene	<0.0065		µg/L	0.0065
	Dibromochloromethane	<0.0065		µg/L	0.0065
	1,2-Dibromoethane (EDB)	<0.0013		µg/L	0.0013
	1,2-Dibromo-3-Chloropropane	<0.0013		µg/L	0.0013
	Dibromomethane	<0.0065		µg/L	0.0065
	1,2-Dichlorobenzene	<0.0065		µg/L	0.0065
	1,3-Dichlorobenzene	<0.0065		µg/L	0.0065
	1,4-Dichlorobenzene	<0.0065		µg/L	0.0065
	Dichlorodifluoromethane	<0.0065		µg/L	0.0065
	1,1-Dichloroethane	<0.0065		µg/L	0.0065
	1,2-Dichloroethane	<0.0026		µg/L	0.0026
	1,1-Dichloroethene	<0.0065		µg/L	0.0065
	cis-1,2-Dichloroethene	<0.0065		µg/L	0.0065
	trans-1,2-Dichloroethene	<0.0065		µg/L	0.0065
	1,2-Dichloropropane	<0.0065		µg/L	0.0065
	1,3-Dichloropropane	<0.0065		µg/L	0.0065
	2,2-Dichloropropane	<0.0065		µg/L	0.0065
	1,1-Dichloropropene	<0.0065		µg/L	0.0065
	cis-1,3-Dichloropropene	<0.0065		µg/L	0.0065
	trans-1,3-Dichloropropene	<0.0065		µg/L	0.0065
	Ethylbenzene	<0.0065		µg/L	0.0065
	Hexachlorobutadiene	<0.0065		µg/L	0.0065
	2-Hexanone	<0.0650		µg/L	0.0650
	Isopropylbenzene	<0.0065		µg/L	0.0065
	4-Isopropyltoluene	<0.0065		µg/L	0.0065
	Methylene Chloride	<0.0065		µg/L	0.0065
	4-Methyl-2-Pentanone (MIBK)	<0.0650		µg/L	0.0650
	Methyl-t-butyl Ether (MtBE)	<0.0065		µg/L	0.0065
	Naphthalene	<0.0026		µg/L	0.0026
	n-Propylbenzene	<0.0065		µg/L	0.0065
	Styrene	<0.0065		µg/L	0.0065
	1,1,1,2-Tetrachloroethane	<0.0065		µg/L	0.0065
	1,1,2,2-Tetrachloroethane	<0.0016		µg/L	0.0016
	Tetrachloroethene	<0.0065		µg/L	0.0065
	Toluene	<0.0065		µg/L	0.0065
	1,2,3-Trichlorobenzene	<0.0065		µg/L	0.0065
	1,2,4-Trichlorobenzene	<0.0065		µg/L	0.0065
	1,1,1-Trichloroethane	<0.0065		µg/L	0.0065
	1,1,2-Trichloroethane	<0.0026		µg/L	0.0026
	Trichloroethene	<0.0065		µg/L	0.0065
	1,2,3-Trichloropropane	<0.0026		µg/L	0.0026
	Trichlorofluoromethane	<0.0065		µg/L	0.0065
	Trichlorotrifluoroethane	<0.0065		µg/L	0.0065
	1,2,4-Trimethylbenzene	<0.0065		µg/L	0.0065
	1,3,5-Trimethylbenzene	<0.0065		µg/L	0.0065
	Vinyl Chloride	<0.0003		µg/L	0.0003
	m,p-Xylenes	<0.0130		µg/L	0.0130
	o-Xylene	<0.0065		µg/L	0.0065
	Isopropanol (IPA)	<0.0325		µg/L	0.0325

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QUALITY CONTROL DATA REPORT

2508-00288

STANTEC CONSULTING SVCS., INC.
ALICIA JANSEN

Date Reported	**09/02/2025**
Date Received	**08/28/2025**
Date Sampled	**08/28/2025**

Project: 15 Argonaut Aliso Viejo, CA 92656

Respectfully Submitted: Ken Zheng

Ken Zheng - President

ARL
A & R Laboratories
1650 S. Grove Ave., Ste C, Ontario, CA 91761
Tel: 951-779-0310 / 909-781-6335 Fax: 951-779-0344
E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

A & R Work Order #: 2508-288

Page 1 of 1

1797

Client Name: Stantec
E-mail: Alicia.Jansen@Stantec.com
Address: 785 E Carnegie Dr. STE. 280, SN BDNO, CA 92408
Report Attention: Alicia J
Phone #
Fax: #
Sampled By
Project No./ Name
Project Site: 15 Argonaut, Aliso Viejo CA 92656

☐ Chilled ☐ Intact ☐ Seal

Analyses Requested

Turn Around Time Requested
☐ Rush 8 12 24 48 Hours
☐ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & ~~Oxygenates~~)	EPA8260B (BTEX & Oxygenates)	8260B (Gasoline)	8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	O2	Remarks
1	SV-1-5'	8/28/25	7:45	Air		Tedlar	X									X	
2	SV-3-5'	↓	8:30	↓		↓	↓									↓	
3	SV-3-5-Dup	↓	8:30	↓		↓	↓									↓	

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	Stantec	8/28/25	2930	[signature]	ARLabs	8/28/25	09:30
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

Stantec

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

FCS
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Appendix F:

Hydrology and Water Quality Supporting Information

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FCS
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F.1 - Water Quality Management Plan

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Preliminary Water Quality Management Plan

(WQMP)

Project Name:

Presidio

15 Argonaut

Aliso Viejo, CA 92656

Prepared for:

Brandywine Homes

2355 Main Street, Suite 220

Irvine, CA 92614

Prepared by:

Advanced Civil Group, Inc.

Engineer: R. Steven Austin, PE

Registration No. 68795

30251 Golden Lantern, Suite E PMB 251

Laguna Niguel, CA 92677

(866) 338-5778

Engineer's Seal



Prepared on:

April 7, 2026

Revised on:

May 28, 2026

Revised on:

July 8, 2026

Project Owner's Certification			
Permit/Application No.		Grading Permit No.	
Tract/Parcel Map No.	Tract No. 19489	Building Permit No.	
CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract)			623-093-10 and 623-093-11

This Water Quality Management Plan (WQMP) has been prepared for Presidio by Advanced Civil Group, Inc. The WQMP is intended to comply with the requirements of the local NPDES Stormwater Program requiring the preparation of the plan.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the San Diego Region (South Orange County). Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

Owner:	**Emanual Robinson**		
Title	Owner's Representative		
Company			
Address	2355 Main Street, Suite 220, Irvine, CA 92614		
Email	emanual@brandywine-homes.com		
Telephone #	925-389-8632		
Signature		Date	

Contents

Page No.

Section 1 Discretionary Permit(s) and Water Quality Conditions 3

Section 2 Project Description 4

2.1 General Description 4
2.2 Post Development Drainage Characteristics 5
2.3 Property Ownership/Management 5

Section 3 Site & Watershed Characterization 6

3.1 Site Conditions 6
3.1.1 Existing Site Conditions 6
3.1.2 Infiltration-Related Characteristics 6
3.2 Proposed Site Development Activities 7
3.2.1 Overview of Site Development Activities 7
3.2.2 Project Attributes Influencing Stormwater Management 7
3.2.3 Effects on Infiltration and Harvest and Use Feasibility 8
3.3 Receiving Waterbodies 8
3.4 Stormwater Pollutants or Conditions of Concern 8
3.5 Hydrologic Conditions of Concern 9
3.6 Critical Course Sediment Yield Areas 11

Section 4 Site Plan and Drainage Plan 12

4.1 Drainage Management Area Delineation 12
4.2 Overall Site Design BMPs 12
4.3 DMA Characteristics and Site Design BMPs 12
4.3.1 DMA 1 12
4.3.3 DMA Summary 13
4.4 Source Control BMPs 13

Section 5 Low Impact Development BMPs 16

5.1 LID BMPs 16
5.1.1 Hydrologic Source Controls 16
5.1.2 Structural LID BMP for DMA 1 17
5.2 Summary of LID BMPs 17

Section 6 Hydromodification BMPs 19

6.1 Points of Compliance 19
6.2 Pre-Development (Natural) Conditions 19
6.3 Post-Development Conditions and Hydromodification BMPs 19
6.4 Measures for Avoidance of Critical Coarse Sediment Yield Areas 19
6.5 Hydrologic Modeling and Hydromodification Compliance 19

Section 7 Educational Materials Index 20

Attachment A: EDUCATIONAL MATERIALS 21

Attachment B: CALCULATIONS AND EXHIBITS 22

Attachment C: HARVEST AND REUSE DETERMINATION 23
Attachment D: OPERATIONS AND MAINTENANCE PLAN.....24
Attachment E: GEOTECHNICAL REPORT.....25
Attachment F: HYDROMODIFICATION CALCULATIONS 26
Attachment G: DRAINAGE REPORT 27
Attachment H: MAINTENANCE COVENANT AND AGREEMENT.....28

Section 1 Discretionary Permit(s) and Water Quality Conditions

Project Infomation			
Permit/Application No.		Site Address or Tract/Parcel Map No.	15 Argonaut, Aliso Viejo, CA 92656
Additional Information/ Comments:	58 unit townhome development		
Water Quality Conditions			
Water Quality Conditions from prior approvals or applicable watershed-based plans	None		

Section 2 Project Description

2.1 General Description

Description of Proposed Project				
Site Location	15 Argonaut, Aliso Viejo, CA 92656			
Project Area (ft^2) 137,650	Number of Dwelling Units: 58		SIC Code: NA	
Narrative Project Description:	The project site is located at 15 Argonaut, Aliso Viejo, CA 92656. The project consists of 58 townhomes with associated drive aisles, sidewalks, parking, and landscaping. The north and west boundaries feature a 2:1 slope where v-ditches intercept undeveloped run-on and divert it through the site for untreated discharge into Argonaut. Because the development creates 48,700 square feet of impervious surface—exceeding the 10,000-square-foot threshold—it is classified as a Priority Project, requiring permanent Best Management Practices (BMPs) and water quality treatment for all onsite runoff.			
Project Area	Pervious		Impervious	
	Area (acres or sq ft)	Percentage	Area (acres or sq ft)	Percentage
Pre-Project Conditions	1.21 ac	38%	1.95 ac	62%
Post-Project Conditions	1.12 ac	35%	2.04 ac	65%

2.2 Post Development Drainage Characteristics

The proposed redevelopment replaces an existing commercial property that slopes from northwest to southeast. The northern and western boundaries feature a 2:1 hillside slope with v-ditches that intercept runoff; under the new design, this drainage will be conveyed through underground pipes to the front of the property, maintaining existing hydraulic patterns. Onsite stormwater will be collected via area drains and directed to a biofiltration system for treatment before being pumped for final discharge into Argonaut.

2.3 Property Ownership/Management

The property is owned by Brandywine Homes.

Section 3 Site & Watershed Characterization

3.1 Site Conditions

3.1.1 Existing Site Conditions

The subject site is located at 15 Argonaut, Aliso Viejo, CA. The site is bounded on the north by Glenwood Drive, on the west by Aliso Viejo Pkwy, and the south and east by commercial developments. The north and west side of the property consists of a 2:1 hillside slope which drains to v-ditches. The runoff from the v-ditches discharge to the surface and flow to the front of the property along with all other surface flows where it discharges to Argonaut.

Existing Land Uses

Land Use Description	Total Area (acres)	Impervious Area (acres)	Pervious Area (acres)	Imperviousness (%)
Commercial Development	3.16	1.21	1.95	62%
Total	3.16	1.21	1.95	62%

3.1.2 Infiltration-Related Characteristics

3.1.2.1 Hydrogeologic Conditions

Regionally, the subject site is located in the Peninsular Ranges geomorphic province, which characterizes the southwest portion of southern California where right-lateral major active fault zones predominately trend northwest-southeast. The Peninsular Ranges province is composed of plutonic and metamorphic rock, with lesser amounts of Tertiary volcanic and sedimentary rock, Quaternary drainage in-fills and sedimentary veneers.

3.1.2.2 Soil and Geologic Infiltration Characteristics

Monterey Formation: The Miocene-age Monterey Formation observed onsite primarily consists of silty sandstone, clayey sandstone, sandy claystone, sandstone, and claystone. The fine grained silty sandstone onsite is pale brown, white, dark yellowish brown, and brown in a slightly moist to moist and medium dense to very dense condition. The fine grained clayey sandstone onsite is pale brown, white, dark brown, brown, gray, light gray, dark grayish brown, and bluish gray in a slightly moist to moist and medium dense to dense condition. The sandy claystone onsite is dark

brown, brown, and gray in a moist and stiff to very stiff condition. The very fine to fine grained sandstone onsite is pale brown, yellowish brown, grayish pale brow, and orange in a slightly moist and medium dense to very dense condition. The claystone onsite is dark brown to brown in a moist and very stiff condition. This unit was logged to a depth of 51.5 feet below the ground surface and is overlain by a thin layer of asphalt.

3.1.2.3 Geotechnical Conditions

Groundwater was not encountered during our subsurface investigation. Based on state-provided information, the historic-high groundwater is greater than 20.0 feet below the ground surface (CGS, 2001). The most recent groundwater data retrieved from the nearest groundwater monitoring site, site ID 336555N1176965W001, was recorded in 2024 and indicates groundwater was approximately greater than 60.0-feet at that time (CDWR, 2025).

3.1.2.4 Summary of Infiltration Opportunities and Constraints of Existing Site

Infiltration will not suffice, due to the existing constraints with the existing soil conditions. Therefore, the project will require biofiltration.

3.2 Proposed Site Development Activities

3.2.1 Overview of Site Development Activities

The proposed site development consist of 58 townhomes, drive aisles, sidewalks, and landscape amenities.

3.2.2 Project Attributes Influencing Stormwater Management

Potential pollutant-generating activities include:

- Automobile repair and maintenance
- Automobile washing/ parking
- Home and garden care activities
- Pet Waste
- Green waste
- Irrigation

Plants known to have excessive root systems should also be avoided near structural improvements as they can cause heave conditions. Drought-resistant and maintenance-free plant species are recommended.

Proposed Land Uses				
Land Use Description	Total Area (acres)	Impervious Area (acres)	Pervious Area (acres)	Imperviousness (%)
Hardscape and Buildings	2.04	2.04	0	65%
Landscape	1.12	0	1.12	35%
Total	3.16			

3.2.3 Effects on Infiltration and Harvest and Use Feasibility

The existing soil type does not allow for adequate infiltration; however the site has been designed to try to drain hardscape areas into pervious areas to help increase the amount of natural infiltration. Harvest and use feasibility was also considered. A comparison of the Design Capture Volume (DCV) in gallons was compared to an estimated net wet season total water use (ETWU) in gallons. The results show that the DCV is greater than the ETWU, which makes harvest and use infeasible. Please see calculations in the Attachments. The proposed biofiltration system is required to treat the majority of the low flow runoff, due to the inability of adequate infiltration of the site with the existing soil type.

3.3 Receiving Waterbodies

Stormwater runoff from the project site discharges onto Argonaut, where it is conveyed via curb and gutter eastward to a catch basin. From there, flows are directed into Aliso Creek, eventually discharging into the Pacific Ocean.

303(d) List

Aliso Creek: Indicator Bacteria, Nutrients, Selenium, Malathion, Benthic Community Effects

TMDL

Aliso Creek: Total Coliform, Fecal Coliform, Enterococcus

3.4 Stormwater Pollutants or Conditions of Concern

Residential water quality issues and related potential pollutants include the landscape planning and site design of the project. These proposed swales can trap pollutants such as suspended solids, oil and grease, as well as trace metals and it will reduce the flow velocity of storm water runoff.

Pollutants or Conditions of Concern				
Pollutant	Expected from Proposed Land Uses/Activities (Yes or No)	Receiving Waterbody Impaired (Yes or No)	Priority Pollutant from WQIP or other Water Quality Condition? (Yes or No)	**Pollutant of Concern (Primary, Other, or No)**
Suspended-Solids	Yes	No	Yes	Primary
Nutrients	Yes	No	Yes	Primary
Heavy Metals	No	No	Yes	Primary
Bacteria/Virus/Pathogens	Yes	No	Yes	Primary
Pesticides	No	No	Yes	Primary
Oil and Grease	Yes	No	No	No
Toxic Organic Compounds	No	No	No	No
Trash and Debris	Yes	No	No	No
Dry Weather Runoff	No	No	No	No

3.5 Hydrologic Conditions of Concern

Does a hydrologic condition of concern exist for this project

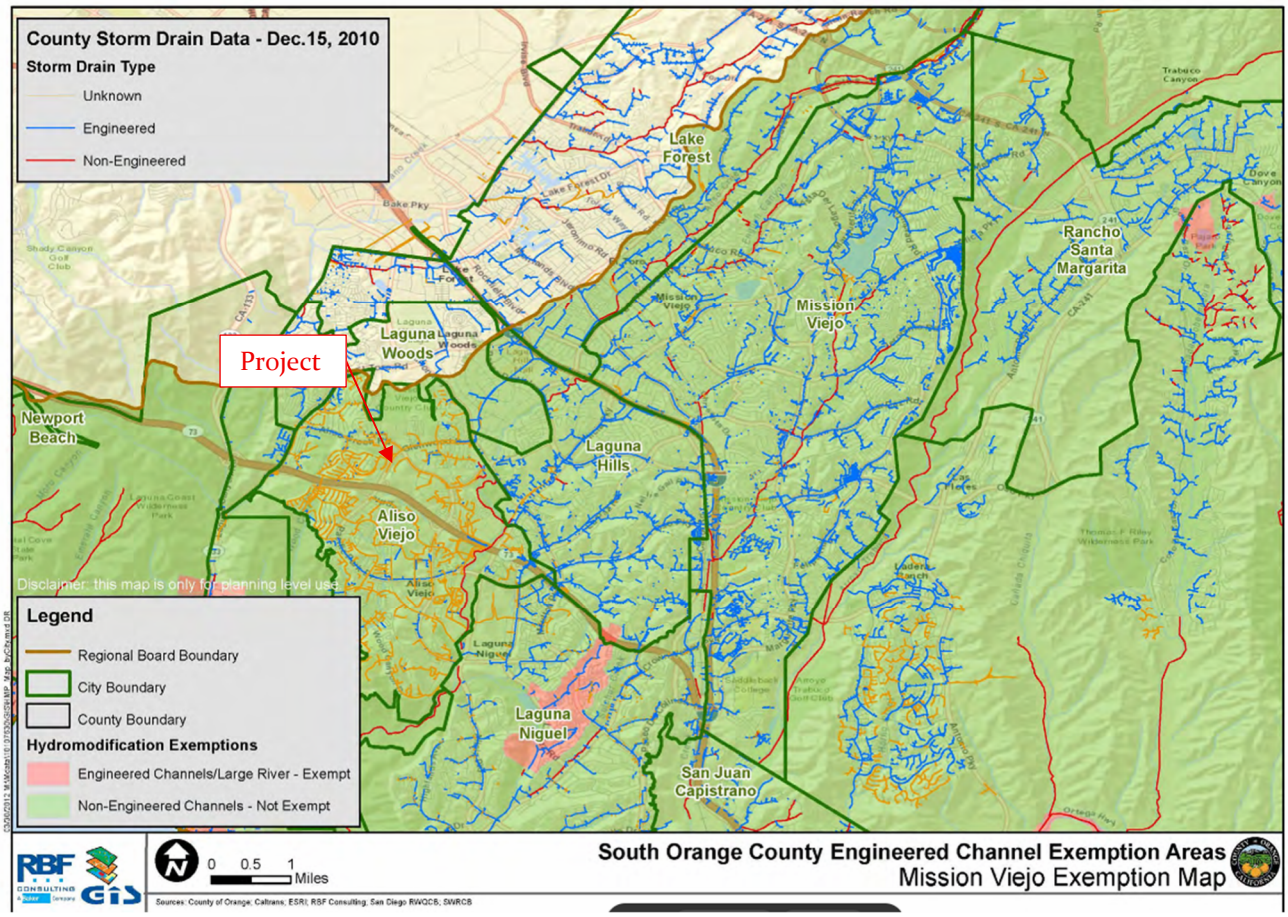
☐ No – An HCOC does not exist for this receiving water because *(select one)*:

- ☐ Project discharges directly to a protected conveyance (bed and bank are concrete lined the entire way from the point(s) of discharge to a receiving lake, reservoir, embayment, or the Ocean
- ☐ Project discharges directly to storm drains which discharge directly to a reservoir, lake, embayment, ocean or protected conveyance (as described above)
- ☐ The project discharges to an area identified in the WMAA as exempt from hydromodification concerns

☒ Yes – An HCOC does exist for this receiving water because none of the above are applicable.

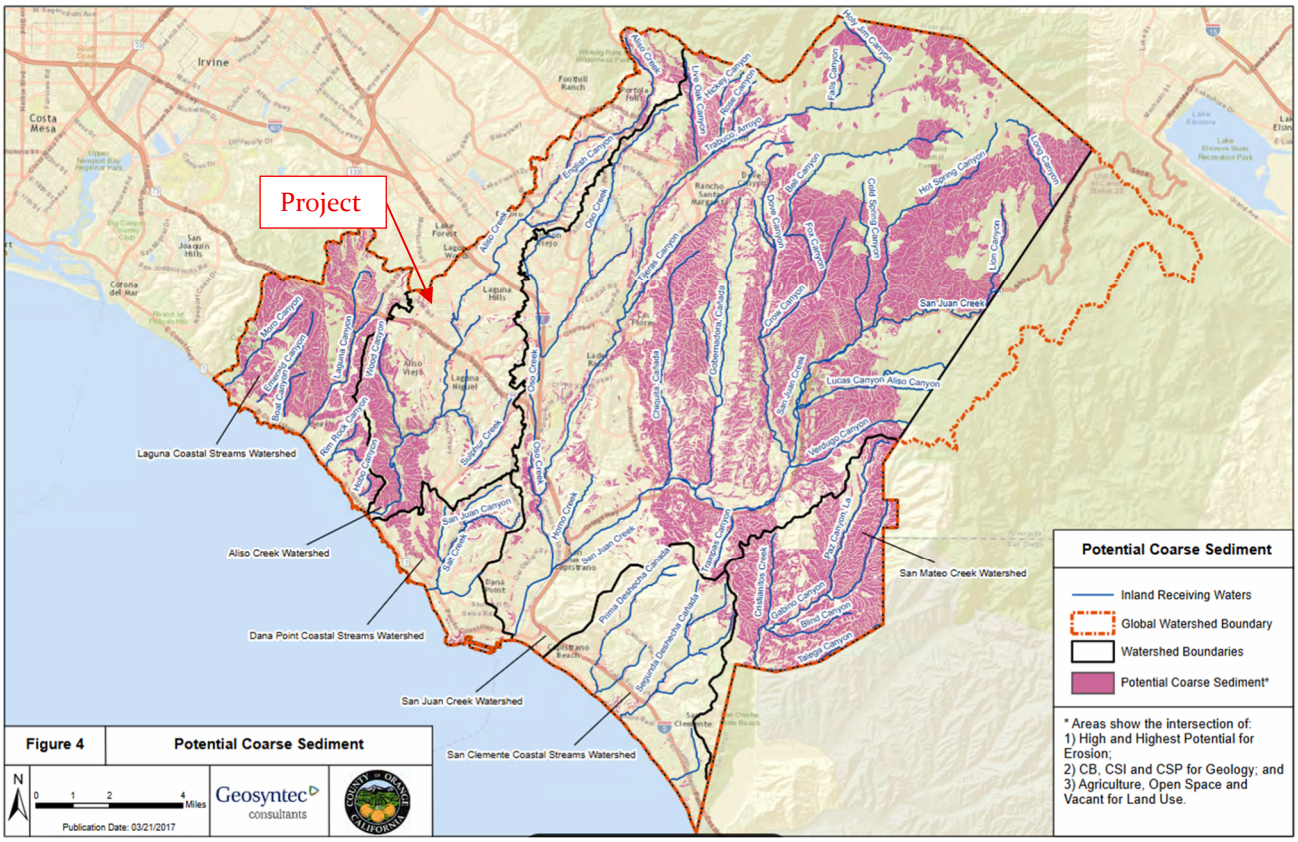
The projected is not exempt to hydromodification as shown on the TGD Exemption Maps.

The proposed project condition does not result in an increase in runoff, as demonstrated in the Drainage Report. The existing condition generates a higher runoff due to its commercial land use classification. Therefore, hydromodification requirements are satisfied, as the project does not increase runoff from existing to proposed conditions. See supporting calculations in the attachments.



3.6 Critical Course Sediment Yield Areas

There are no potential critical coarse sediment yield areas on the site per the potential coarse sediment map in Attachments of the technical guidance document.



Section 4 Site Plan and Drainage Plan

4.1 Drainage Management Area Delineation

The Project will be characterized with four drainage management areas, however only one area (DMA 1) will be required to treat runoff. The other three areas are from hillside runoff which will be routed through the site via underground storm drain pipes and will be discharged to Argonaut. DMA 1 consists of all proposed impervious areas and landscaped/pervious areas (see WQMP Site Plan). More specifically, DMA 1 will include flows originating from the buildings, drive aisles, hardscape, and landscape areas. Runoff from DMA 1 will be treated by a biofilter and then pumped to Argonaut.

4.2 Overall Site Design BMPs

Minimize Impervious Area - This Project was designed as a single-family residence with appropriate hardscape areas and drive.

Preserve Existing Drainage Patterns and Time of Concentration - Existing drainage patterns were preserved by limiting the grading area and preserving slope directions.

Disconnect Impervious Areas – Disconnect impervious areas through the use of landscape planters.

Protect Existing Vegetation and Sensitive Areas - Existing vegetation will be supplemented and/or replaced with additional vegetation.

Revegetate Disturbed Areas - The portion of the disturbed area that is pervious will be revegetated or overlain with synthetic grass.

Soil Stockpiling and Site Generated Organics - There will be no soil stockpiling or site generated organics as landscaping will be maintained by the owner on a regular basis.

Water Efficient Landscaping - Water efficient landscaping will be implemented.

Slopes and Channel Buffers - Slopes will be either undisturbed or vegetated.

4.3 DMA Characteristics and Site Design BMPs

4.3.1 DMA 1

DMA 1 consists of all proposed impervious areas and landscaped/pervious areas (see WQMP Site Plan). More specifically, DMA 1 will include flows originating from the buildings, drive aisles, hardscape, and landscape areas. Runoff from DMA 1 will be treated by a biofilter and then pumped to Argonaut.

4.3.3 DMA Summary

Drainage Management Areas				
DMA (Number/Description)	Total Area (acres)	Imperviousness (%)	Infiltration Feasibility Category (Full, Partial, or No Infiltration)	Hydrologic Source Controls Used
DMA 1	3.16	65%	No	None

4.4 Source Control BMPs

Non-Structural Source Control BMPs				
Identifier	**Name**	**Check One**		**Reason Source Control is Not Applicable**
		Included	**Not Applicable**	
N1	Education for Property Owners, Tenants and Occupants	X		
N2	Activity Restrictions	X		
N3	Common Area Landscape Management	X		
N4	BMP Maintenance	X		
N5	Title 22 CCR Compliance (How development will comply)		X	SINGLE-FAMILY RESIDENTIAL
N6	Local Industrial Permit Compliance		X	SINGLE-FAMILY RESIDENTIAL
N7	Spill Contingency Plan		X	SINGLE-FAMILY RESIDENTIAL
N8	Underground Storage Tank Compliance		X	SINGLE-FAMILY RESIDENTIAL
N9	Hazardous Materials Disclosure Compliance		X	SINGLE-FAMILY RESIDENTIAL
N10	Uniform Fire Code Implementation		X	SINGLE-FAMILY RESIDENTIAL

N11	Common Area Litter Control		X	SINGLE-FAMILY RESIDENTIAL
N12	Employee Training		X	SINGLE-FAMILY RESIDENTIAL
N13	Housekeeping of Loading Docks		X	SINGLE-FAMILY RESIDENTIAL
N14	Common Area Catch Basin Inspection	X		
N15	Street Sweeping Private Streets and Parking Lots	X		
N16	Retail Gasoline Outlets		X	SINGLE-FAMILY RESIDENTIAL

Structural Source Control BMPs

Identifier	Name	Check One		Reason Source Control is Not Applicable
		Included	Not Applicable	
S1	Provide storm drain system stenciling and signage	☐	☒	Residential Development
S2	Design and construct outdoor material storage areas to reduce pollution introduction	☐	☒	Residential Development
S3	Design and construct trash and waste storage areas to reduce pollution introduction	☐	☒	Residential Development
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	☒	☐	
S5	Protect slopes and channels and provide energy dissipation	☒	☐	Slopes will be vegetated and (see WQMP Site Plan)
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	☒	☐	
S6	Dock areas	☐	☒	RESIDENTIAL
S7	Maintenance bays	☐	☒	RESIDENTIAL
S8	Vehicle wash areas	☐	☒	RESIDENTIAL
S9	Outdoor processing areas	☐	☒	RESIDENTIAL
S10	Equipment wash areas	☐	☒	RESIDENTIAL

S11	Fueling areas	☐	☒	RESIDENTIAL
S12	Hillside landscaping	☒	☐	Slopes will be vegetated (see WQMP Site Plan)
S13	Wash water control for food preparation areas	☐	☒	RESIDENTIAL
S14	Community car wash racks	☐	☒	RESIDENTIAL

Section 5 Low Impact Development BMPs

5.1 LID BMPs

The project proposes to use a proprietary biotreatment system to treat stormwater runoff. A conventional biotreatment system was evaluated and sized (see the attached calculations); however, the proposed site development does not provide sufficient space to accommodate a conventional biotreatment facility. Although a proprietary biotreatment system is not the preferred option in the BMP selection process, it has been determined to be the only feasible treatment alternative for this site while meeting the project constraints.

The proposed project consists of a townhome development that has been designed to provide the minimum number of dwelling units necessary to maintain project feasibility while satisfying applicable fire access, grading, and life safety requirements. Any reduction in the proposed unit yield would result in an economically infeasible project due to fixed development costs and required infrastructure improvements.

Infiltration-based and volume retention BMPs were evaluated; however, these approaches are not feasible for the site. As documented in the project geotechnical/soils report, onsite soils are not suitable for infiltration; therefore, infiltration-based compliance is not viable.

The site is also constrained by the required infrastructure improvements necessary to support the development, including domestic water service (serving residential units and fire protection hydrants), sanitary sewer facilities, storm drain improvements for both hillside and developed area drainage, and electrical utilities. These improvements, in combination with grading constraints and fire access requirements, do not allow sufficient area for implementation of a conventional flow-through or storage-based treatment control system.

Based on the above constraints, the project qualifies as a space-limited project under Section 4.2.4.1, Option 2 (Project-Specific Space Allocation) of the WQMP requirements. A proprietary biotreatment system is therefore proposed as the most feasible treatment control BMP due to its compact footprint and ability to provide the required water quality treatment within the constrained development envelope without modification to the approved site layout or reduction in unit count.

5.1.1 Hydrologic Source Controls

No HSC's are applicable:

HSC-1: Not applicable due to the lack of infiltration potential at the site.
HSC-2: Not applicable due to the lack of infiltration potential at the site.
HSC-3: Not feasible because the required 20- to 30-foot tree canopy diameter cannot be achieved within the site constraints.

HSC-4: Not feasible because overflow dispersion requires a minimum 8-foot separation from buildings, which cannot be accommodated by the proposed site layout.
HSC-5: Not feasible due to the significant cost impacts to the project.
HSC-6: Not applicable due to the lack of infiltration potential at the site.

5.1.2 Structural LID BMP for DMA 1

Proprietary biotreatment (BIO-7) BMP's will be used to treat the stormwater runoff for DMA 1. This BMP satisfy the LID performance standard using the Flow-Based Compact Biofiltration Sizing Method. The required design flow rate for the BIO-7 BMP was calculate as follows:

Time of concentration (Tc) = 10 minutes

The time of concentration was calculated using the Orange County Hydrology Manual (OCHM) time of concentration nomograph (see time of concentration nomograph in Attachments). The time of concentration found by using the OCHM nomograph is 10 minutes.

$Q_{Design} = C \times i \times A \times 1.5$

$C = 0.75 \times imp + 0.15$

$C = 0.75 \times 0.65 + 0.15$

$C = 0.64$

$I_1 = 0.225$ in/hr

$Q_{Design} = 0.64 \times 0.225 \frac{in}{hr} \times 3.16\ acres$

$Q_{Design} = 0.45\ cfs$

$Q_{Design-final} = 1.5 * 0.45\ cfs = 0.68\ cfs$

The proprietary BIO-7 BMP used for this project is the Modular Wetlands Biofiltration System 8' x 16'.

5.2 Summary of LID BMPs

LID BMP (Number/Description)	Average Total Area (square feet)	Depth (feet)	Total Volume (cubic feet)

Biotreatment	128	4.0	512

Section 6 Hydromodification BMPs

6.1 Points of Compliance

Point of Compliance is considered to be the manhole where all storm runoff is captured and flows to a single point. The Point of Compliance was selected since runoff flows to this location.

6.2 Pre-Development (Natural) Conditions

The pre-developed site is assumed to be a straight grade from the top of the slope on the west side to the existing street on the east side with a slope of greater than 15%.

6.3 Post-Development Conditions and Hydromodification BMPs

The post development site will consist of 58 townhomes, drive aisles, walkways, and landscape amenities. The project will not discharge more runoff than allowed by hydromodification requirements.

6.4 Measures for Avoidance of Critical Coarse Sediment Yield Areas

There are no potential critical coarse sediment yield areas on the site per the potential coarse sediment map in Appendix N of the technical guidance document (see the Appendix – Potential Course Sediment Areas Map).

6.5 Hydrologic Modeling and Hydromodification Compliance

The project site is located within a Hydromodification control zone and is required to mitigate any increase in runoff peak flow rates between existing and proposed conditions. As documented in the attached South Orange County Hydrology Manual, storm drain chamber were sized to mitigate runoff per hydromodification requirements. Therefore, the project meets and exceeds the minimum Hydromodification requirements.

Section 7 Educational Materials Index

Educational Materials			
Residential Material (http://www.ocwatersheds.com)	**Check If Applicable**	**Business Material (http://www.ocwatersheds.com)**	**Check If Applicable**
The Ocean Begins at Your Front Door	x	Tips for the Automotive Industry	☐
Tips for Car Wash Fund-raisers	☐	Tips for Using Concrete and Mortar	☐
Tips for the Home Mechanic	x	Tips for the Food Service Industry	☐
Homeowners Guide for Sustainable Water Use	x	Proper Maintenance Practices for Your Business	☐
Household Tips	x	Compliance BMPs for Mobile Businesses	☐
Proper Disposal of Household Hazardous Waste	x	**Other Material**	**Check If Attached**
Recycle at Your Local Used Oil Collection Center (North County)	☐		
Recycle at Your Local Used Oil Collection Center (Central County)	☐		☐
Recycle at Your Local Used Oil Collection Center (South County)	x		☐
Tips for Maintaining a Septic Tank System	☐		☐
Responsible Pest Control	x		☐
Sewer Spill	x		☐
Tips for the Home Improvement Projects	x		☐
Tips for Horse Care	☐		☐
Tips for Landscaping and Gardening	x		☐
Tips for Pet Care	x		☐
Tips for Projects Using Paint	x		☐

Attachment A: EDUCATIONAL MATERIALS

POOL AND SPA DRAINAGE

Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is **not treated or cleaned** before entering our waterways and should never contain any pollutants. Many pools and spas are plumbed to drain directly to the sanitary sewer. If yours is not, you must take necessary steps before draining to landscaped areas or into the storm drain.

While the focus of this brochure is pools and spas, these requirements also apply to water features and fountains.



Who is H_2OC?

H_2OC is YOU. H_2OC is also a cooperative stormwater program which includes all 34 cities in Orange County, the County of Orange, and Orange County Flood Control District (OCFCD). Clean and healthy beaches, creeks, rivers, bays, wetlands, and ocean are important to Orange County. H_2OC provides resources to residents and businesses to encourage personal action and prevent polluted runoff from entering our waterways.

Join Us

Visit **h2oc.org** to learn more about runoff, water pollution, and how you can be the solution to runoff pollution and protect our water resources.

Contact

24-hour Pollution Reporting Hotline:
1-877-89-SPILL (1-877-897-7455)

24-hour Reporting Website:
myOCeServices.ocgov.com

For emergencies, dial 911

PROPER MAINTENANCE OF POOLS & SPAS TO PROTECT OUR WATERWAYS



H_2OC® STORMWATER PROGRAM

PROPER DISPOSAL

When you cannot dispose of pool and spa water in the sanitary sewer, the release of dechlorinated pool and spa water to a landscaped area or in the storm drain system is allowed only if these parameters are met:

- ☑ Some cities may have ordinances that do not allow pool water disposal into a storm drain. Find your city's stormwater page here: h2oc.org/cities to check regulations.
- ☑ pH is between 6.5 and 8.5.
- ☑ Residual chlorine does not exceed 0.1 mg/L (parts per million).
- ☑ Water is clean and clear, free of any unusual coloration, dirt, or algae.
- ☑ There is no discharge of filter media or acid cleaning wastes.

Saltwater pools must be discharged to the sanitary sewer, landscaped areas, or other pervious surfaces that can accommodate the volume of water. Alternatively, they can be discharged directly to a naturally saline body of water.

Disposal Process

- When possible, discharge all water to the sanitary sewer.
- Monitor the drain hose to prevent leakage.
- Remove trash and debris in the flow path between the pool or spa and storm drain.
- Monitor the rate of flow to ensure that draining the pool or spa does not cause erosion or flooding.

PROPER MAINTENANCE

- To prevent vectors and algae do not allow dechlorinated water to stand for more than 72 hours.
- Clean your pool regularly, maintain consistent and adequate chlorine or sodium bromide levels, monitor pH levels, and maintain your filtration and circulation system.
- Rinse pool filters and diatomaceous earth filters in landscaped areas where water and debris can readily soak into the soil.
- When draining pools or rinsing filters to a landscaped area, cover any landscape drains to prevent water from reaching the storm drain system.
- Used diatomaceous earth should be tossed in with solid garbage. It should never be discharged into storm drains or any place where it may wash into streams, rivers, or the ocean.
- Store chemicals indoors.

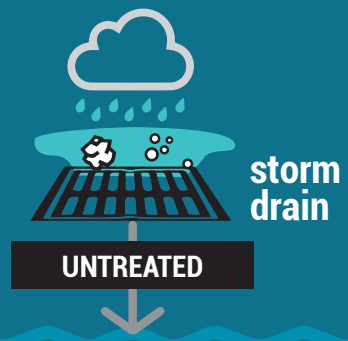


HOW TO KNOW IF YOU ARE FOLLOWING THE STANDARDS

You can find out how much chlorine is in your water by using a pool testing kit. Before discharging, reduce chlorine to 0.1 mg/L by discontinuing its use for a few days, or by using dechlorinating chemicals purchased from a local pool supply company. Always follow the instructions that come with any products you use.

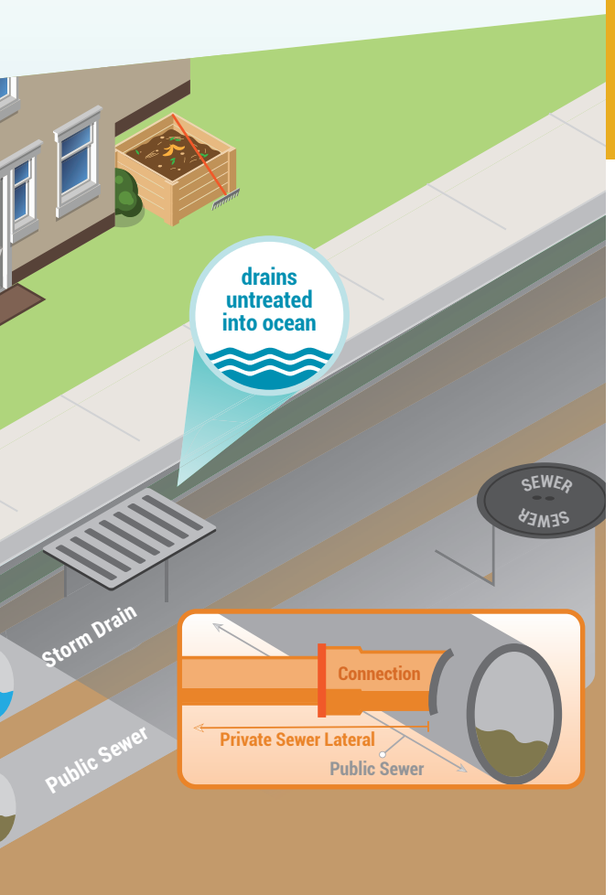
DOING YOUR PART

By following these requirements, you will make a significant contribution towards keeping pollutants out of Orange County's waterways. You can help protect organisms that are sensitive to pool chemicals and maintain the health of our environment.



Sewer System Maintenance

Property owners are responsible for maintaining their private laterals from the connection at the home or business to the connection with the public sewer; this can include areas under the sidewalk and the street. Inadequate maintenance of laterals can result in sewer backups and spills. Operation and maintenance of the local, public, and regional sewer lines, on the other hand, are the responsibility of the sewer agency.* Visit the link inside for agency contact information.



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24-hour Reporting Website:
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For emergencies, dial 911

HOW TO PREVENT & REPORT SEWAGE SPILLS

A PROPERTY OWNER'S GUIDE TO PRIVATE SEWER LATERALS

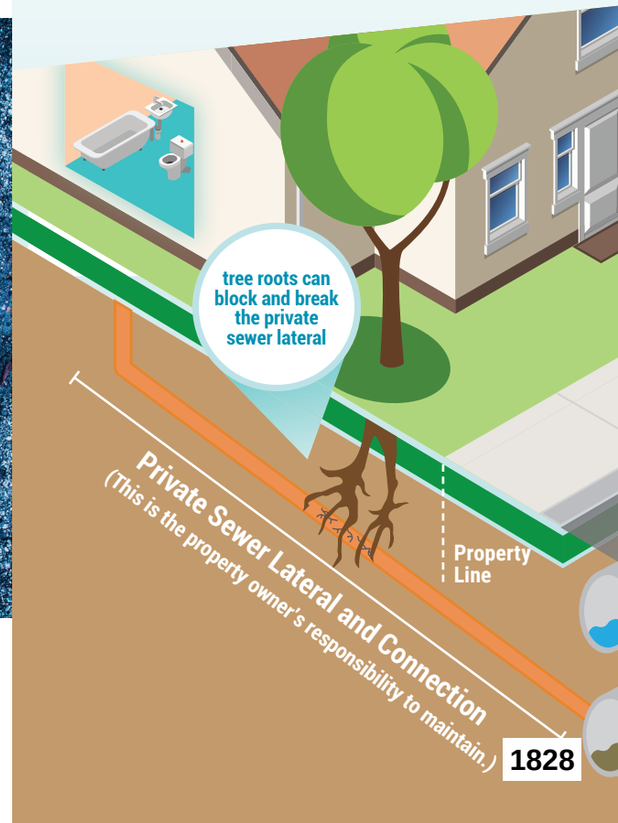


H_2OC STORMWATER PROGRAM

Developed in Collaboration with Orange County's Sewer Agencies

The Sanitary Sewer System

Every property with sewer service owns a private sewer line, also known as a "private lateral." The private lateral carries wastewater from indoor plumbing fixtures, like toilets, sinks, and dishwashers, to the public sewer line under the street. The sewer system transports wastewater to treatment plants before being released. It is important to maintain your private laterals to prevent sewage spills that can reach our storm drains. Unlike water in sanitary sewers, water that flows into storm drains is **not treated** before entering our waterways and should never contain sewage.



Backups and Sewage Spills

Sewage spills and backups occur when the wastewater being transported is blocked and overflows or leaks out of broken pipes inside or outside of your building. Once out of the pipe, the sewage can discharge to the curb, gutter, and storm drain system, which flows to local waterways. Sewage spills can cause health hazards, beach closures, damage to homes and businesses, and threaten the quality of our local waterways. As a property owner, if sewage from your property discharges to a gutter or storm drain, you may be subject to fines, penalties, or increased rates.

Common Causes

BLOCKAGES

Common causes of blockages include

- Flushing anything other than toilet paper, including: wipes (even those advertised as "flushable"), feminine products, rags, and other items.
- Fats, oils, and grease (FOG) can get into the private lateral from household drains, as well as from poorly maintained commercial grease traps and interceptors.
- Tree roots can find their way into cracked or broken sewer laterals and cause blockages.

STRUCTURAL PROBLEMS

Common structural problems include

- Broken/cracked pipes.
- Deteriorated, missing, or broken cleanout caps.
- Aging or undersized sewers.

Keep Your Private Laterals Functioning Properly

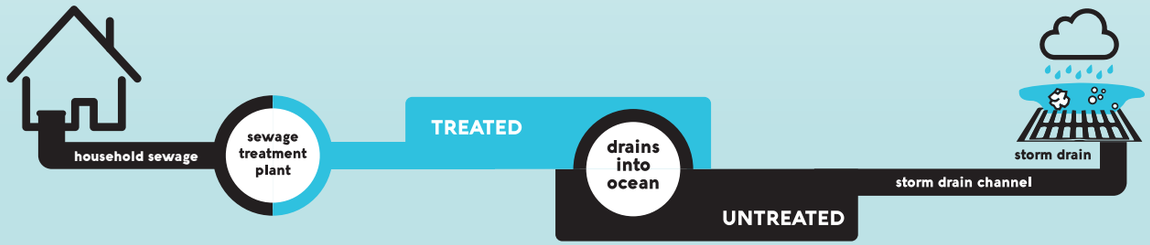
Prevent Blockages

Remember, **the drain is not a dump!**

- Only flush toilet paper down the toilet.
- Use a mesh sink strainer to catch food scraps before they go down the drain.
- Scrape food scraps into a designated food waste/organics receptacle before rinsing dishes and utensils in the sink.
- After cooking at home, let grease cool then pour or scrape it into a metal can. When the can is full, dispose of grease properly.
- For businesses, grease traps or interceptors must be serviced regularly. Have spill kits readily available for cleaning up spills.
- Do not plant trees or large shrubs above or within several feet of your sewer laterals.

Structural Maintenance

- Contact a licensed plumber to determine the optimal maintenance schedule.
- Perform periodic cleaning to eliminate grease, debris, and roots from private laterals.
- Repair or replace deteriorated or damaged private laterals as soon as possible.
- Install a backflow device to prevent sewage from ending up in your home or business.



Identify & Report Sewage Spills or Backups

Know the Signs

Sewage spills can cause damage to your property, the environment, and our local waterways. Look for potential signs of a spill, which may include:

- Drains are operating slower than normal and continuing to slow over time.
- Drains backup inside of buildings.
- Unusually wet or soggy ground in your yard that may be accompanied by odors.
- Leakage from sewer cleanouts, outside drains, or manhole lids.

Report Sewage Spills Immediately

- If you suspect a sewer backup or leak, contact a licensed plumber.
- If you observe a sewer spill from a cleanout or manhole, contact your sewer agency.*
- Plumbers should contact the sewer agency prior to pushing roots from private sewer laterals to the sewer main.

Alternatively, you can contact the **24-Hour Pollution Reporting Hotline** by calling **1-877-89-SPILL (1-877-897-7455)** or visiting **myOCeServices.ocgov.com.**

Spill Control & Containment

- Turn off main water supply or stop all water use.
- Have a plumbing professional clear the blockage and make necessary repairs.
- Keep people and pets away from the affected area.
- When safe, place sandbags or other material in the flow path of the spill to control, contain, and prevent sewage from entering the storm drain system.



Sewer overflow



Plumber making repairs on private lateral

* Scan for more sewage spill resources or visit https://h2oc.org/resources/pollution-prevention-for-residents/sewage-maintenance/

1829

H2OC STORMWATER PROGRAM

LANDSCAPE & SUSTAINABLE WATER USE GUIDE



Making Your Landscape Stormwater-Safe

Runoff is the flow of water from your property that doesn't get absorbed into the ground. When harmful substances like pesticides, fertilizer, and dirt are handled improperly, this water can pick them up on its way to the storm drain system where it flows untreated to our creeks, rivers, and ocean. There are simple actions you can take to collect runoff and use it on site to maintain your landscape and protect our water resources.

This guide will help you use rainwater as a resource to waste less water and keep your landscape stormwater-safe. Planting OC Garden Friendly plants, proper watering practices, and harvesting and using rainwater are terrific ways to beautify your landscape while protecting our water resources. Continue reading to learn how!

What Are OC Garden Friendly Plants?

OC Garden Friendly plants are either native or adapted to Orange County. Because they're accustomed to our climate, they require less water, pesticides, and fertilizer than other plants. These plants can be terrific assets to waste less water and keep our waterways healthy. Here are some beautiful OC Garden Friendly plants to add to your garden:

Groundcover

African daisy



Coral bells/ Allum root



Sage



Germander



Penstemon



Sundrops



Gaura



1

Heat and drought-tolerant groundcover with showy flowers.

Rock rose



2

Terrific groundcover for a dry garden whose colorful flowers blossom in the spring.

Perennial

Narrow-leaf milkweed



Douglas iris



Pumpkin monkey



Pine muhly grass



Beach strawberry



Yellow monkey



Shrub

Baja fairy duster



California fuchsia



Pacific mist manzanita



Sea lavender



Texas ranger



Toyon



Westringia/Coast rosemary



3

Charming and fragrant evergreen shrub with lavender flowers which shine in the spring.

Tree

Desert museum palo verde



4

Attractive tree with bright flowers appearing in mid-spring and leaves that shed each winter. Water deeply once or twice a month in the summer to promote flowering.

Marina madrone



5

Shiny evergreen leaves with drooping flower clusters followed by berries lasting into late winter. Plant if you want to see hummingbirds!

Desert willow



Where to Use Them:









Note: *For new or rehabilitated landscape projects greater than 500 sq. ft., it is mandatory to follow the Model Water Efficient Landscape Ordinance (MWELO) standards for landscape design and installation. These are a set of minimum standards to be followed. Check with your local city for specific requirements.*

Scan to learn more:

https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance

For more information regarding how to create a sustainable landscape please visit the UCCE Master Gardeners of Orange County website: https://mgorange.ucanr.edu.

Photos credited to GardenSoft Corp. – ***Left Page:*** *Coral bells/Allum root, Sage, Penstemon, Gaura, Rock rose, Douglas iris, Pumpkin monkey, Pine muhly grass, Beach strawberry, Yellow monkey, Baja fairy duster, Pacific mist manzanita, Toyon, Westringia/Coast rosemary, Desert museum palo verde, Marina madrone, and Desert willow.* ***Right Page:*** *All photos.*

Sustainable Water Use Best Practices

Watering

Proper irrigation practices are critical to protect Orange County's water bodies.

- Utilize smart irrigation controllers and, and/or soil moisture sensors. These can help manage your garden's water needs to waste less water.
- Take advantage of a drip irrigation system to directly water plant roots. This reduces water loss and runoff.
- Install rotating sprinkler nozzles to spread water more uniformly across your landscape.

Rainwater Collection and Use

In Orange County, 60%-70% of water is used for irrigation and other outdoor uses. Collecting and using rainwater are great ways to decrease water usage.

- Direct downspouts to flow towards vegetated areas to reduce runoff and use a splash block to prevent erosion.
- Install a rain barrel to collect rainwater from roofs and use for landscape irrigation. Make sure it has a screen, spigot to siphon water for use and an overflow tube.
- Build a rain garden using OC Garden Friendly plants and other landscape materials.

Rebates

Beautify your landscape in stormwater-safe ways by utilizing rebates from your local water district or the Municipal Water District of Orange County (MWDOC). Save money on water-efficient devices like smart irrigation controllers, high-efficiency nozzles, soil moisture sensors, and drip irrigation systems. Also, upgrade your landscape with their conversion rebates to replace turf with OC Garden Friendly plants. These rebates can change frequently, so check with your local water agency and MWDOC (mwdoc.com/rebates) regularly.



THANK YOU FOR PROTECTING OUR WATERWAYS BY CREATING AN OC GARDEN FRIENDLY LANDSCAPE.

Learn more at our Overwatering is Out webpage by scanning the QR code or visiting: h2oc.org/resources/take-action/overwatering-is-out.

WHO IS H_2OC?

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JOIN US

Visit **h2oc.org** to learn more about runoff, water pollution, and how you can be the solution to runoff pollution and protect our water resources!

CONTACT

24-hour Pollution Reporting Hotline:
1-877-89-SPILL (1-877-897-7455)

24-hour Reporting Website:
myOCeServices.ocgov.com

For emergencies, dial 911



Did you know that just one quart of oil can pollute 250,000 gallons of water?

A clean ocean and healthy creeks, rivers, bays and beaches are important to Orange County. However, not properly disposing of used oil can lead to water pollution. If you pour or drain oil onto driveways, sidewalks or streets, it can be washed into the storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering the ocean. Help prevent water pollution by taking your used oil to a used oil collection center.

Included in this brochure is a list of locations that will accept up to five gallons of used motor oil at no cost. Many also accept used oil filters. Please contact the facility before delivering your used oil. This listing of companies is for your reference and does not constitute a recommendation or endorsement of the company.

Please note that used oil filters may not be disposed of with regular household trash. They must be taken to a household hazardous waste collection or recycling center in Anaheim, Huntington Beach, Irvine or San Juan Capistrano. For information about these centers, visit www.oclandfills.com.

Please do not mix your oil with other substances!

For more information, please call the Orange County Stormwater Program at 1-877-89-SPILL (1-877-897-7455) or visit www.watersheds.com.

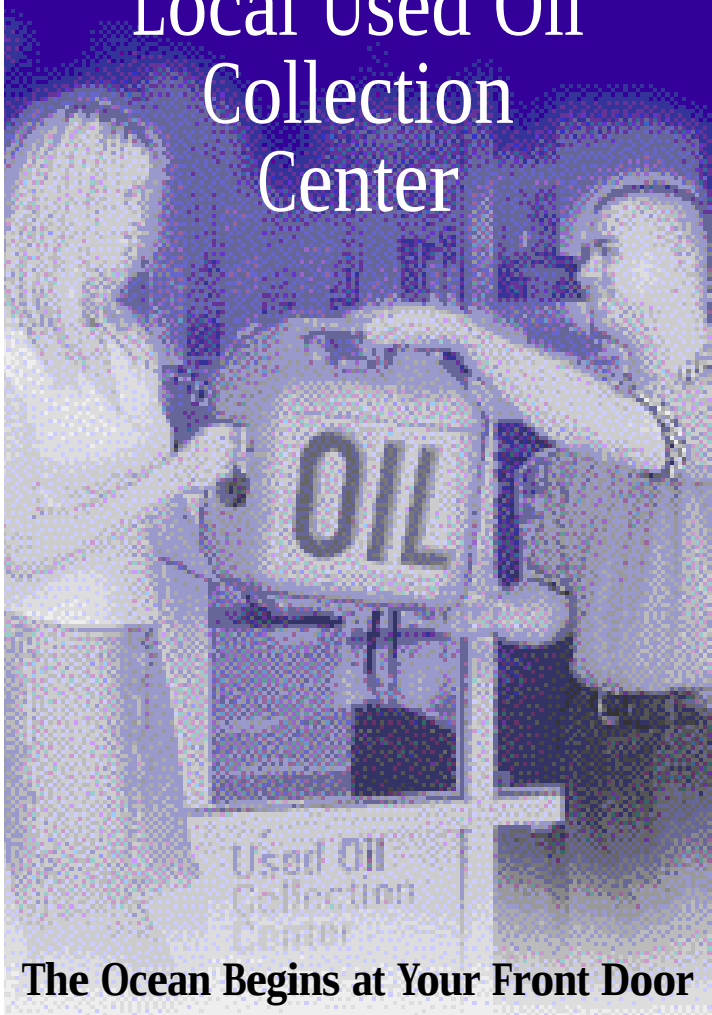
For information about the proper disposal of household hazardous waste, call the Household Waste Hotline at (714) 834-6752 or visit www.oclandfills.com.

RECYCLE USED OIL

For additional information about the nearest oil recycling center, call the Used Oil Program at 1-800-CLEANUP or visit www.cleanup.org.

Help Prevent Ocean Pollution:

Recycle at Your Local Used Oil Collection Center



The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

1833

SOUTH COUNTY

Used Oil Collection Centers

ALISO VIEJO

Big O Tires
27812 Aliso Creek Rd, Suite E-100
(949) 362-4225

Econo Lube N' Tune
22932 Glenwood Dr.
(949) 643-9667

Jiffy Lube
27832 Aliso Creek Road
(949) 362-0005

Pep Boys
26881 Aliso Creek Road
(949) 362-9254

DANA POINT

Dana Point Fuel Dock
34661 Puerto Pl. (949) 496-6113

EZ Lube Inc.
34242 Doheny Park Rd.
(949) 477-1223

FOOTHILL RANCH

USA Express Tire & Service
26492 Town Center Dr.
(714) 826-1001

LAGUNA BEACH

USA Express Tire & Service Inc.
350 Broadway (949) 494-7111

LAKE FOREST

Big O Tires
20742 Lake Forest Dr.
(949) 443-4155

EZ Lube
26731 Rancho Parkway
(949) 465-9912

Firestone Store
24421 Rockfield Blvd.
(949) 581-2660

Jiffy Lube
20781 Lake Forest Dr.
(949) 583-0470

Kragen Auto Parts
24601 Raymond Way
(949) 829-8292

Pep Boys
22671 Lake Forest Dr.
(949) 855-9593

Ryan's Foothill Ranch Transmission
20622 Pascal Way (949) 770-6888

USA Express Tire & Service
24561 Trabuco Rd (949) 454-8001

LAGUNA NIGUEL

Econo Lube N Tune
27912 Forbes Rd. (949) 364-5833

Laguna Niguel Auto Center
26042 Cape Dr. #12
(949) 582-2191

LAGUNA HILLS

David J Phillips Buick
24888 Alicia Pkwy.
(949) 831-0434

EZ Lube
24281 Moulton Pkwy.
(949) 830-9840

EZ Lube
26921 Moulton Pkwy.
(949) 751-3436

Kragen Auto Parts
26562 Moulton Ave.
(949) 831-0434

Firestone Store
24196 Laguna Hills Mall
(949) 581-4700

MISSION VIEJO

AAA Complete Auto Care & Tire
27913 Center Street
(949) 347-8200

Autobahn West
25800 Jeronimo Rd. Suite 401
(949) 770-2312

Auto Zone
22942 Los Alisos (949) 830-8181

Econo Lube & Tune
25902 El Paseo (949) 582-5483

Jiffy Lube
27240 La Paz Rd. (949) 455-0470

Kragen Auto Parts
24510 Alicia Pkwy. (949) 951-9175

Mission Viejo Chevron
27742 Crown Vly. Pkwy.
(949) 364-0137

Oilmax 10 Minute Lube
25800 Jeronimo Rd. #300
(949) 859-9271

Ramona Auto Service
27210 La Paz Rd. (949) 583-1233

RANCHO SANTA MARGARITA

Jiffy Lube
23401 Antonio Parkway
(949) 589-7447

SAN CLEMENTE

EZ Lube
525 Avenida Pico (949) 940-1850

Kragen Auto Parts
1113 S. El Camino Real
(949) 492-9850

Kragen Auto Parts
400 Camino de Estrella
(949) 240-9195

San Clemente Car Wash & Oil
1731 N. El Camino Real
(949) 847-4924

SAN JUAN CAPISTRANO

Saturn of San Juan Capistrano
33033 Camino Capistrano
(949) 248-5411

Texaco Xpress Lube
27201 Ortega Hwy.
(949) 489-8008

This information was provided by the County of Orange Integrated Waste Management Department and the California Integrated Waste Management Board (CIWM

POLLUTION PREVENTION

No matter how large or small your home improvement project is, pollution prevention must always be part of the process. Use the required best management practices (BMPs) listed here to protect our waterways as you make your improvements. Whether you do-it-yourself or hire a contractor, you are responsible for preventing pollution.



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Contact

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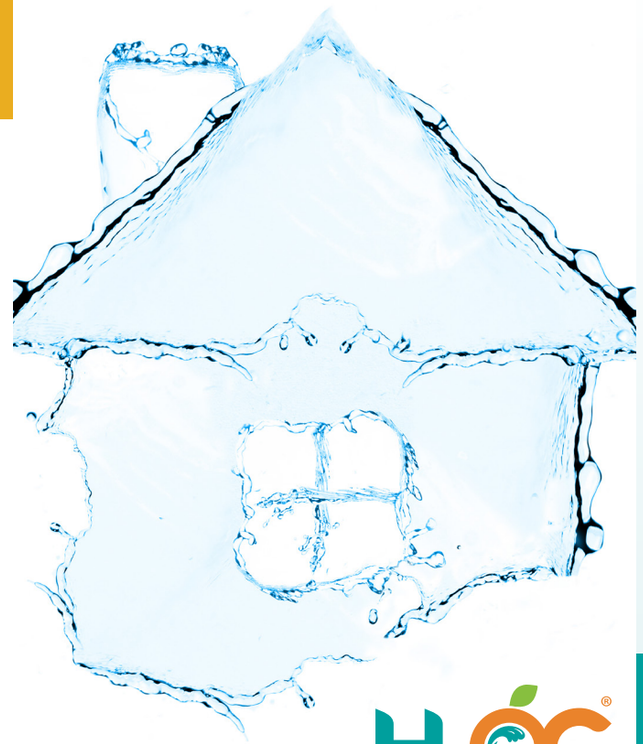
24-hour Pollution Reporting Website:
myOCeServices.ocgov.com

Orange County Stormwater Program:
714-955-0600

For emergencies, dial 911

*oclandfills.com/hazardous
**calrecycle.ca.gov/condemo

CONDUCT HOME IMPROVEMENT PROJECTS PROPERLY TO PROTECT OUR WATERWAYS



H_2OC STORMWATER PROGRAM

UNDERSTAND THE REQUIREMENTS TO PREVENT POLLUTION WHEN COMPLETING HOME IMPROVEMENT PROJECTS

Home improvement activities such as remodeling, stucco repair, painting, landscape improvements, and power washing can generate pollution that can harm Orange County's waterways. These pollutants can include paint, debris, chemicals, and more. If not properly managed, these pollutants can flow into Orange County's rivers, creeks, channels, and ocean through our storm drain system. Unlike water in sanitary sewers (from sinks and toilets), water that flows into storm drains is not treated before entering our waterways and must never contain pollutants generated by home improvement projects.

Understand the Requirements When Conducting Home Improvement Projects

1835

General Construction

- Plan and complete projects when rain is not predicted.
- Keep all waste and debris away from the street, gutter, and storm drain. All area drains flow into the storm drain and can reach local waterways.
- Store all materials off of the ground, and under secured cover such as tarps or plastic sheets, and never near drains.
- When using concrete or drywall, liquid waste may be temporarily stored in a baby pool or plastic lined depression until dried. Powdery waste, like dry concrete, must be properly contained in a bag or box before placing into a dumpster.





Paint

- Before painting, prepare your work area with tarps to contain drips and spills.
- Rinse tools such as brushes, buckets, and rags in a sink connected to the sanitary sewer.
- Never wash tools where washwater can drain into the street, gutter, or storm drain. Discharges to the storm drain system are prohibited.
- Store leftover paint in original or clearly marked containers and in a dry location away from the elements.
- Dispose of water-based, oil-based, and aerosol paint at a Household Hazardous Waste Collection Center (HHWCC).*
- To dispose of small amounts of water-based paint, remove the lid, let it dry in the can, and recycle the can in your recycling bin.
- Visit paintcare.org for other disposal options.

Cleaning & Maintenance

- Use dry cleanup methods such as sweeping or vacuuming whenever possible and clean work areas at least daily.
- Clean paint, plaster, and drywall tools in a contained area to prevent pollution. No discharges to the storm drain are permitted.
- Dispose of solid or non-liquid debris in the trash or dumpster.
- Hazardous waste must be collected and disposed of at a Household Hazardous Waste Collection Center (HHWCC).*
- Vacuum or sweep sawdust and dispose of it in the trash or green waste bin.

Disposal & Recycling

- Use a construction and demolition recycling company to properly dispose of construction materials and debris.**





Spills & Cleanup

- Clean up spills immediately using absorbent material, then sweep, wipe, or vacuum and dispose of material properly.
- To clean a paint spill, use rags for a small spill and dry absorbent material for larger spills. Dispose of soiled rags and used dry absorbent material at a Household Hazardous Waste Collection Center (HHWCC).*
- Report spills that have entered the street, gutter, or storm drain to the 24-Hour Pollution Reporting Hotline by calling 1-877-89-SPILL (1-877-897-7455) or visiting myOCeServices.ocgov.com.

Landscaping

- While new plants are being established, use BMPs such as mulch, straw wattles, or jute netting to prevent erosion.
- Use gravel bags or fiber rolls along the perimeter of your property to keep water on site and to prevent discharges to the street, gutter, or storm drain.
- Cover bare soil with mulch.
- Store all bulk materials including soil, mulch, or gravel under tarps while not in use.

For more information scan the QR Code or visit
h2oc.org/resources/pollution-prevention-for-residents/home-repair-and-improvements/

1836

VEHICLE MAINTENANCE

Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is **not treated or cleaned** before entering our waterways and should never contain any pollutants. Vehicle maintenance can generate a variety of waste products which can become pollutants like oil, gasoline, antifreeze, lubricants, metals, grease, and other harmful substances. If not properly managed, these pollutants can be transported to Orange County's creeks, rivers, and ocean through our storm drain system.

Understand the Best Practices for Conducting Car Maintenance at Home



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24-hour Pollution Reporting Website:
myOCeServices.ocgov.com

For emergencies, dial 911

*oclandfills.com/hazardous-waste
**www2.calrecycle.ca.gov/UsedOil/CertifiedCenters

HOW TO BE A RESPONSIBLE HOME MECHANIC

TO PROTECT OUR WATERWAYS



H_2OC STORMWATER PROGRAM

1837

BE PREPARED & PLAN AHEAD

Before working on a vehicle, it is important to prepare to prevent pollution.

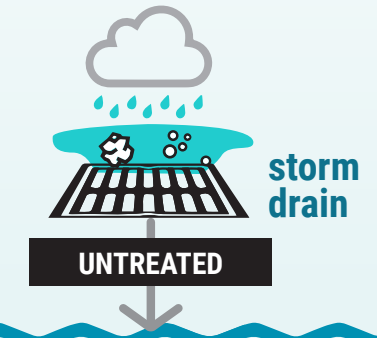
- ☑ Identify all actions that can cause spills or release pollutants.
- ☑ Locate and protect all storm drains on or near your property in case there is a spill.
- ☑ Only perform repair and maintenance activities when it isn't raining, and on non-porous surfaces like concrete.
- ☑ Store car parts, batteries, oils, other materials and waste off the ground, under overhead cover, and in labeled containers.
- ☑ Have spill cleanup materials available, including absorbents like kitty litter, gloves, goggles, brooms, and rags.
- ☑ Park leaking vehicles on private property over a drip pan until repairs can be made.



COLLECT & CONTAIN WASTE

There are many types of waste products that result from vehicle maintenance. Keeping wastes contained properly will make pollution prevention simple.

- Use absorbents like rags or kitty litter to clean up any spills right away.
- Clean work areas using dry methods (use a vacuum or broom to sweep up debris).
- Drain vehicle fluids into appropriate receptacles for proper disposal. Check with your city to see if free recycle kits are offered.
- Place a drip pan under vehicles to capture fluids.
- When possible, perform all bodywork in enclosed areas. Collect all waste and dispose of it properly.
- All chemicals used to clean parts must be properly managed. Do not discharge to storm drain.
- If any waste enters the street, gutter, or storm drain, report it by calling 877-897-7455 or going to myOCeServices.ocgov.com.
- Most vehicle maintenance byproducts are hazardous waste and must be disposed of in accordance with all local, state, and federal laws.*



OCEAN

USED OIL RECYCLING

Take your used oil to one of the many CalRecycle Certified Used Oil Collection Centers throughout Orange County.** All Certified Centers will accept up to five gallons of uncontaminated used oil from the public absolutely FREE of charge during normal business hours. Here are some tips for utilizing a collection center:

- Drain your oil into a clean container with a tight fitting lid and place the filter in a sealed plastic bag.
- Do not mix oil with other substances.
- Many Certified Centers are now accepting used filters, call the center to confirm.
- There is no I.D. or paperwork required to participate.

Look for a sign like this:



For more information about the used oil program, visit: ocusedoil.com or scan the QR code.

1838

Update Your Irrigation System and Landscape

Switch to Rotating Sprinkler Nozzles: Consider replacing your sprinkler heads with rotating sprinkler nozzles. Rotating nozzles water more uniformly and efficiently, significantly reducing your outdoor water use. Check with your local water agency for available rebates on rotating nozzles, irrigation controllers, and other water efficient devices.

Get Smart: Consider using smart irrigation controllers. Smart irrigation controllers have internal clocks as well as sensors that will turn off the sprinklers in response to environmental changes. If it is raining, too windy, or too cold, the smart irrigation controller will automatically shut off the sprinklers.

Drip don't Douse: Drip irrigation systems prevent runoff from carrying pollutants into the storm drain by watering only the targeted plants using low volumes of water.

Reduce the Need: Replace water "thirsty" plants and grass types with water efficient natives or OC Garden Friendly plants to save water and reduce the need for pesticides and fertilizer. Please see the California Friendly® Landscape Maintenance Guide produced by the Metropolitan Water District of Southern California** and associated Southern California Water Agencies for more information.

Group Plants: When adding to or redesigning your landscaping, plants that require similar watering needs can be planted together. Grouping plants with similar watering needs helps prevent unnecessary watering.

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*__University of California Master Gardeners of Orange County__
ucceocmghotline@ucanr.edu mgorange.ucanr.edu/Gardening_Hotline/

**__Visit bewaterwise.com to learn more__

OVERWATERING IS OUT

TIPS TO PREVENT IRRIGATION RUNOFF



H_2OC® STORMWATER PRO 1839

What is Irrigation Runoff and How Does it Lead to Pollution?

Irrigation runoff is water flowing off landscaped areas, which can carry pollutants to our storm drains and waterways. It is usually the result of landscape overwatering, and mismanaged irrigation systems. Runoff can carry pesticides, fertilizers, pet waste, and other pollutants into our storm drains, which flow untreated to the ocean. Explore the tips below to find out how to prevent irrigation runoff.

RUN YOUR SYSTEM

Run and observe your irrigation system through its entire cycle seasonally (twice a year) to look for leaks, misaligned sprinkler heads, and areas of ponding and/or runoff.



WATER AT SUNRISE

Watering early in the morning before sunrise will reduce water loss due to evaporation. Wind also tends to die down in the early morning, so the water will irrigate the lawn as intended.

WATER BY PLANT TYPE AND SEASON

Different types of grass and plants have differing water needs. This also changes throughout the year, with cooler months typically requiring less water than warmer months. Ask your landscape maintenance provider or contact the University of California Cooperative Extension Master Gardeners* for questions regarding landscape watering needs.



HAND WATER PLANTS

Garden hoses with automatic shutoff nozzles can use less water than sprinkler irrigation systems. Hand watering also ensures only those areas that need water get it and prevents irrigation runoff. An easy alternative to sprinklers, hand watering can help keep our waterways clean!

Know Your Irrigation System and Landscape:



PROPER AIM

Adjust the direction of your sprinkler heads so water does not spray on sidewalks, driveways or roads. By simply adjusting the direction of your sprinklers, you can save water, prevent irrigation runoff, and keep your landscape healthy.



FIX LEAKS

Broken or leaky sprinklers can waste thousands of gallons of water per month and significantly increase the amount of runoff from your yard. Repairing sprinklers can prevent runoff from entering our waterways and save you money.

LEAST TOXIC FIRST

Limit pesticide use by using nonchemical methods, integrated pest management, or least-toxic pesticides whenever possible. Contact the University of California Cooperative Extension Master Gardeners* for alternative suggestions and related guidance.

CYCLE AND SOAK

Running multiple, shorter cycles with an hour break in between allows the water to infiltrate into the ground so it does not run off.

RAIN SKIP

Adjusting your watering schedule when it rains prevents unnecessary watering that can lead to runoff. Keep an eye on the weather forecast and skip your normal watering schedule before, during, and after a rain to help keep our waterways clean and your landscaping looking its best.



SET A TIMER

Use an irrigation timer to minimize runoff and maximize water absorption. Water districts often provide irrigation schedules to determine the best water scheme for your yard. Contact your water provider for a weekly irrigation schedule.

GIVE IT 48 HOURS

Prevent fertilizers and pesticides from entering our waterways by not watering your lawn 48 hours after application and stopping application 48 hours before a forecasted rain

MAINTAINING YOUR PROPERTY

Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is **not treated or cleaned** before entering our waterways and should never contain any pollutants. Landscaping and gardening can generate a variety of waste products which can become pollutants like dirt, fertilizers, pesticides, green waste (grass clippings, prunings, branches), and other harmful substances. If not properly managed, these pollutants can be transported to Orange County's creeks, rivers, and ocean through our storm drain system.



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*mwdoc.com/rebates
**oclandfills.com/hazardous

PROPER MAINTENANCE OF LANDSCAPES & GARDENS

TO PROTECT OUR WATERWAYS



H_2OC® STORMWATER PROGRAM

1841

BEST MANAGEMENT PRACTICES

Runoff of anything other than clean rainwater is prohibited from entering the storm drain system. Here's what you can do while maintaining your yard and garden to protect our creeks, rivers, and ocean.

Landscaping

- Regularly inspect your sprinkler system for runoff and leaks and fix immediately. Check backup battery and adjust system regularly.
- Use smart irrigation controllers, drip irrigation, soaker hoses, high-efficiency sprinkler nozzles, or micro spray systems. Check with your local water agency or the Municipal Water District of Orange County (MWDOC) for currently available rebates.*
- Hand water your landscape to reduce overwatering.
- Cover bare soil with groundcover or mulch to prevent erosion and reduce runoff.
- Check the weather forecast and refrain from watering or using chemicals like fertilizers and pesticides 48 hours before or after rain is predicted.
- Sweep hardscapes and rinse patio furniture on permeable surfaces to prevent runoff.

Gardening

- Use integrated pest management (IPM) to target specific pests in problem areas instead of widespread chemical use.
- If pesticides or herbicides are necessary, follow the manufacturer's instructions on the label.
- Plant OC Garden Friendly plants to reduce the amount of water, fertilizers, and pesticides needed.

Containment

- Protect stockpiles and materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Bulk deliveries of landscape materials such as mulch and soil, should be delivered to driveways and covered with a tarp.
- Store chemicals indoors or in a dry and covered area.

Proper Disposal

- Sweep up solid waste spills immediately. If the spill is liquid, apply an absorbent material then sweep it and dispose of it properly.
- Take unwanted pesticides, fertilizers, and herbicides to a Household Hazardous Waste Collection Center.**
- Dispose of green waste by composting it or placing in your organics waste bin.



For more on waterway-safe landscaping and gardening, please visit https://h2oc.org/resources/pollution-prevention-for-residents/lawn-and-garden-care/ or scan the QR code.









THANK YOU FOR PROTECTING OUR WATERWAYS FROM RUNOFF POLLUTION

Attachment B: CALCULATIONS AND EXHIBITS



	TOTAL AREA	4.56 AC
	TOTAL PERVIOUS AREA	2.45 AC
	% PERVIOUS	53 %
	% IMPERVIOUS	47 %
	DRAINAGE AREA 1	3.16 AC
	TOTAL PERVIOUS AREA	1.21 AC
	% PERVIOUS	38 %
	% IMPERVIOUS	62 %
	DRAINAGE AREA 2	0.35 AC
	TOTAL PERVIOUS AREA	0.31 AC
	% PERVIOUS	89 %
	% IMPERVIOUS	11 %
	DRAINAGE AREA 3	0.26 AC
	TOTAL PERVIOUS AREA	0.24 AC
	% PERVIOUS	92 %
	% IMPERVIOUS	8 %
	DRAINAGE AREA 4	0.79 AC
	TOTAL PERVIOUS AREA	0.69 AC
	% PERVIOUS	87 %
	% IMPERVIOUS	13 %

SCALE 1"=80'

80 40 0 80 160 240

SCALE: 1"=80'

ADVANCED CIVIL GROUP

ADVANCED CIVIL GROUP INC.
30251 GOLDEN LANTERN,
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92647
(866) 338-5778 PHONE
WWW.ADVANCEDCIVILGROUP.COM

PREPARED BY:

R.C.E. NO. 68795

DATE 3/31/2026

PERVIOUS AREA EXISTING CONDITION 15 ARGONAUT

ALISO VIEJO

1844



	TOTAL AREA	4.56 AC
	TOTAL PERVIOUS AREA	2.36 AC
	% PERVIOUS	52 %
	% IMPERVIOUS	48 %
	DRAINAGE AREA 1	3.16 AC
	TOTAL PERVIOUS AREA	1.12 AC
	% PERVIOUS	35 %
	% IMPERVIOUS	65 %
	DRAINAGE AREA 2	0.35 AC
	TOTAL PERVIOUS AREA	0.31 AC
	% PERVIOUS	89 %
	% IMPERVIOUS	11 %
	DRAINAGE AREA 3	0.26 AC
	TOTAL PERVIOUS AREA	0.24 AC
	% PERVIOUS	92 %
	% IMPERVIOUS	8 %
	DRAINAGE AREA 4	0.79 AC
	TOTAL PERVIOUS AREA	0.69 AC
	% PERVIOUS	87 %
	% IMPERVIOUS	13 %

SCALE 1"=80'

80 40 0 80 160 240

SCALE: 1"=80'

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PREPARED BY:

R.C.E. NO. 68795

DATE 7/8/2026

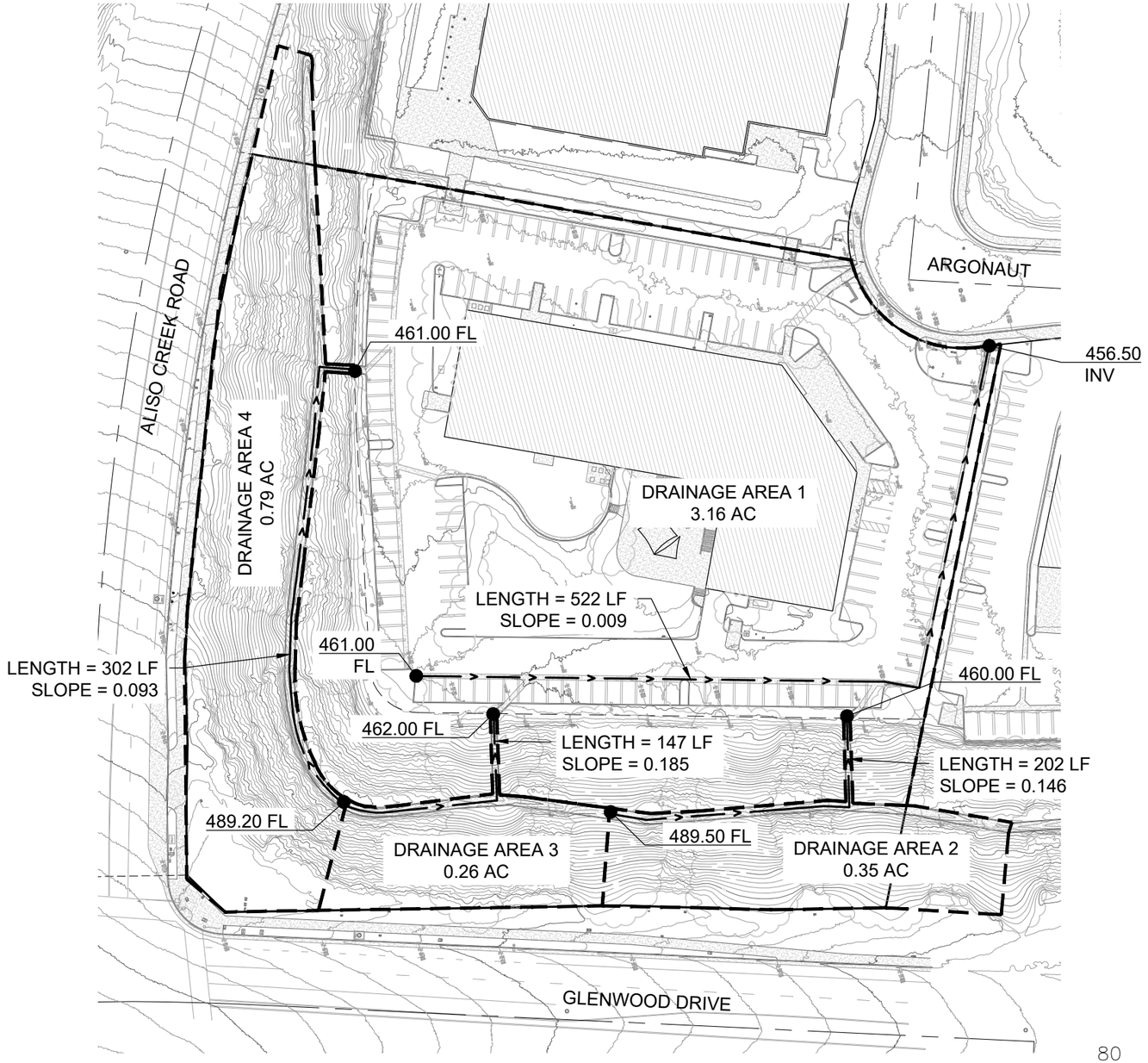
PERVIOUS AREA PROPOSED CONDITION 15 ARGONAUT

ALISO VIEJO

1845

EXISTING HYDROLOGY EXHIBIT

IN THE CITY OF ALISO VIEJO,
COUNTY OF ORANGE, STATE OF CALIFORNIA



PROPERTY ADDRESS:

15 ARGONAUT
ALISO VIEJO, CA 92656

DRAINAGE AREA:

DMA	(AC)
1	3.16
2	0.48
3	0.30
4	0.79

LEGEND:

FLOW PATH

DRAINAGE BOUNDARY

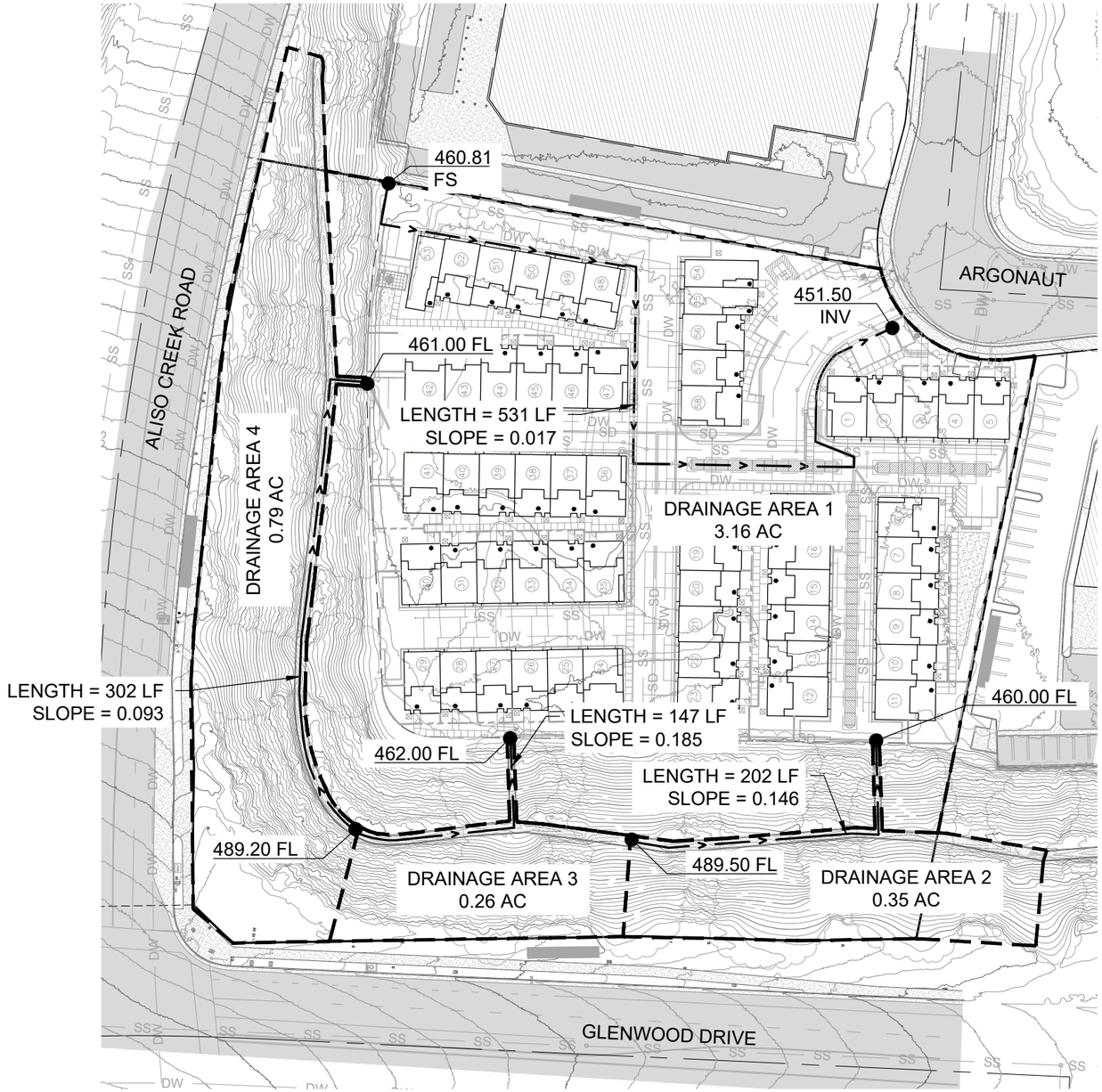
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SCALE: 1"=80'

PROPOSED HYDROLOGY EXHIBIT

IN THE CITY OF ALISO VIEJO,
COUNTY OF ORANGE, STATE OF CALIFORNIA



PROPERTY ADDRESS:

15 ARGONAUT
ALISO VIEJO, CA 92656

DRAINAGE AREA:

DMA	(AC)
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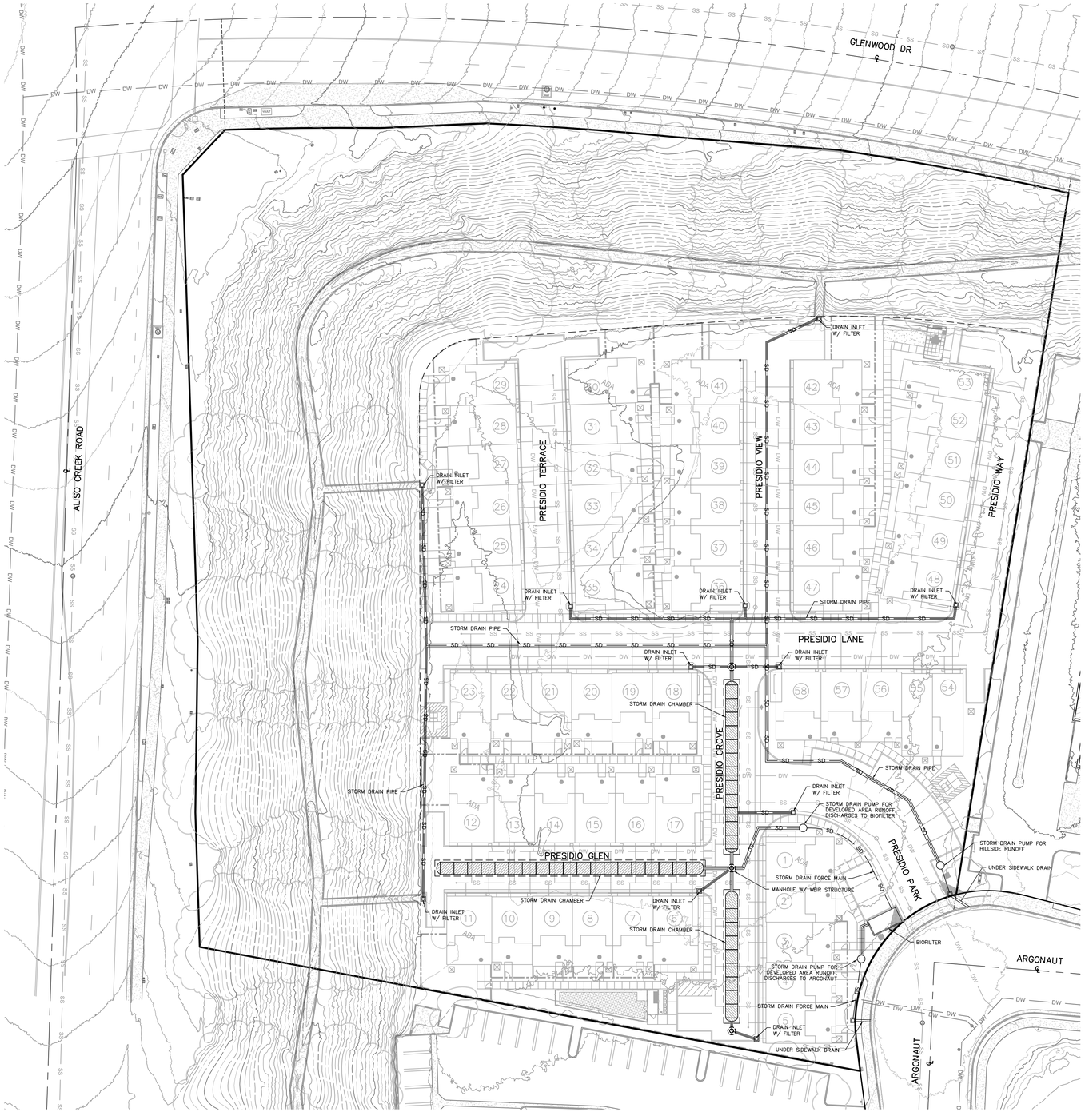
SCALE 1"=80'

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SCALE: 1"=80'

WQMP SITE PLAN

IN THE CITY OF ALISO VIEJO
COUNTY OF ORANGE, STATE OF CALIFORNIA



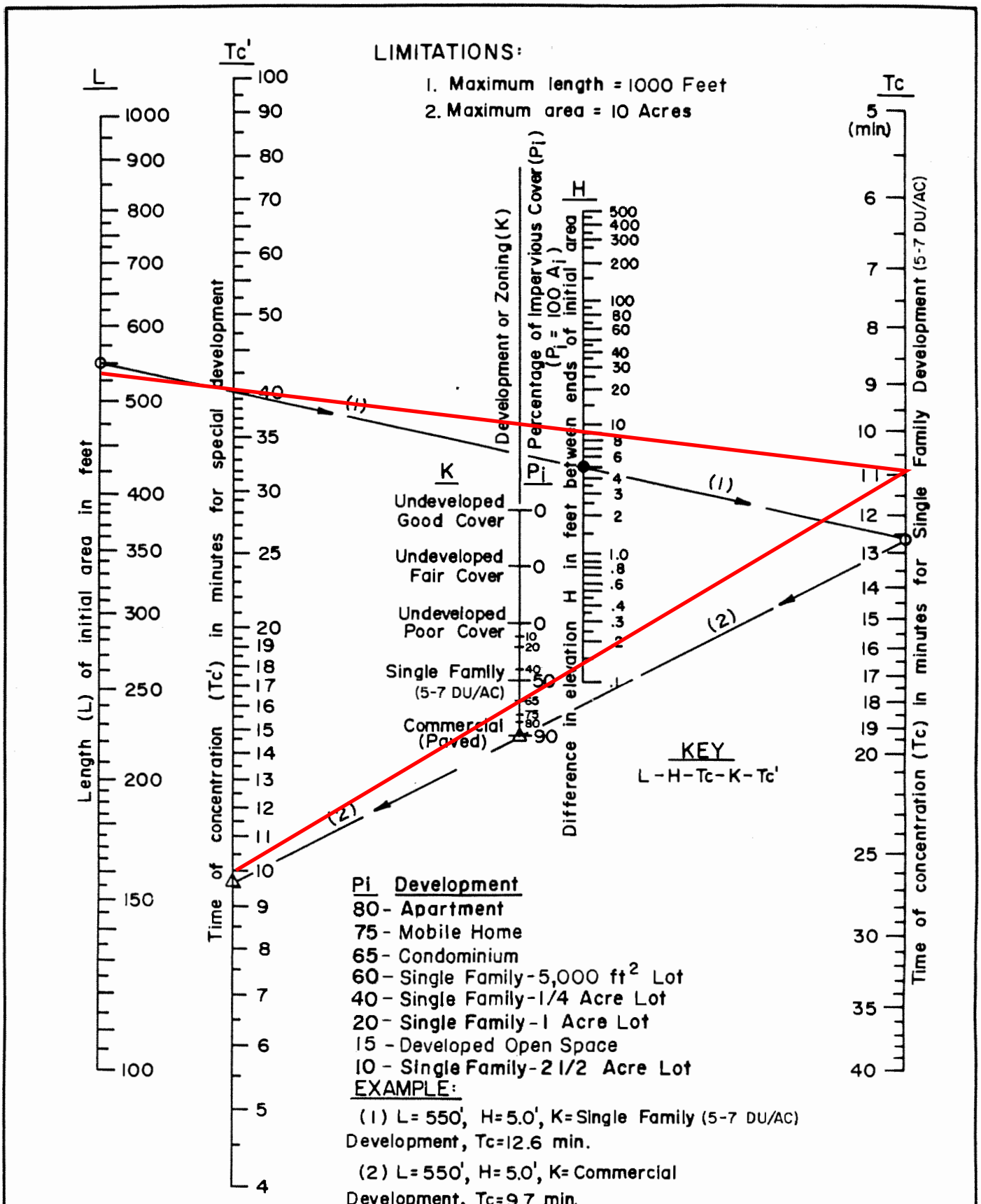
PROPERTY ADDRESS:

15 ARGONAUT
ALISO VIEJO, CA 92656

SCALE 1"=30'

30 15 0 30 60 90

SCALE: 1"=30'



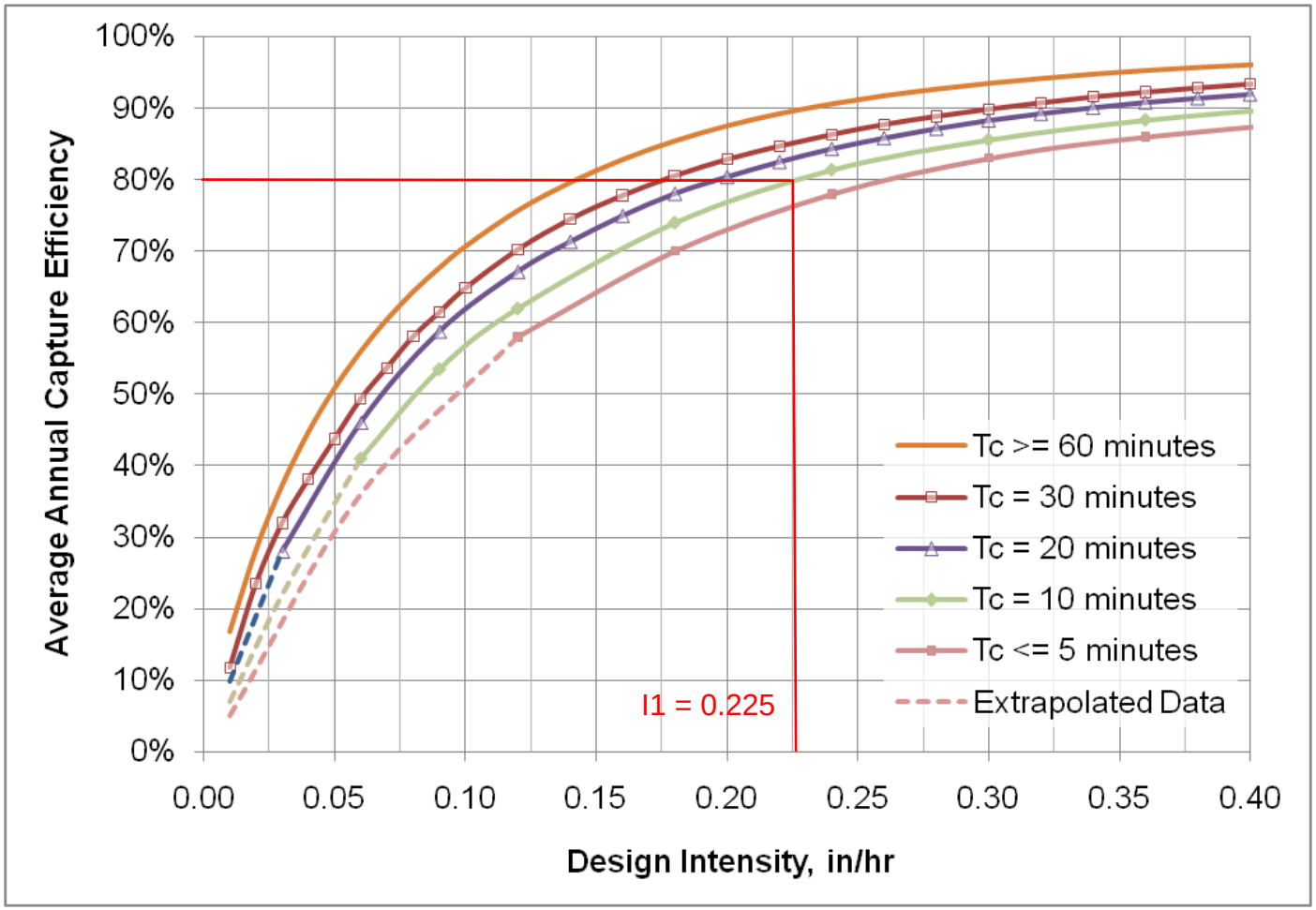
ORANGE COUNTY

HYDROLOGY MANUAL

TIME OF CONCENTRATION NOMOGRAPH FOR INITIAL SUBAREA

Figure 1849

Figure III.4. Capture Efficiency Nomograph for Off-line Flow-based Systems in Orange County



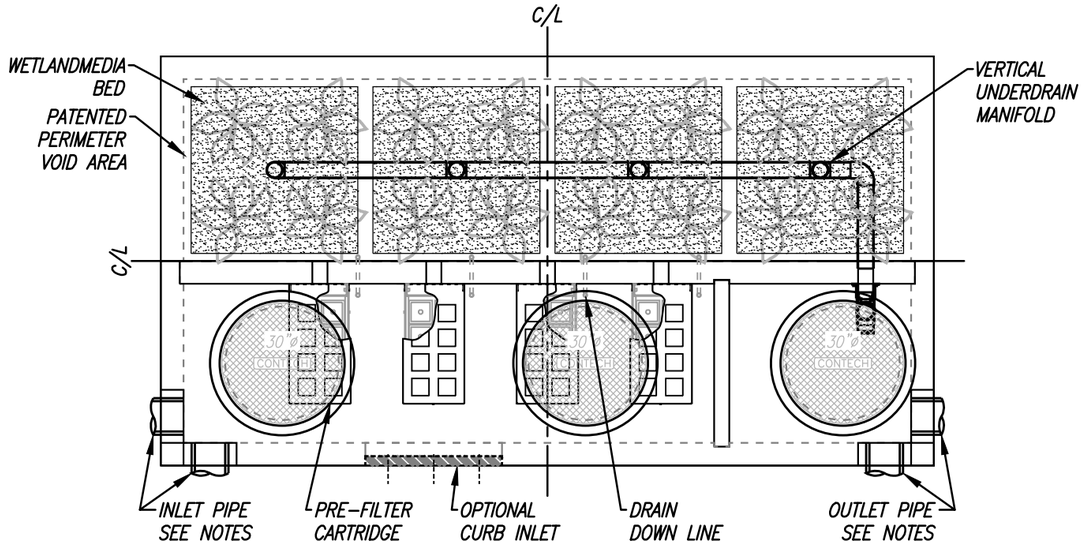
E.3.5.4 Worksheet for Using the Flow-Based Compact Biofiltration with Supplemental Retention Method for Sizing Compact Biofiltration BMPs

Worksheet 9: Flow-Based Compact Biofiltration with Supplemental Retention Method

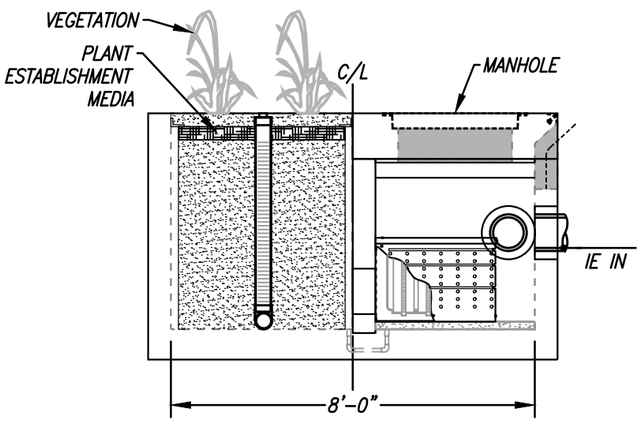
Part 1: Determine the design storm intensity of the compact biofiltration BMP				
1	Enter the time of concentration, T_c (min) (See **E.2.3**) (account for upstream detention by increasing Tc to a maximum 60 minutes per **Section E.3.5.2** if detention is provided)	T_c=	10	min
2	Using **Figure E-7** or the figure included in the worksheet, determine the design intensity at which the estimated time of concentration (T_c) achieves 80% capture efficiency, I_1	I_1=	.225	in/hr
3	Enter capture efficiency corresponding to upstream HSCs and/or upstream BMPs, Y_2. Attach associated calculations.	Y_2 =	0	%
4	Using **Figure E-7**, determine the design intensity at which the time of concentration (T_c) achieves the upstream capture efficiency(Y_2), I_2	I_2=	.0	in/hr
5	Determine the design intensity that must be provided by BMP to achieve 80 percent capture, $I_{design}= I_1-I_2$	$I_{design_80\%}$ =	.225	in/hr
Part 2: Calculate the design flowrate of the compact biofiltration BMP (Section E.2.6)				
6a	Enter DMA area tributary to BMP (s), *A* (acres)	A=	3.16	acres
6b	Enter DMA Imperviousness, imp (unitless)	imp=	0.65	
6c	Calculate runoff coefficient, *c= (0.75 x imp) + 0.15*	c=	0.64	
6d	Calculate flowrate to achieve 80 percent capture, $Q_{80\%}$= *(c x* I_{design} *x A)*	$Q_{80\%}$=	0.45	cfs
7	Calculate design flowrate, $Q_{design}= Q_{80\%}$ *x 150%*	Q_{design}=	0.68	cfs
Part 3: Demonstrate that Supplemental Retention BMPs Conform to Volume Reduction Targets (Only DMAs Categorized as "Biotreatment with Partial Infiltration")				
8	Describe system, including features to maximize volume reduction (if applicable):			
9	Summarize calculations to demonstrate that volume reduction targets are met, where feasible and applicable.			

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			
PRETREATMENT LOADING RATE (GPM/SF)			2.1 GPM/SF
WETLAND MEDIA LOADING RATE (GPM/SF)			1.0
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			_____ (CFS)
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES:			

* PRELIMINARY ONLY - NOT FOR CONSTRUCTION



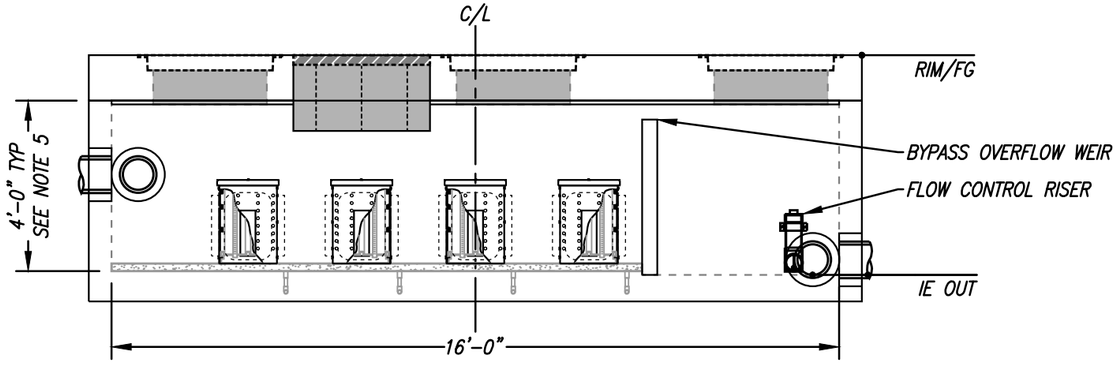
PLAN VIEW



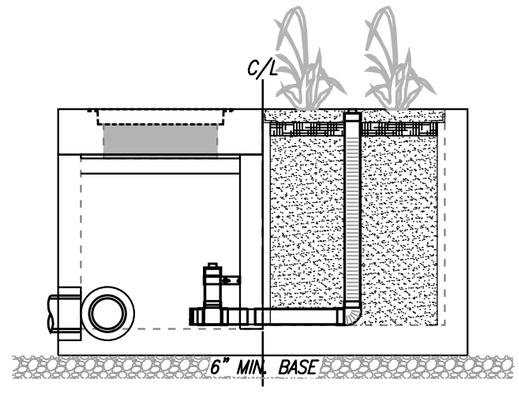
LEFT END VIEW

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
3. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
5. VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.



ELEVATION VIEW



RIGHT END VIEW

MODULAR WETLANDS
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

PROPRIETARY AND CONFIDENTIAL:

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CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com

MWS-L-8-16-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

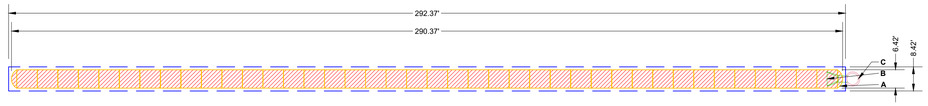
8/14/23SCOTT.SERTICH

1853

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
40	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.50
2	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	6.50
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	6.00
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	6.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	6.00
8070	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	5.50
		TOP OF MC-3500 CHAMBER:	4.50
		24" ISOLATOR ROW PLUS INVERT:	0.92
		BOTTOM OF MC-3500 CHAMBER:	0.75
2461	SYSTEM AREA (SF)	BOTTOM OF STONE:	0.00
601.6	SYSTEM PERIMETER (ft)		

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP. PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
CONCRETE STRUCTURE	C	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

NOTES

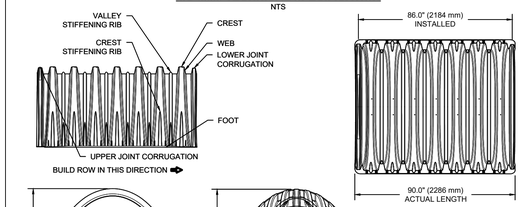
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

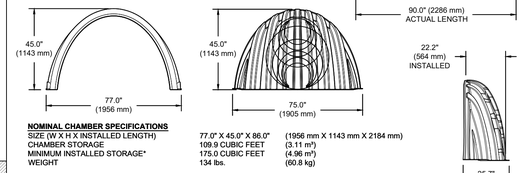
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MC-3500 TECHNICAL SPECIFICATION

NTS





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATION

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

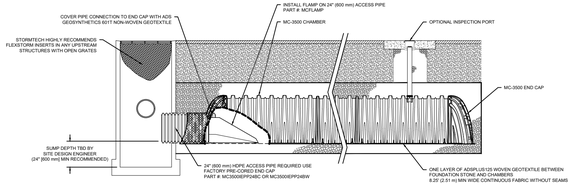
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



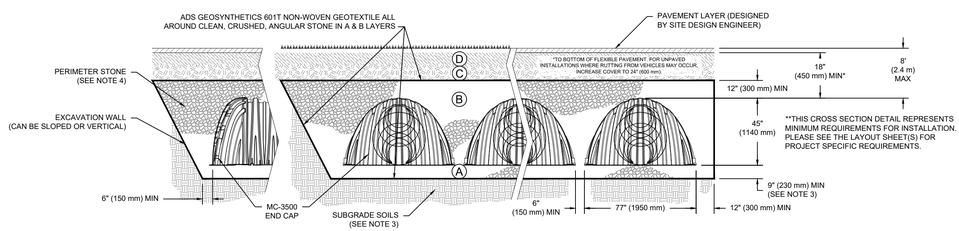
MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

3 MC-3500 ISOLATOR ROW PLUS DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145⁴ A-1, A-2-4, A-3 OR AASHTO M43³ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE⁵	AASHTO M43³ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE⁵	AASHTO M43³ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE; "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



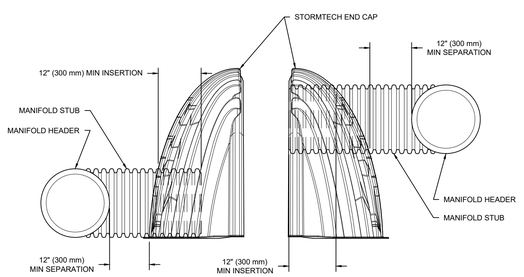
NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

4 MC-SERIES END CAP INSERTION DETAIL

1 MC-3500 CROSS SECTION DETAIL

DRAWN: CK | DATE: 07/08/2026
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

PRESIDIO

ALISO VIEJO, CA, USA

StormTech® Chamber System

WWW.ADSPIPE.COM

ADS

SHEET 1 OF 1

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SUBJECT TO FURTHER REVISION

LEGEND

- Orange County Precipitation Stations
- 24 Hour, 85th Percentile Rainfall (Inches)
- 24 Hour, 85th Percentile Rainfall (Inches) - Extrapolated
- City Boundaries

Rainfall Zones

Design Capture Storm Depth (inches)

- 0.65"
- 0.7
- 0.75
- 0.80
- 0.85
- 0.90
- 0.95
- 1.00
- 1.10"

Note: Events defined as 24-hour periods (calendar days) with greater than 0.1 inches of rainfall.
For areas outside of available data coverage, professional judgment shall be applied.

0.65
0.7
0.75
0.8
0.85
0.9
0.95
1
1.05

Project

LOS ANGELES COUNTY
ORANGE COUNTY
SAN BERNARDINO COUNTY
RIVERSIDE COUNTY
Riverside County
San Diego County

0 3 6 12 Kilometers
0 1.8 3.6 7.2 Miles

TITLE: RAINFALL ZONES

JOB: ORANGE COUNTY TECHNICAL GUIDANCE DOCUMENT — ORANGE CO. — CA

SCALE	1" = 1.8 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/22/10
JOB NO.	9526-E

PACE
Advanced Water Engineering

FIGURE
XVI-1

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-1_RainfallZones_20110215.mxd

Conventional Biotreamtent Sizing Calculation

South Orange County WQMP TGD
E.3.3.1 Biofiltration Routing Method Stepwise Instructions for Sizing Biofiltration BMPs

1. Determine 85th Percentile, 24-Hour Design Storm

85th Percentile, 24-Hour Storm	0.80	in
Area	3.16	ac

2. Reduce design storm depth based on upstream HSCs

HSC-1: Not applicable due to the lack of infiltration potential at the site.
HSC-2: Not applicable due to the lack of infiltration potential at the site.
HSC-3: Not feasible because the required 20- to 30-foot tree canopy diameter cannot be achieved within the site constraints.
HSC-4: Not feasible because overflow dispersion requires a minimum 8-foot separation from buildings, which cannot be accommodated by the proposed site layout.
HSC-5: Not feasible due to the significant cost impacts to the project.
HSC-6: Not applicable due to the lack of infiltration potential at the site.

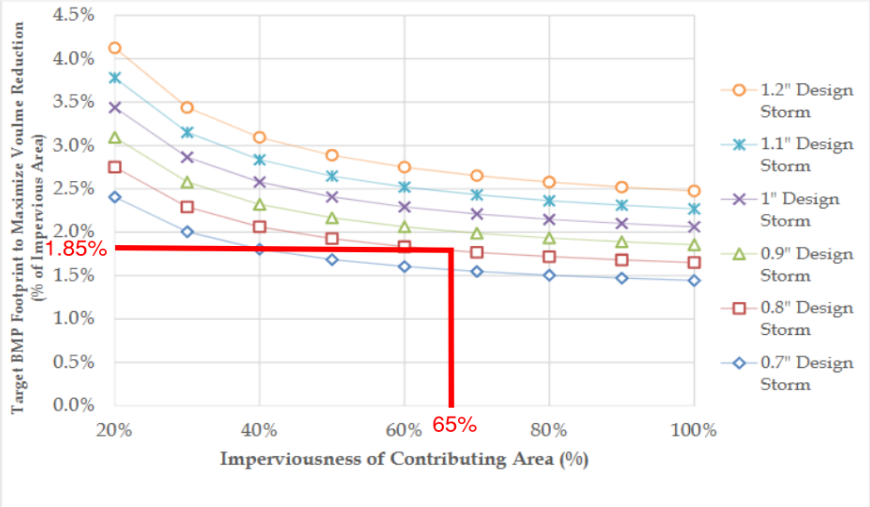
3. Convert the remaining design storm to a runoff volume

E.2.2 Runoff Volume
V=C x d x A x 43560 sf/ac x 1/12 in/ft

Impervious Ratio	65	%
C=0.75 x imp + 0.15	0.64	
Volume	5850	ft3

4. Select a BMP footprint area

Impervious Area	2.04	ac
Target BMP Footprint	1.85	%
	0.038	ac
	1644	sf



5. Not applicable since partial infiltration is not feasible

6. Not applicable since partial infiltration is not feasible

7. Select a media depth

Media Depth	24	in
Effective Retention Depth	2.4	in
Volume Retained	329	ft3

8. Calculate remaining portion of DCV

Initial Design Volume	5850	ft3
Volume Retained	329	ft3
Remaining DCV	5521	ft3

9. Multiply reamining DCV by 1.5

1.5x DCV	8282	ft3

10. Calculate Total Effective Biofiltration Storage

$$D_{biofilter_effective} = \text{ponding depth} + 0.2 * \text{media depth}$$

Ponding Depth	12	in
Media Depth	24	in
D	16.8	in

11. Calculate the Volume Biofiltered

$$V_{treated} = (D_{biofilter_effective} + K_{media} * T_{rout}) * A_{BMP_EFF} * (1ft/12\ inches)$$

D	16.8	in
K	2.5	in/hr
A	1644	ft2
T	5	hr
V	3329	ft3

12. Adjust Surface Area until Vtreated is larger than 1.5x DCV in step 9 (8282 ft3)

BMP Footprint (Adjusted)	4090	ft2

Media Depth	24	in
Effective Retention Depth	2.4	in
Volume Retained	0	ft3

$$D_{biofilter_effective} = \text{ponding depth} + 0.2 * \text{media depth}$$

Ponding Depth	12	in
Media Depth	24	in
D	16.8	in

$$V_{treated} = (D_{biofilter_effective} + K_{media} * T_{rout}) * A_{BMP_EFF} * (1ft/12\ inches)$$

D	16.8	in

K	2.5	in/hr
A	4090	ft2
T	5	hr
V	8282	ft3

There is insuffcient room on the project site to install a 4,090 ft2 bioretention area.

Attachment C: HARVEST AND REUSE DETERMINATION

Design Capture Volume (DCV) Calculation

85th Percentiel, 24-hr Storm Depth	0.8	inches
Drainage Area	3.16	acres
Imperviousness	65%	
HSCs	0	inches
Design Infiltration Rate	0.02	in/hr
Estimated DCV	**4,955**	**cu-ft**

Harvest and Reuse Determination

Step 1 - Calculate the Design Capture Volume in Gallons		
DCV (cu-ft)	4,955	cu-ft
DCV (gallons)	37,066	gallons

Step 2 - Estimate Planted Area		
Planter Factor (PF) for low water use	0.12	
Panted Area	48,787	sf
Planted Area w/ PF	5,854	sf

Step 3 - Est.e Net Wet Season Est. Total Water Use (ETWU 7-months)		
Eto (Oct-Apr) from CIMIS Monthly Ave Rpt	19.18	in
Mean Avg Rainfall	12.9	in
Net ETWU (7 mnths)	22,917	gallons

DCV is greater than the Net ETWU, so Harvest and Resuse is not feasible.

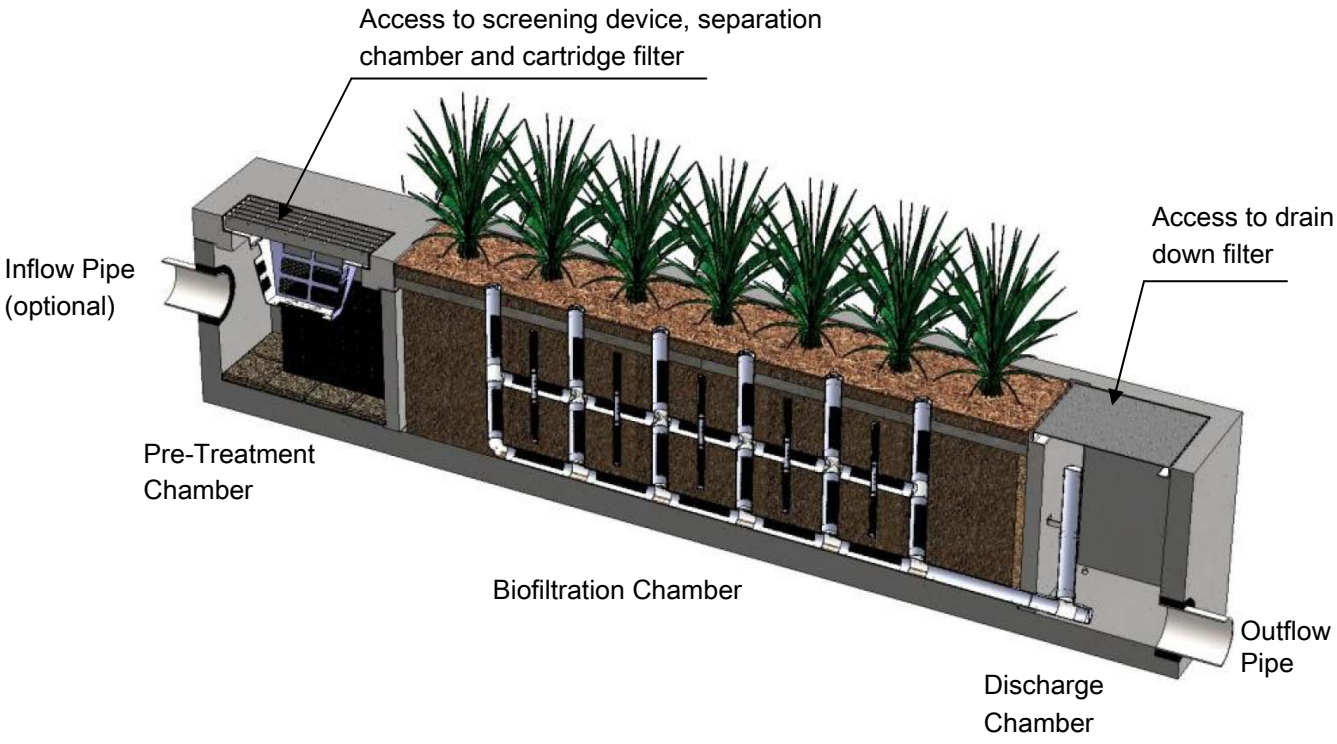
Attachment D: OPERATIONS AND MAINTENANCE PLAN

Maintenance Guidelines for Modular Wetland System - Linear

Maintenance Summary

- Remove Trash from Screening Device – average maintenance interval is 6 to 12 months.
  - (*5 minute average service time*).
- Remove Sediment from Separation Chamber – average maintenance interval is 12 to 24 months.
  - (*10 minute average service time*).
- Replace Cartridge Filter Media – average maintenance interval 12 to 24 months.
  - (*10-15 minute per cartridge average service time*).
- Replace Drain Down Filter Media – average maintenance interval is 12 to 24 months.
  - (*5 minute average service time*).
- Trim Vegetation – average maintenance interval is 6 to 12 months.
  - (*Service time varies*).

System Diagram



Maintenance Procedures

Screening Device

1. Remove grate or manhole cover to gain access to the screening device in the Pre-Treatment Chamber. Vault type units do not have screening device. Maintenance can be performed without entry.
2. Remove all pollutants collected by the screening device. Removal can be done manually or with the use of a vacuum truck. The hose of the vacuum truck will not damage the screening device.
3. Screening device can easily be removed from the Pre-Treatment Chamber to gain access to separation chamber and media filters below. Replace grate or manhole cover when completed.

Separation Chamber

1. Perform maintenance procedures of screening device listed above before maintaining the separation chamber.
2. With a pressure washer spray down pollutants accumulated on walls and cartridge filters.
3. Vacuum out Separation Chamber and remove all accumulated pollutants. Replace screening device, grate or manhole cover when completed.

Cartridge Filters

1. Perform maintenance procedures on screening device and separation chamber before maintaining cartridge filters.
2. Enter separation chamber.
3. Unscrew the two bolts holding the lid on each cartridge filter and remove lid.
4. Remove each of 4 to 8 media cages holding the media in place.
5. Spray down the cartridge filter to remove any accumulated pollutants.
6. Vacuum out old media and accumulated pollutants.
7. Reinstall media cages and fill with new media from manufacturer or outside supplier. Manufacturer will provide specification of media and sources to purchase.
8. Replace the lid and tighten down bolts. Replace screening device, grate or manhole cover when completed.

Drain Down Filter

1. Remove hatch or manhole cover over discharge chamber and enter chamber.
2. Unlock and lift drain down filter housing and remove old media block. Replace with new media block. Lower drain down filter housing and lock into place.
3. Exit chamber and replace hatch or manhole cover.

Maintenance Notes

1. Following maintenance and/or inspection, it is recommended the maintenance operator prepare a maintenance/inspection record. The record should include any maintenance activities performed, amount and description of debris collected, and condition of the system and its various filter mechanisms.

2. The owner should keep maintenance/inspection record(s) for a minimum of five years from the date of maintenance. These records should be made available to the governing municipality for inspection upon request at any time.

3. Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.

4. Entry into chambers may require confined space training based on state and local regulations.

5. No fertilizer shall be used in the Biofiltration Chamber.

6. Irrigation should be provided as recommended by manufacturer and/or landscape architect. Amount of irrigation required is dependent on plant species. Some plants may require irrigation.

Maintenance Procedure Illustration

Screening Device

The screening device is located directly under the manhole or grate over the Pre-Treatment Chamber. It's mounted directly underneath for easy access and cleaning. Device can be cleaned by hand or with a vacuum truck.



Separation Chamber

The separation chamber is located directly beneath the screening device. It can be quickly cleaned using a vacuum truck or by hand. A pressure washer is useful to assist in the cleaning process.







Cartridge Filters

The cartridge filters are located in the Pre-Treatment chamber connected to the wall adjacent to the biofiltration chamber. The cartridges have removable tops to access the individual media filters. Once the cartridge is open media can be easily removed and replaced by hand or a vacuum truck.







Drain Down Filter

The drain down filter is located in the Discharge Chamber. The drain filter unlocks from the wall mount and hinges up. Remove filter block and replace with new block.



Trim Vegetation

Vegetation should be maintained in the same manner as surrounding vegetation and trimmed as needed. No fertilizer shall be used on the plants. Irrigation per the recommendation of the manufacturer and or landscape architect. Different types of vegetation requires different amounts of irrigation.









Inspection Form



Modular Wetland System, Inc.
P. 760.433-7640
F. 760-433-3176
E. Info@modularwetlands.com

www.modularwetlands.com

Inspection Report
Modular Wetlands System

Project Name _____

Project Address _____
(city) (Zip Code)

Owner / Management Company _____

Contact _____ Phone ( ) –

Inspector Name _____ Date ___/___/___ Time _____ AM / PM

For Office Use Only
(Reviewed By)
(Date)
Office personnel to complete section to the left.

Type of Inspection ☐ Routine ☐ Follow Up ☐ Complaint ☐ Storm Storm Event in Last 72-hours? ☐ No ☐ Yes

Weather Condition _____ Additional Notes _____

Inspection Checklist

Modular Wetland System Type (Curb, Grate or UG Vault): _____ Size (22', 14' or etc.): _____

Structural Integrity:	**Yes**	**No**	**Comments**
Damage to pre-treatment access cover (manhole cover/grate) or cannot be opened using normal lifting pressure?			
Damage to discharge chamber access cover (manhole cover/grate) or cannot be opened using normal lifting pressure?			
Does the MWS unit show signs of structural deterioration (cracks in the wall, damage to frame)?			
Is the inlet/outlet pipe or drain down pipe damaged or otherwise not functioning properly?			
Working Condition:			
Is there evidence of illicit discharge or excessive oil, grease, or other automobile fluids entering and clogging the unit?			
Is there standing water in inappropriate areas after a dry period?			
Is the filter insert (if applicable) at capacity and/or is there an accumulation of debris/trash on the shelf system?			
Does the depth of sediment/trash/debris suggest a blockage of the inflow pipe, bypass or cartridge filter? If yes, specify which one in the comments section. Note depth of accumulation in in pre-treatment chamber.			Depth:
Does the cartridge filter media need replacement in pre-treatment chamber and/or discharge chamber?			Chamber:
Any signs of improper functioning in the discharge chamber? Note issues in comments section.			
Other Inspection Items:			
Is there an accumulation of sediment/trash/debris in the wetland media (if applicable)?			
Is it evident that the plants are alive and healthy (if applicable)? Please note Plant Information below.			
Is there a septic or foul odor coming from inside the system?			

Waste:	**Yes**	**No**
Sediment / Silt / Clay		
Trash / Bags / Bottles		
Green Waste / Leaves / Foliage		

Recommended Maintenance	
No Cleaning Needed	
Schedule Maintenance as Planned	
Needs Immediate Maintenance	

Plant Information	
Damage to Plants	
Plant Replacement	
Plant Trimming	

Additional Notes: _____

2972 San Luis Rey Road, Oceanside, CA 92058 P (760) 433-7640 F (760) 433-3176

Maintenance Report



Modular Wetland System, Inc.
P. 760.433-7640
F. 760-433-3176
E. Info@modularwetlands.com

www.modularwetlands.com

Cleaning and Maintenance Report
Modular Wetlands System

Project Name _____

Project Address _____
(city) (Zip Code)

Owner / Management Company _____

Contact _____ Phone ( ) –

Inspector Name _____ Date ____/____/____ Time _____ AM / PM

Type of Inspection ☐ Routine ☐ Follow Up ☐ Complaint ☐ Storm Storm Event in Last 72-hours? ☐ No ☐ Yes

Weather Condition _____ Additional Notes _____

For Office Use Only
(Reviewed By)
(Date)
Office personnel to complete section to the left.

Site Map #	GPS Coordinates of Insert	Manufacturer / Description / Sizing	Trash Accumulation	Foliage Accumulation	Sediment Accumulation	Total Debris Accumulation	Condition of Media 25/50/75/100 (will be changed @ 75%)	Operational Per Manufactures' Specifications (If not, why?)
	Lat: Long:	MWS Catch Basins						
		MWS Sedimentation Basin						
		Media Filter Condition						
		Plant Condition						
		Drain Down Media Condition						
		Discharge Chamber Condition						
		Drain Down Pipe Condition						
		Inlet and Outlet Pipe Condition						

Comments:

2972 San Luis Rey Road, Oceanside, CA 92058 P. 760.433.7640 F. 760.433.3176

Isolator® Row Plus
O&M Manual



ADS StormTech 1871

The Isolator® Row Plus

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row Plus is a technique to inexpensively enhance Total Suspended Solids (TSS), Total Phosphorus (TP), Total Petroluem Hydrocarbons (TPH) and Total Nitrogen (TN) removal with easy access for inspection and maintenance.

The Isolator Row Plus

The Isolator Row Plus is a row of StormTech chambers, either SC-160, SC-310, DC-780, SC-800, MC-3500, MC-4500 or MC-7200 models, are lined with filter fabric and connected to a closely located manhole for easy access. The fabric lined chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row Plus and passes through the filter fabric. The open bottom chambers allow stormwater to flow vertically out of the chambers. Sediments are captured in the Isolator Row Plus protecting the adjacent stone and chambers storage areas from sediment accumulation.

ADS Isolator Row and Plus fabric are placed between the stone and the Isolator Row Plus chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting.

The Isolator Row Plus is designed to capture the “first flush” runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row Plus and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row Plus bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row Plus row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row Plus. After Stormwater flows through the Isolator Row Plus and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

The Isolator Row Plus Flamp™ is a flared end ramp apparatus attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance by enhancing outflow of solid debris that would otherwise collect at the chamber's end, or more difficult to remove and require confined space entry into the chamber area. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row Plus may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row Plus to minimize maintenance requirements and maintenance costs.

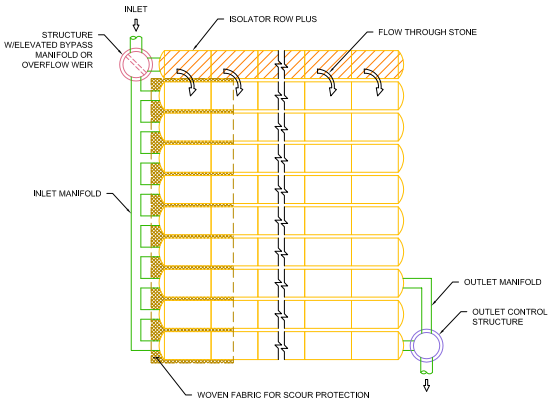
Note: *See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row Plus.*



Looking down the Isolator Row Plus from the manhole opening, ADS Plus Fabric is shown between the chamber and stone base.



StormTech Isolator Row Plus with Overflow Structure (not to scale)



Isolator Row Plus Inspection/Maintenance

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row Plus should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

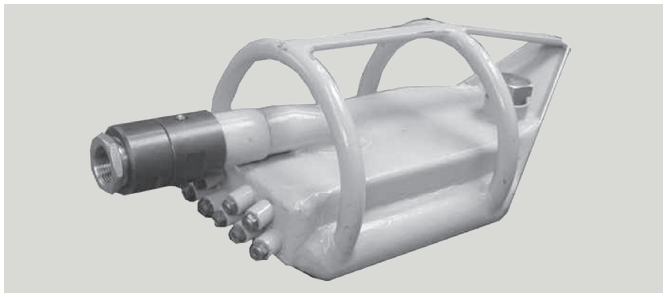
The Isolator Row Plus incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3" (75 mm) throughout the length of the Isolator Row Plus, clean-out should be performed.

Maintenance

The Isolator Row Plus was designed to reduce the cost of periodic maintenance. By “isolating” sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entry.

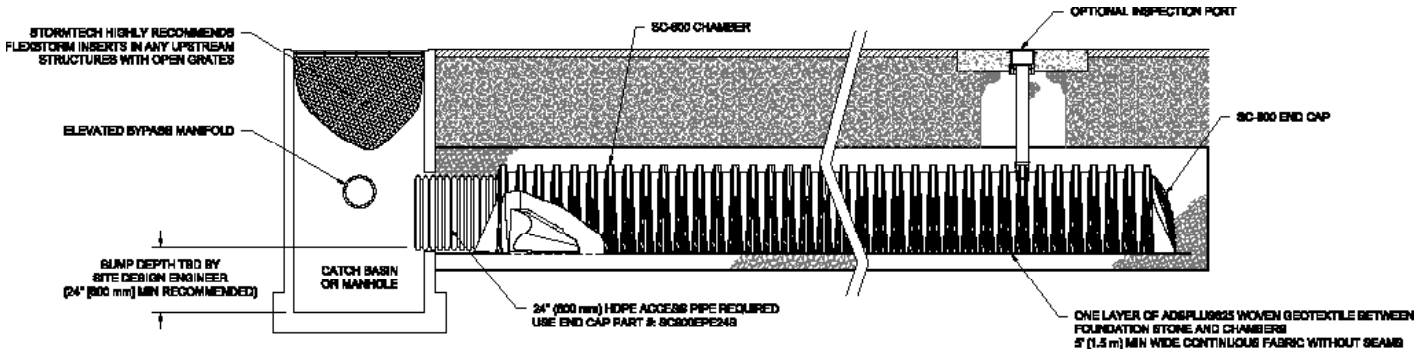
Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45” are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row Plus lengths up to 200' (61 m). **The JetVac process shall only be performed on StormTech Isolator Row Plus that have ADS Plus Fabric (as specified by StormTech) over their angular base stone.**







StormTech Isolator Row Plus (*not to scale*)



Isolator Row Plus Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row Plus for sediment.

A) Inspection ports (if present)
   i. Remove lid from floor box frame
   ii. Remove cap from inspection riser
   iii. Using a flashlight and stadia rod,measure depth of sediment and record results on maintenance log.
   iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.

B) All Isolator Row Plus
   i. Remove cover from manhole at upstream end of Isolator Row Plus
   ii. Using a flashlight, inspect down Isolator Row Plus through outlet pipe
      1. Mirrors on poles or cameras may be used to avoid a confined space entry
      2. Follow OSHA regulations for confined space entry if entering manhole
   iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2.
   If not, proceed to Step 3.

Step 2

Clean out Isolator Row Plus using the JetVac process.

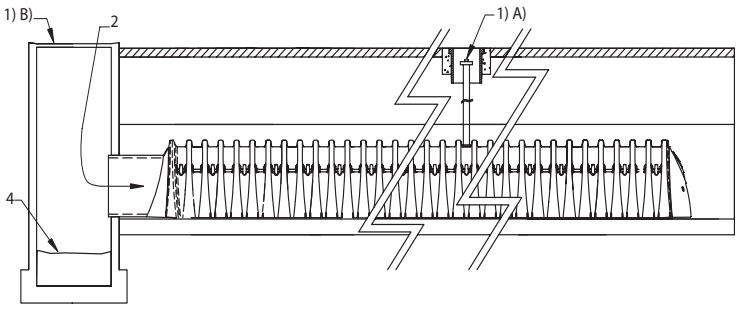
A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
B) Apply multiple passes of JetVac until backflush water is clean
C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi-ment Depth (1)–(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row Plus, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

adspipe.com
800-821-6710

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ADS StormTech 1874

LIFT STATION REQUIRED MAINTENANCE

The lift station should be inspected twice a year for proper operation, and should be checked for overabundance of solid matter such as grease and soap buildup.

Proper operation and inspection would include the following:

1) Automatic operation of the system by float activation. One pump starting at lead on levels, second pump starting at high level conditions; manual operation by use of the selector switches.

2) Inspect floats for proper elevation and for proper movement. Correct any obstructions.

3) Check incoming power for proper voltage. Check voltage at motor connections.

4) Check amperage of each motor.

5) Hose down lift station to clean the walls of the wet well, pumps and floats.

MECHANICAL SEAL INSPECTION OF PUMPS

Inspection of the mechanical seals should be done every two years.

The inspection will include the following:

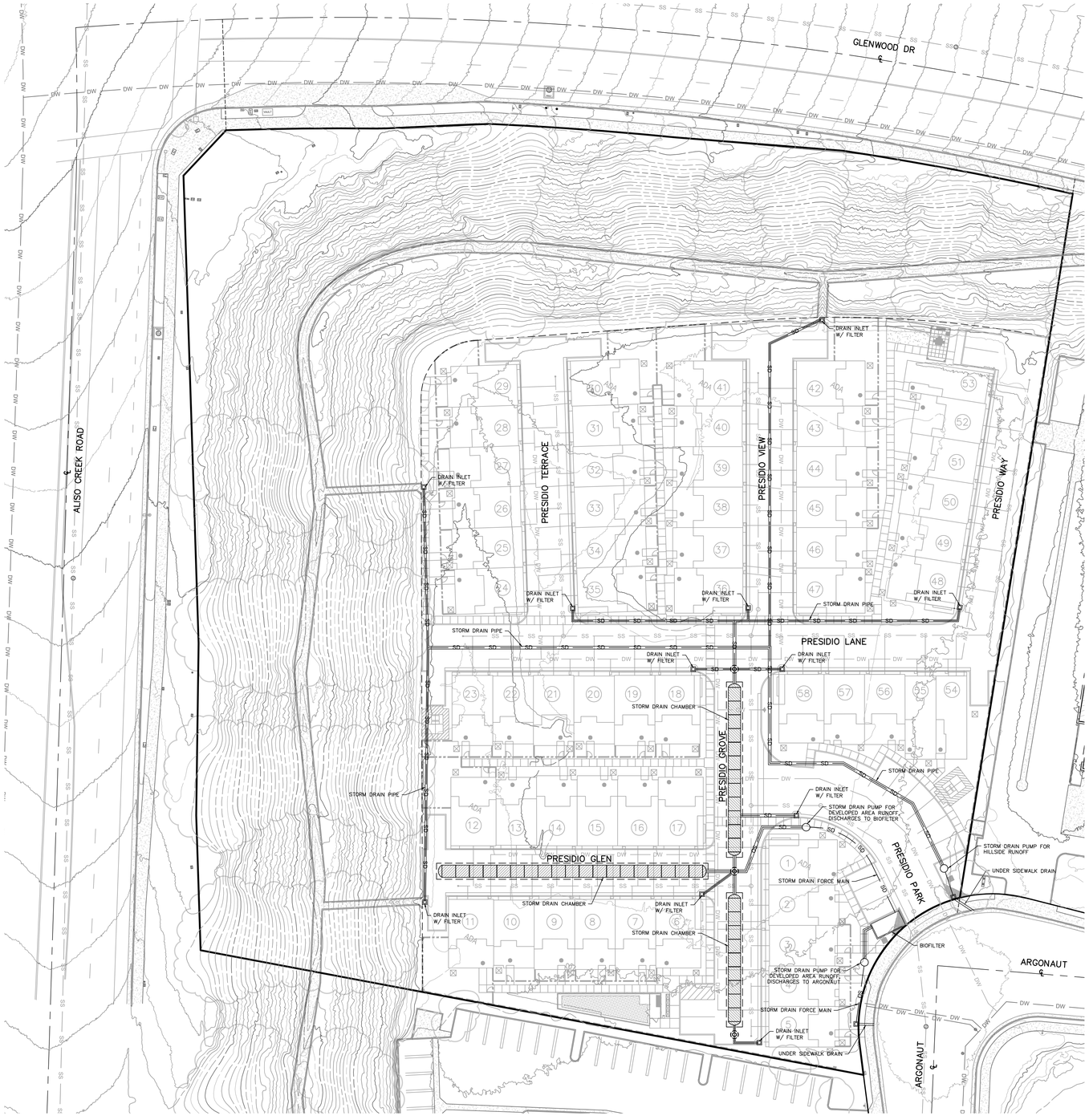
Pull pump out of wet well. Remove oil seal plug and inspect the oil for clarity. Clear oil indicates no water intrusion and chamber is to be topped off with 30 weight turbine oil. If oil is cloudy the mechanical seal and oil needs to be replaced.

Note: Your lift station is designed to pump raw unscreened sewage. Refrain from putting the following into your sewage system: tampons, feminine napkins, condoms, handy wipes, baby wipes, paper towels, diapers, plastic bags, q-tips, etc., and food grease. Although grease will be pumped, grease will cause problems eventually and will not be covered under the manufacturer's warranty. Dispose of the above items in a trash can.

PSI recommends that preventive maintenance and service be performed by a qualified technician.
Any question regarding your lift station should be directed to Scott Richardson at 800-358-9095.

WQMP SITE PLAN

IN THE CITY OF ALISO VIEJO
COUNTY OF ORANGE, STATE OF CALIFORNIA



PROPERTY ADDRESS:

15 ARGONAUT
ALISO VIEJO, CA 92656

Operations and Maintenance Plan

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
Non-Structural Source Control BMPs			
Yes	**Education for Property Owners, Tenants and Occupants** Educational pamphlets	Provide to home owner at time of occupancy / once	HOA
No	**Activity Restriction**		
Yes	**Common Area Landscape Management** Maintain, clean, trim, etc all landscape areas	Weekly	HOA
Yes	**BMP Maintenance** Storm drain and catch basins	Twice per year	HOA
No	**Title 22 CCR Compliance**		
No	**Spill Contingency Plan** .		
No	**Underground Storage Tank Compliance**		
No	**Hazardous Materials Disclosure Compliance**		
No	**Uniform Fire Code Implementation**		
Yes	**Common Area Litter Control** Trash pickup	Weekly	HOA / Homeowner
No	**Employee Training**		
No	**Housekeeping of Loading Docks**		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
No	**Common Area Catch Basin Inspection**		
No	**Street Sweeping Private Streets and Parking Lots**		
No	**Retail Gasoline Outlets**		
	Structural Source Control BMPs		
Yes	**Provide Storm Drain System Stenciling and Signage** Catch basin inlets	Yearly	HOA
No	**Design and Construct Outdoor Material Storage Areas to Reduce Pollutant Introduction**		
No	**Design and Construct Trash and Waste Storage Areas to Reduce Pollutant Introduction**		
Yes	**Use Efficient Irrigation Systems & Landscape Design** Irrigation and landscape	Twice per Year	HOA
No	**Protect Slopes and Channels and Provide Energy Dissipation**		
No	**Loading Docks**		
No	**Maintenance Bays**		
No	**Vehicle Wash Areas**		

BMP Applicable? Yes/No	BMP Name and BMP Implementation, Maintenance, and Inspection Procedures	Implementation, Maintenance, and Inspection Frequency and Schedule	Person or Entity with Operation & Maintenance Responsibility
No	**Outdoor Processing Areas**		
No	**Equipment Wash Areas**		
No	**Fueling Areas** .		
No	**Hillside Landscaping**		
No	**Wash Water Controls for Food Preparation Areas**		
No	**Community Car Wash Racks**		
Treatment Control BMPs			
Yes	**Treatment Control BMP # 1** Biomedia Filter	See attached Modular Wetlands Maintenance Guidelines	HOA
LID BMPs			
Hydromodification Control BMPs			

Required Permits

This section must list any permits required for the implementation, operation, and maintenance of the BMPs. Possible examples are:

- Permits for connection to sanitary sewer
- Permits from California Department of Fish and Game
- Encroachment permits

If no permits are required, a statement to that effect should be made.

Responsible Party

The owner is aware of the maintenance responsibilities of the proposed BMPs. A funding mechanism is in place to maintain the BMPs at the frequency stated in the LID Plan. The contact information for the entity responsible is below:

Name:	Alex Hernandez
Company:	Whittier 25, LLC
Title:	Vice President
Address 1:	2355 Main Street
Address 2:	Irvine, CA 92614
Phone Number:	949-296-2400
Email:	alex@brandywine-homes.com

Forms to Record BMP Implementation, Maintenance, and Inspection

The form that will be used to record implementation, maintenance, and inspection of BMPs is attached. All records must be made available for review upon request.

RECORD OF BMP IMPLEMENTATION, MAINTENANCE, AND INSPECTION

Today's Date: _____

Name of Person Performing Activity (Printed): _____

Signature: _____

BMP Name (As Shown in O&M Plan)	Brief Description of Implementation, Maintenance, and Inspection Activity Performed

Attachment E: GEOTECHNICAL REPORT

ALTA CALIFORNIA
GEOTECHNICAL INC.

170 North Maple Street, Suite 108
Corona, CA 92880
www.altageotechnical.com

BRANDYWINE HOMES
2355 Main Street
Irvine, CA 92614

September 26, 2025
Project No. 1-0631

Attention: Mr. Emmanuel Robinson

Subject: **GEOTECHNICAL INVESTIGATION**
15 Argonaut,
City of Aliso Viejo, County of Orange, California

References: Appendix A

Dear Mr. Robinson:

Alta California Geotechnical, Inc. (Alta) is pleased to present this geotechnical investigation for the proposed residential development of 15 Argonaut, located in the City of Aliso Viejo, County of Orange, California. This report is based on a recent subsurface investigation conducted by Alta, laboratory testing, and Alta's staff's experience with similar projects in this vicinity.

Alta's review of the data indicates that the proposed development is feasible, from a geotechnical perspective, provided that the recommendations presented in this report are incorporated into the grading and improvement plans and implemented during site development.

Included in this report are:

- Discussion of the site geotechnical conditions.
- Recommendations for remedial and site grading, including unsuitable soil removals.
- Geotechnical site construction recommendations.
- Foundation design parameters.

If you have any questions or should you require any additional information, please contact the undersigned at (951) 509-7090. Alta appreciates the opportunity to provide geotechnical consulting services for your project.

Sincerely,
Alta California Geotechnical, Inc.

YOUSSEF F. HIJAZI
Engineering Geology Associate

LOGAN A. MARQUETTE
Civil Engineering Associate

Reviewed By:

SCOTT A. GRAY/RGE 2857
Reg. Exp.: 12-31-26
Registered Geotechnical Engineer
President

FRANK J. ECHENIQUE/CEG 2134
Reg. Exp.: 7-31-26
Engineering Geologist
Manager of Geologic Services

Distribution: (1) Addressee

YFH:LAM:SAG:FJE -1-0631, September 26, 2025 (Geotechnical Investigation, 15 Argonaut, Aliso Viejo)

1.0 INTRODUCTION 1
1.1 Purpose 1
1.2 Scope of Work 1
1.3 Report Limitations 1
2.0 PROJECT DESCRIPTION 2
2.1 Site Location and Background 2
2.2 Proposed Development 2
3.0 SITE INVESTIGATION AND LABORATORY TESTING 2
3.1 Subsurface Investigation 2
3.2 Infiltration Testing 3
4.0 GEOLOGIC CONDITIONS 3
4.1 Geologic and Geomorphic Setting 3
4.2 Stratigraphy 4
4.2.1 Monterey Formation (map symbol Tmy) 4
4.3 Geologic Structure 4
4.3.1 Tectonic Framework 4
4.3.2 Regionally Mapped Active Faults 5
4.3.3 Geologic Structure 5
4.4 Groundwater 5
4.5 Earthquake Hazards 6
4.5.1 Local and Regional Faulting 6
4.5.2 Surface Rupture 6
4.5.3 Seismicity 7
4.5.4 Landslide Potential 7
4.5.5 Liquefaction 7
5.0 ENGINEERING PROPERTIES AND ANALYSIS 8
5.1 Materials Properties 8
5.1.1 Excavation Characteristics 8
5.1.2 Compressibility 8
5.1.3 Hydro-Consolidation 8
5.1.4 Expansion Potential 9
5.1.5 Earthwork Adjustments 9
5.1.6 Chemical Analyses 10

5.2 Engineering Analysis 10
5.2.1 Bearing Capacity and Lateral Earth Pressures 10
6.0 CONCLUSIONS AND RECOMMENDATIONS 11
6.1 Remedial Grading Recommendations 11
6.1.1 Site Preparation 11
6.1.2 Unsuitable Soil Removals 12
6.2 General Earthwork Recommendations 13
6.2.1 Compaction Standards 13
6.2.2 Groundwater/Seepage 13
6.2.3 Documentation of Removals 13
6.2.4 Treatment of Removal Bottoms 14
6.2.5 Fill Placement 14
6.2.6 Mixing 14
6.2.7 Import Soils 14
6.2.8 Utility Trenches 15
6.2.8.1 Excavation 15
6.2.8.2 Backfill 15
6.3 Slope Stability 16
7.0 DESIGN CONSIDERATIONS 16
7.1 Structural Design 16
7.1.1 Foundation Design 17
7.1.2 Post-Tensioning Slabs/Foundation Design Recommendations 17
7.2 Moisture Barrier 18
7.3 Seismic Design 19
7.4 Fence and Garden Walls 20
7.5 Footing Excavations 20
7.6 Retaining Walls 20
7.7 Exterior Slabs and Walkways 22
7.7.1 Subgrade Compaction 22
7.7.2 Subgrade Moisture 22
7.7.3 Concrete Slab Thickness 22
7.7.4 Concrete Slab Reinforcement 22
7.7.5 Control Joints 23
7.8 Concrete Design 23

7.9 Corrosion 23
7.10 Pavement Design 24
8.0 LOT MAINTENANCE 25
8.1 Lot Drainage 25
8.2 Burrowing Animals 25
9.0 FUTURE PLAN REVIEWS 25
10.0 CLOSURE 26
10.1 Geotechnical Review 26
10.2 Limitations 26

APPENDIX A: REFERENCES
APPENDIX B: SUBSURFACE INVESTIGATION
APPENDIX C: LABORATORY TESTING
APPENDIX D: MAINTENANCE CONSIDERATIONS
APPENDIX E: EARTHWORK SPECIFICATIONS
APPENDIX F: GRADING DETAILS

1.0 INTRODUCTION

This report presents Alta's findings, conclusions, and geotechnical recommendations for the proposed development of 15 Argonaut, located in the City of Aliso Viejo, County of Orange, California.

1.1 Purpose

The purpose of this report is to examine the existing onsite geotechnical conditions and assess the impacts that the geotechnical conditions may have on the proposed development. This report is suitable for use in developing grading plans and engineer's cost estimates.

1.2 Scope of Work

Alta's *Scope of Work* for this geotechnical investigation included the following:

- Reviewing the referenced reports and air photos (Appendix A).
- Site geologic mapping.
- Excavating, logging, and sampling four (4) hollow stem auger borings to a maximum depth of 51.5-feet below the existing surface (Appendix B).
- Conducting laboratory testing on samples obtained during our investigation (Appendix C).
- Conducting two (2) infiltration tests in two (2) additional borings at a maximum depth of 5.0-feet below the ground surface.
- Evaluating engineering geologic and geotechnical engineering data, including laboratory data, to develop recommendations for site remedial grading, import soil, foundations, and utilities.
- Preparing this report and accompanying exhibits.

1.3 Report Limitations

The conclusions and recommendations presented in this report are based on the field and laboratory information generated during this investigation, and a review of the referenced reports. The information contained in this report is intended to be used for development of grading plans and preliminary construction cost estimates.

2.0 PROJECT DESCRIPTION

2.1 Site Location and Background

The irregular-shaped, approximately 4.6-acre site is bounded to the north by Glenwood Drive, to the west by Aliso Creek Road, and to the east and south by existing developments. The site is currently occupied by a commercial building and associated parking.

Historic aerial images are available as far back as 1938 and indicate the site was originally vacant. By 1992, the commercial building was constructed along with associated parking. The site has remained relatively unchanged since (Historic Aerials, 2025).

2.2 Proposed Development

The site will be redeveloped to support a residential development consisting of 58 single-family residential structures and associated improvements. Alta anticipates that conventional cut-and-fill grading techniques will be used to develop the site for the support of wood-frame construction with shallow foundations and reinforced concrete slabs-on-grade, and associated improvements.

3.0 SITE INVESTIGATION AND LABORATORY TESTING

3.1 Subsurface Investigation

Alta conducted a subsurface investigation on August 27th, 2025, consisting of the drilling, logging, and select sampling of four (4) hollow stem auger borings up to a maximum depth of 51.5-feet below the ground surface. The locations of the exploratory borings and excavations are shown on Plate 1 and the logs are presented in Appendix B.

Laboratory testing was performed on bulk samples obtained during the field investigation. A brief description of the laboratory test procedures and the test results are presented in Appendix C.

3.2 Infiltration Testing

It is Alta's understanding that the project may utilize infiltration systems for storm water disposal. Details of the system are not known at this time.

Infiltration testing was conducted in two (2) boring wells at a depth of 5.0-feet below the ground surface at specified locations. The testing was performed in general conformance with the County of Orange WQMP specifications. The testing wells were presoaked for more than 24 hours prior to testing. During testing, the water level readings were recorded every 10 to 30 minutes until the readings stabilized.

The data was then adjusted to provide an infiltration rate utilizing the Porchet Method. The resulting field infiltration rates, with no factor of safety, are summarized below in Table 3-1.

Table 3-1
Summary of Infiltration Testing
(No Factor of Safety)

Test Designation	P-1	P-2
Approximate Depth of Test	5.0 ft	5.0 ft
Final Time Interval	10 minutes	10 minutes
Radius of Test Hole	4 inches	4 inches
Tested Infiltration Rate	0.03 in/hr	0.00 in/hr

4.0 GEOLOGIC CONDITIONS

4.1 Geologic and Geomorphic Setting

Regionally, the subject site is located in the Peninsular Ranges geomorphic province, which characterizes the southwest portion of southern California where right-lateral major active fault zones predominately trend northwest-southeast. The Peninsular Ranges province is composed of plutonic and metamorphic rock, with lesser amounts of Tertiary volcanic and sedimentary rock, Quaternary drainage in-fills and sedimentary veneers.

4.2 Stratigraphy

Based on our literature review and subsurface investigation, the subject site is underlain by the Monterey Formation (CDC, 2001, Figure 1). The geologic unit is briefly described below.

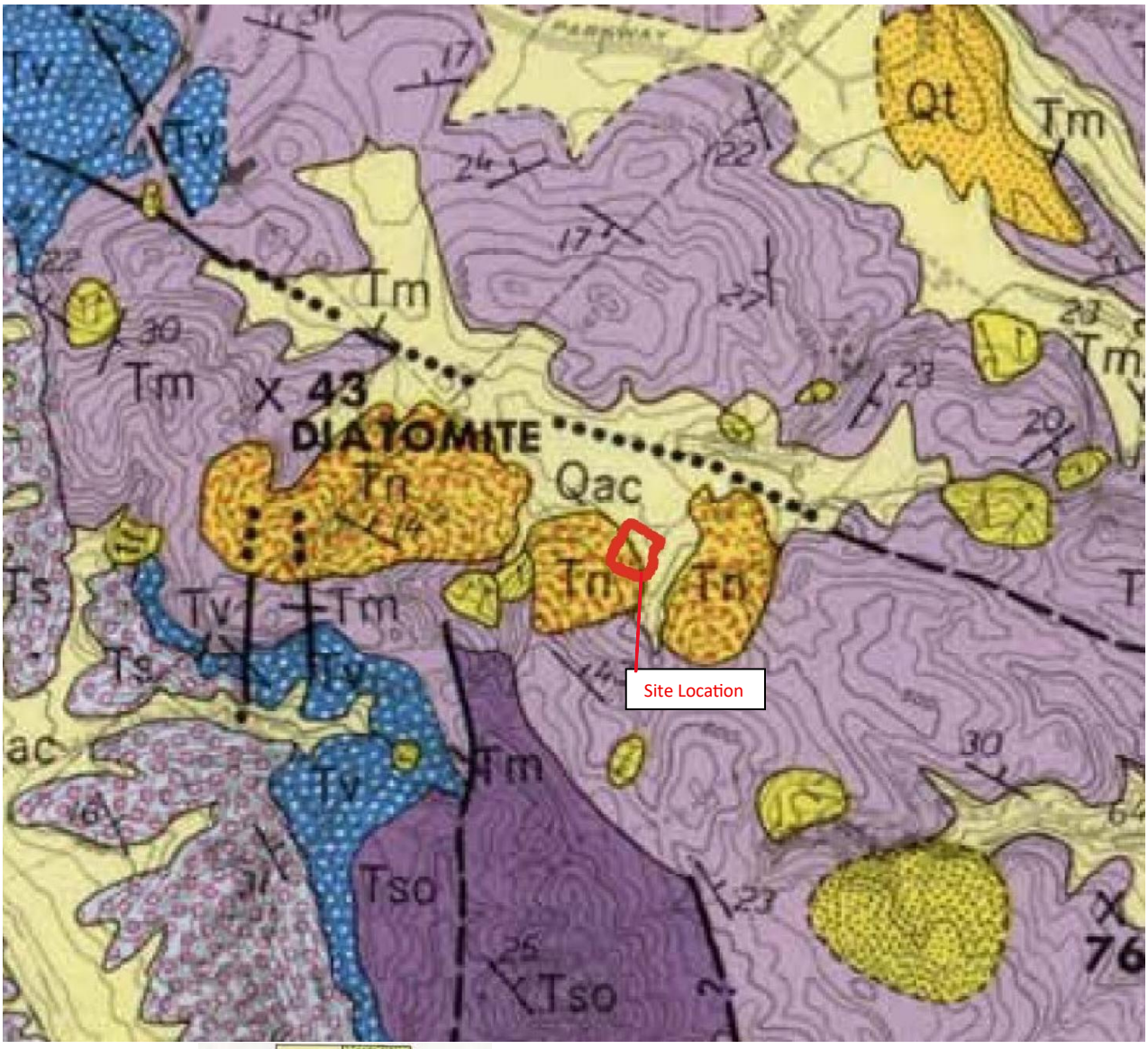
4.2.1 Monterey Formation (map symbol Tmy)

The Miocene-age Monterey Formation observed onsite primarily consists of silty sandstone, clayey sandstone, sandy claystone, sandstone, and claystone. The fine grained silty sandstone onsite is pale brown, white, dark yellowish brown, and brown in a slightly moist to moist and medium dense to very dense condition. The fine grained clayey sandstone onsite is pale brown, white, dark brown, brown, gray, light gray, dark grayish brown, and bluish gray in a slightly moist to moist and medium dense to dense condition. The sandy claystone onsite is dark brown, brown, and gray in a moist and stiff to very stiff condition. The very fine to fine grained sandstone onsite is pale brown, yellowish brown, grayish pale brow, and orange in a slightly moist and medium dense to very dense condition. The claystone onsite is dark brown to brown in a moist and very stiff condition. This unit was logged to a depth of 51.5 feet below the ground surface and is overlain by a thin layer of asphalt.

4.3 Geologic Structure

4.3.1 Tectonic Framework

Jennings (1985) defined eight structural provinces within California that have been classified by predominant regional fault trends and similar fold structure. These provinces are in turn divided into blocks and sub-blocks that are defined by “major Quaternary faults.” These blocks and sub-blocks exhibit similar structural features. Within this framework, the subject site is located within Structural Province I, which is controlled by



Qac = Alluvium and colluvium
Qb = Beach sediments
Tn Niguel Formation
Tm Monterey Formation

GEOLOGIC MAP OF ORANGE COUNTY CALIFORNIA,
SHOWING MINES AND MINERAL DEPOSITS

Compiled by P. K. Morton and R. V. Miller
1981

ALTA CALIFORNIA GEOTECHNICAL INC.	Figure 1	Project Name:	15 Argonaut
		Project No.:	1-0631
		Date:	9/26/2025

the dominant northwest trend of the San Andreas Fault and is divided into two blocks, the Coast Range Block and the Peninsular Block. The Peninsular Range Block, on which this site is located, is characterized by a series of parallel, northwest trending faults that exhibit right-lateral strike-slip movement. These faults are terminated by the Transverse Range block to the north and extend southward into the Baja Peninsula. These northwest trending faults divide the Peninsular Range block into eight sub-blocks. The site is located in the northwestern portion of the Santa Ana sub-block, one of the eight sub-blocks, which is bound on the east by the Elsinore fault zone and on the west by the Newport-Inglewood fault zone.

4.3.2 Regionally Mapped Active Faults

Several large, active fault systems including the Elsinore and Newport-Inglewood faults occur in the region surrounding the site. These fault systems have been studied extensively and in a large part control the geologic structure of southern California.

4.3.3 Geologic Structure

Based upon our literature review, the younger fan deposits are of Quaternary age and are not folded or faulted.

4.4 Groundwater

Groundwater was not encountered during our subsurface investigation. Based on state-provided information, the historic-high groundwater is greater than 20.0 feet below the ground surface (CGS, 2001). The most recent groundwater data retrieved from the nearest groundwater monitoring site, site ID 336555N1176965W001, was recorded in 2024 and indicates groundwater was approximately greater than 60.0-feet at that time (CDWR, 2025).

4.5 Earthquake Hazards

The subject site is located in southern California, which is a tectonically active area. The type and magnitude of seismic hazards affecting a site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The seismic hazard may be primary, such as surface rupture and/or ground shaking, or secondary, such as liquefaction and/or ground lurching.

4.5.1 Local and Regional Faulting

The site is located in the northwestern portion of the Santa Ana sub-block. The closest known active faults and their distances to the site are presented on Table 4-1 below.

TABLE 4-1
Local and Regional Faulting

Fault Zone	Distance to Fault Zone
San Joaquin Hills	2.2 miles
Newport-Inglewood	7.1 miles
Elsinore	18.0 miles
Chino	18.4 miles
Palos Verdes	21.7 miles
Puente Hills (Coyote Hills)	22.1 miles
Coronado Bank	24.2 miles
Puente Hills (Santa Fe Springs)	28.6 miles

4.5.2 Surface Rupture

Active faults are not known to exist within the project and a review of Special Publication 42 indicates the site is not within a California State designated earthquake fault zone. Accordingly, the potential for fault surface rupture on the subject site is very low.

4.5.3 Seismicity

Ground shaking hazards caused by earthquakes along other active regional faults do exist. The 2022 California Building Code requires use-modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2022 California Building Code are presented in Section 7.3.

4.5.4 Landslide Potential

Based on a review of the Seismic Hazard Zone Report for the San Juan Capistrano Quadrangle, the slope superjacent to the site is within an area with landslide potential. Further discussion into this hazard and its effects on the proposed project are presented in Section 6.3.

4.5.5 Liquefaction

Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure.

In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are groundwater, confining stresses, relative density, and the intensity and duration of seismically induced ground shaking.

Based on State provided information, the site is not located within a liquefaction zone. Groundwater was not encountered during our investigation to a depth of 51.5-feet bgs. Based on density of the

underlying formation, it is anticipated that the potential for liquefaction is nil.

5.0 ENGINEERING PROPERTIES AND ANALYSIS

5.1 Materials Properties

Presented herein is a general discussion of the engineering properties of the onsite materials that will be encountered during construction of the proposed project. Descriptions of the soil (Unified Soil Classification System) are presented on the logs in Appendices B.

5.1.1 Excavation Characteristics

Based on the data provided from the subsurface investigation, it is our opinion that the majority of the onsite materials possess favorable excavation characteristics such that conventional equipment can be utilized. Considerations should be given to the high moisture content of the diatomaceous soils encountered, as presented in the boring logs (Appendix B).

5.1.2 Compressibility

The upper portions of the Monterey Formation onsite are considered compressible and unsuitable to support the proposed improvements. Recommended removal depths are presented in Section 6.1.2.

As noted in the boring logs (Appendix B), the onsite soils are diatomaceous. Considerations should be given to the low dry density and high moisture content.

5.1.3 Hydro-Consolidation

Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered resulting in almost immediate settlement.

That settlement can have adverse impacts on engineered structures, particularly in areas where it is manifested differentially. Differential settlements are typically associated with differential wetting, irregularities in the subsurface soil conditions, or irregular loading patterns.

Based on laboratory testing (Appendix C), there is minimal potential for hydro-collapse in the Monterey Formation onsite.

5.1.4 Expansion Potential

Expansion index testing was performed on samples taken during our subsurface investigation. Based on laboratory results, it is anticipated that the majority of materials onsite are "low" to "medium" in expansion potential (21≤EI≤90, Appendix C) when tested per ASTM D: 4829.

5.1.5 Earthwork Adjustments

The values presented in Table 5-2 are deemed appropriate for estimating purposes and may be used in an effort to balance earthwork quantities. As is the case with every project, contingencies should be made to adjust the earthwork balance when grading is in-progress and actual conditions are better defined.

TABLE 5-2
Earthwork Adjustment Factors

Geologic Unit	Adjustment Factor Range	Average
Monterey Formation	Shrink 4% to 8%	6%

5.1.6 Chemical Analyses

Chemical testing was performed on samples of material underlying the proposed site. Soluble sulfate test results indicate that the soluble sulfate concentrations of the soils tested are classified as negligible (Category S0) per ACI 318-14.

Negligible chloride levels were detected in the onsite soils. Based on laboratory results of soluble sulfate, chloride, and pH testing as presented in Appendix C, the onsite soils are classified as "non-corrosive" to buried metals and concrete (Caltrans, 2022). Additional discussions on corrosion are presented in Section 7.9. Corrosion tests results are presented in Appendix C.

5.2 Engineering Analysis

Presented below is a general discussion of the engineering analysis methods that were utilized to develop the conclusions and recommendations presented in this report.

5.2.1 Bearing Capacity and Lateral Earth Pressures

Ultimate bearing capacity values were obtained using the graphs and formula presented in NAVFAC DM-7.1. Allowable bearing was determined by applying a factor of safety of at least 3 to the ultimate bearing capacity. Static lateral earth pressures were calculated using Rankine methods for active and passive cases. If it is desired to use Coulomb forces, a separate analysis specific to the application can be conducted.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on Alta's findings during our subsurface investigation, the laboratory test results, and our staff's previous experience in the area, it is Alta's opinion that the development of the site is feasible from a geotechnical perspective. Presented below are recommendations that should be incorporated into site development and construction plans.

6.1 Remedial Grading Recommendations

All grading shall be accomplished under the observation and testing of the project geotechnical consultant in accordance with the recommendations contained herein and the City of Santa Ana criteria.

6.1.1 Site Preparation

Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of offsite prior to commencing grading/construction. Any septic tanks, seepage pits or wells should be abandoned as per the County of Orange Department of Health Services.

Existing concrete should be removed prior to the placement of engineered fill. The demolished concrete may be incorporated into compacted, engineered fills after it is crushed to a maximum size of six (6) inches. Prior to placement as engineered fill any protruding steel rebar should be cut from the concrete pieces and disposed of offsite.

Existing asphaltic concrete should be removed prior to the placement of engineered fill. From a geotechnical perspective, this material may be incorporated into compacted, engineered fills after it is ground down to passing the #4 sieve.

6.1.2 Unsuitable Soil Removals

The upper portions of alluvium are compressible and as such, are not suitable to support the proposed structures. Therefore, it is anticipated that, on average, the upper five (5) feet of existing soils will require removal and recompaction, extending a minimum of five (5) feet horizontally outside of the structures. This recommended removal combined with the foundation recommendations presented in Section 7.1 should provide suitable support for the proposed structures.

Footings for structures should be underlain by a minimum of three (3) feet of compacted fill. As such, for building pads where unsuitable soil removals do not provide the minimum depth of compacted fill, or where design grades and/or remedial grading activities create cut/fill transitions, the cut and shallow fill portions of the building pads should be over-excavated during grading and replaced with compacted fill. This condition shall be reviewed as foundation plans become available. The intent of this recommendations if for foundation loads to be encompassed within the engineered fill.

The Project Geotechnical Consultant should observe the removal bottom prior to placing fill. If unsuitable soils such as undocumented artificial fill is exposed upon the completion of the removals recommended above, additional removals may be required.

For fill areas in parking lots/drive aisles, in general, a minimum removal and recompaction of the upper two (2) feet is recommended, however all undocumented artificial fill shall be removed and recompacted. For cuts greater than two (2) feet in street areas, removals are not required. For

cuts less than two (2) feet, the two (2) foot removal and recompaction applies.

6.2 General Earthwork Recommendations

6.2.1 Compaction Standards

All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method: D-1557. Fill material should be moisture conditioned to optimum moisture or above, and as generally discussed in Alta's Earthwork Specification Section presented in Appendix E. Compaction shall be achieved with the use of heavy earthwork equipment. Mixing and moisture conditioning will be required in order to achieve the recommended moisture conditions.

As noted in the boring logs (Appendix B), the onsite soils are diatomaceous. Considerations should be given to the low dry density and high moisture content. It is recommended to utilize a contractor familiar with the difficulty of conducting grading operations within diatomaceous soil. Slower production rates should be anticipated.

6.2.2 Groundwater/Seepage

Groundwater was not encountered during the subsurface investigation. It is not anticipated that groundwater will be encountered during construction. It is possible that perched groundwater conditions could be encountered depending on the time of year construction occurs.

6.2.3 Documentation of Removals

All removal/over-excavation bottoms should be observed and approved by the project Geotechnical Consultant prior to fill placement. Consideration should be given to surveying the removal bottoms and undercuts after approval by the geotechnical consultant and prior to the

placement of fill. Staking should be provided in order to verify undercut locations and depths.

6.2.4 Treatment of Removal Bottoms

At the completion of removals/over-excavation, the exposed removal bottom should be ripped to a minimum depth of eight (8) inches, moisture-conditioned to above optimum moisture content and compacted in-place to the project standards.

6.2.5 Fill Placement

After removals, scarification, and compaction of in-place materials are completed, additional fill may be placed. Fill should be placed in eight-inch bulk maximum lifts, moisture conditioned or dried back so as to achieve optimum moisture content or above, compacted and tested as grading progresses until final grades are attained.

6.2.6 Mixing

Mixing of materials may be necessary to prevent layering of different soil types and/or different moisture contents. The mixing should be accomplished prior to and as part of compaction of each fill lift.

6.2.7 Import Soils

Import soils, if necessary, should consist of clean, structural quality, compactable materials similar to the on-site soils and should be free of trash, debris, or other objectionable materials. The project Geotechnical Consultant should be notified not less than 72 hours in advance of the locations of any soils proposed for import. Import sources should be sampled, tested, and approved by the project Geotechnical Consultant at the source prior to the importation of the soils to the site. The project Civil Engineer should include these requirements on plans and specifications for the project.

6.2.8 Utility Trenches

6.2.8.1 Excavation

Utility trenches should be supported, either by laying back excavations or shoring, in accordance with applicable OSHA standards. In general, existing site soils are classified as Soil Type “B” and "C" per OSHA standards. Upon completion of the recommended removals and recompaction, the artificial fill will be classified as Soil Type "B". The Project Geotechnical Consulting should be consulted if geologic conditions vary from what is presented in this report.

6.2.8.2 Backfill

Trench backfill should be compacted to at least 90 percent of maximum dry density as determined by ASTM D-1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill provided oversized materials are removed. Although suitable for backfill, consideration should be given to utilizing imported materials as backfill materials. If native soils are to be used, slower production rates should be anticipated. No surcharge loads should be imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations should be directed away from the banks. Care should be taken to avoid saturation of the soils. Compaction should be accomplished by mechanical means. Jetting of native soils will not be acceptable.

Under-slab trenches should also be compacted to project specifications. If select granular backfill (SE > 30) is used, compaction by flooding will be acceptable.

6.3 Slope Stability

Surrounding the western and northern boundary of the site, adjacent to Glenwood Drive and Aliso Creek Road, is an approximately 50 foot slope ascending from the site. Within this slope is a landslide hazard mapped by the California Department of Conservation (CDMG, 2001). Based on a review of available data, the construction of the slope was completed during the grading of the existing structures or adjacent streets. Reports pertaining to this grading and any geologic / geotechnical reports pertaining to the hazard are not available from the City or the County. No visible instabilities were observed during our investigation. V-ditches are currently in place, and the existing slope is planted.

In consideration of the existing slope, the proposed structures have been setback from the toe of the slope in accordance with the requirements of the CBC.

Further review should be done as the project progresses. Additional recommendations pertaining to the grading and mitigation of the mapped hazard may be required based on conditions exposed during grading.

7.0 DESIGN CONSIDERATIONS

7.1 Structural Design

It is anticipated that multi-story residential structures with slab on-grade and shallow foundations will be constructed. Upon the completion of rough grading, finish grade samples should be collected and tested in order to provide specific recommendations as they relate to the individual building pads. These test

results and corresponding design recommendations should be presented in a final rough grading report. Final slab and foundation design recommendations should be made based upon specific structure sitings, loading conditions, and as-graded soil conditions.

It is anticipated that the majority of onsite soils will possess "low" to "medium" expansion potential when tested in general accordance with ASTM Test Method D: 4829. Due to the inherent characteristics of diatomaceous soils, it is recommended to utilize post-tensioned foundations in the design of the project.

7.1.1 Foundation Design

Foundations may be preliminary designed based on the values presented in Table 7-1 below.

Table 7-1
Foundation Design Parameters*

Allowable Bearing	1500 lbs/ft^2 (assuming a minimum embedment depth and width of 12 inches)
Lateral Bearing	250 lbs/ft^2 at a depth of 12 inches plus 250 lbs/ft^2 for each additional 12 inches of embedment to a maximum of 2000 lbs/ft^2.
Sliding Coefficient	0.30
Settlement	Static Settlement – 0.5 inch in 40 feet Dynamic Settlement – 0.5 inch in 40 feet

*These values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern depth and reinforcement requirements and should be evaluated.

7.1.2 Post-Tensioning Slabs/Foundation Design Recommendations

Post-tensioned slabs for the project may be designed utilizing the parameters presented in Tables 7-1 and 7-2. The parameters presented herein are based on methodology provided in the Design of Post-Tensioned Slabs-On-Ground, Third Edition, by the Post-Tensioning Institute, in accordance with the 2022 CBC.

TABLE 7-2
POST-TENSION SLAB DESIGN PARAMETERS

Category	Expansion Potential	Minimum Embedment*	Edge Lift		Center Lift	
			Em (ft)	Ym (inch)	Em (ft)	Ym (inch)
I	Low	12 inches	5.4	0.61	9.0	0.26
II	Medium	18 inches	5.0	1.10	9.0	0.46
Slab Subgrade Moisture						
Category I	Minimum 110% of optimum moisture to a depth of 12 inches prior to pouring concrete					
Category II	Minimum 120% of optimum moisture to a depth of 12 inches prior to pouring concrete					
Embedment* The minimum footing embedments presented herein are based on expansion indexes. The structural engineer should determine minimum embedments based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code. If mat slabs are utilized, alternate embedment depths can be provided.						
Moisture Barrier A moisture barrier should be provided in accordance with the recommendations presented in Section 7.2						
The parameters presented herein are based on procedures presented in the Design of Post-Tensioned Slabs-On-Ground, Third Edition. No corrections for vertical barriers at the edge of the slab, or for adjacent vegetation have been assumed. The design parameters are based on a Constant Suction Value of 3.9 pF.						

7.2 Moisture Barrier

A moisture and vapor retarding system should be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive and should be capable of effectively preventing the migration of water and reducing the transmission of water vapor to acceptable levels. Historically, a 10-mil plastic membrane, such as Visqueen, placed between two to four inches of clean sand, has been used for this purpose. The use of this system or other systems can be considered, at the discretion of the designer, provided the system reduces the vapor transmission rates to acceptable levels.

7.3 Seismic Design

The site classes were determined based on the referenced reports and published geologic maps in the area in general conformance with Chapter 20 of ASCE 7-16. Based on the density of the underlying soils, a Site Class of D (shear wave velocity of 259 m/s) was selected. The seismic design parameters were calculated using a program based on the USGS website and ASCE 7-16 procedures. The resulting values are presented in Table 7-3. These values are applicable providing the exceptions presented in Supplements 2 and 3 of ASCE 7-16 are utilized in the design of the structure. If the design does not include the exception methodology, then a site-specific analysis shall be conducted.

TABLE 7-3 Seismic Ground Motion Values
2022 CBC and ASCE 7-16

Parameter	*Value*
Site Class	D
Site Latitude	33.5937
Site Longitude	-117.7272
Spectral Response Acceleration Parameter, S_S	1.22
Spectral Response Acceleration Parameter, S_1	0.438
Site Coefficient, F_a	1.012
Site Coefficient, F_v	1.85
MCE Spectral Response Acceleration Parameter, S_{MS}	1.235
MCE Spectral Response Acceleration Parameter, S_{M1}	0.810
Design Spectral Response Acceleration Parameter, S_{DS}	0.823
Design Spectral Response Acceleration Parameter, S_{D1}	0.540
Peak Ground Acceleration, PGA_M	0.568

7.4 Fence and Garden Walls

Block walls, if used, should be embedded a minimum of 2 feet below the lowest adjacent grade. Construction joints (not more than 20 feet apart) should be included in the block wall construction. Side yard walls should be structurally separated from the rear yard wall.

7.5 Footing Excavations

Soils from the footing excavations should not be placed in slab-on-grade areas unless properly compacted and tested. The excavations should be cleaned of all loose/sloughed materials and be neatly trimmed at the time of concrete placement. The Project Geotechnical Consultant should observe the footing excavations prior to the placement of concrete to determine that the excavations are founded in suitably compacted material.

7.6 Retaining Walls

Retaining walls should be founded on engineered fill and should be backfilled with granular soils that allow for drainage behind the wall. Foundations may be designed in accordance with the recommendations presented in Table 7-1, above. Unrestrained walls, free to horizontally move 0.0005H (for dense cohesionless backfill), may be designed to resist lateral pressures imposed by a fluid with a unit weight determined in accordance with the Table 7-4 below. The table also presents design parameters for restrained (at-rest) retaining walls. These parameters may be used to design retaining walls that may be considered as restrained due to the method of construction or location (corner sections of unrestrained retaining walls).

TABLE 7-4
Equivalent Fluid Pressures for 90% Compacted Fill (Select Material)

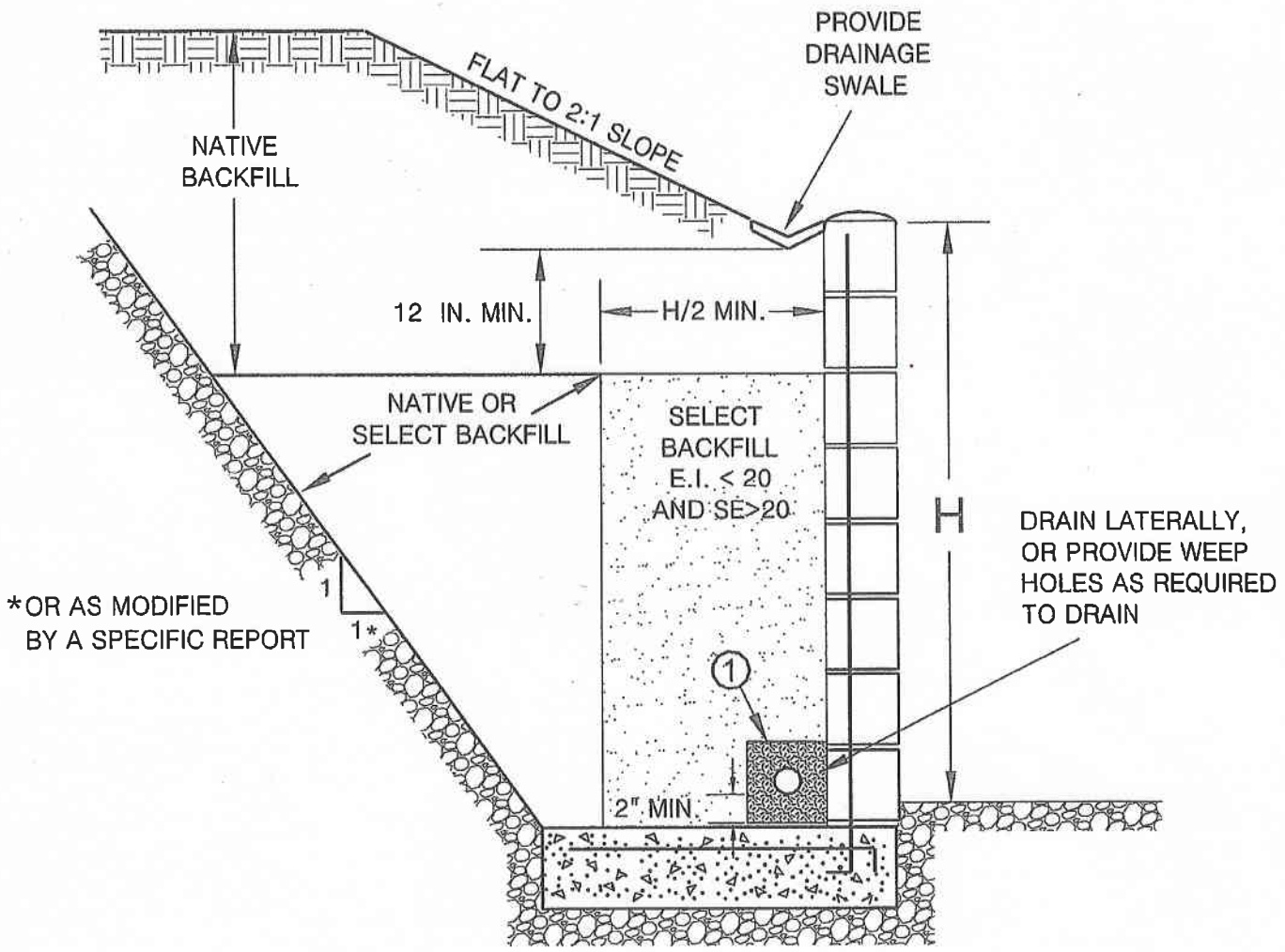
Backfill	Active Pressure (psf/ft)	At-Rest Pressure (psf/ft)
Level	35	55

Per the requirements of the 2022 CBC, the seismic force acting on the retaining walls with backfill exceeding 6-feet in height may be resolved utilizing the formula $12.5H^2$ lb/lineal ft (H=height of the wall). This force acts at approximately 0.6H above the base of the wall. The seismic value can be converted as required by the retaining wall engineer. Retaining walls should be designed in general accordance with Section 1807A.2 of the 2022 CBC.

- Restrained retaining walls should be designed for "at-rest" conditions.
- The design loads presented in the above table are to be applied on the retaining wall in a horizontal fashion and as such friction between wall and retained soils should not be allowed in the retaining wall analyses.
- Additional allowances should be made in the retaining wall design to account for the influence of construction loads, temporary loads, and possible nearby structural footing loads.
- Select backfill should be granular, structural quality backfill with a Sand Equivalent of 20 or better and an ASCE Expansion Index of 20 or less. The backfill must encompass the full active wedge area. The upper one foot of backfill should be comprised of native on-site soils (see Plate A).
- The wall design should include waterproofing (where appropriate) and backdrains or weep holes for relieving possible hydrostatic pressures. The backdrain should be comprised of a 4-inch perforated PVC pipe in a 1 ft. by 1 ft., ¾-inch gravel matrix, wrapped with a geofabric. The backdrain should be installed with a minimum gradient of 2 percent and should be outletted to an appropriate location. For subterranean walls this may include drainage by sump pumps.
- No backfill should be placed against concrete until minimum design strengths are achieved.

It should be noted that the allowable bearing and lateral bearing values presented in Table 7-1 are based on level conditions at the toe. Modified design parameters can be presented for retaining walls with sloping condition at the toe. Other conditions should be evaluated on a case-by-case basis.

RETAINING WALL BACKFILL DETAIL



(1)

PIPE: 4-INCH PERFORATED PVC, SCHEDULE 40, SDR35 OR APPROVED ALTERNATE MINIMUM 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE

ROCK: MINIMUM VOLUME OF 1 CU. FT. OF 3/4-IN. MAX. ROCK PER. LINEAL FOOT OF PIPE, OR APPROVED ALTERNATE

FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

7.7 Exterior Slabs and Walkways

Exterior concrete slabs and walkways should be designed and constructed in consideration of the following recommendations.

7.7.1 Subgrade Compaction

The subgrade below exterior concrete slabs should be compacted to a minimum of 90 percent relative compaction as determined by ASTM Test Method: D 1557.

7.7.2 Subgrade Moisture

The subgrade below concrete slabs should be moisture conditioned to a minimum of 110 percent (low expansion potential) or 120 percent (medium expansion potential) of optimum moisture prior to concrete placement

7.7.3 Concrete Slab Thickness

Concrete flatwork and driveways should be designed utilizing four-inch minimum thickness.

7.7.4 Concrete Slab Reinforcement

Utilization of reinforcement for flatwork and driveways is subject to a cost/benefit analysis. Reinforcement will decrease the amount of cracking that may occur in flatwork, however, planning for occasional repairs may be more cost effective. Utilizing closely spaced control joints is likely more cost-effective than utilizing reinforcement. The majority of the soils onsite are classified as very low in expansion potential. Consideration should be given to reinforcing flatwork with irregular (non-square/rectangular) shapes or flatwork underlain by medium expansive soils. Reinforcement may consist of 6x6 W.14/W1.4 welded wire mesh or an equivalent section of rebar.

7.7.5 Control Joints

Weakened plane joints should be installed on walkways at intervals of approximately eight feet (maximum) or less. Exterior slabs should be designed to withstand shrinkage of the concrete.

7.8 Concrete Design

As stated in Section 5.1.7, negligible concentrations of sulfates were detected in the onsite soils (Class S0). Therefore, the use of sulfate resistant concrete is not required per ACI 318-14 at this time. Post-grading conditions should be evaluated, and final recommendations made at that time.

7.9 Corrosion

Based on laboratory results of soluble sulfate, chloride, and pH testing as presented in Appendix C, the onsite soils are classified as “non-corrosive” to buried metals and concrete (Caltrans, 2022). Buried ferrous metals should be protected against the effects of corrosive soils in accordance with the manufacturer’s recommendations. Typical measures may include using non-corrosive backfill, protective coatings, wrapping, plastic pipes, or a combination of these methods. A corrosion engineer should be consulted if specific design recommendations are required by the improvement designer.

Per ACI 318-14, an exposure class of C1 would be applicable to metals encased in concrete (rebar in footings) due to being exposed to moisture from surrounding soils. Per Table 19.3.2.1 of ACI 318-14, the requirements for concrete with an exposure class of C1 are a minimum compressive strength of 2500 psi and a maximum water-soluble chloride ion content in concrete of 0.30 (percent by weight of cement).

7.10 Pavement Design

Pavement sections for the proposed streets shall be designed based on laboratory testing conducted on samples taken from the soil subgrade. Preliminarily, based on an assumed R-Value of 30, the pavement may be designed utilizing the sections presented in Table 7-5. These sections should be verified upon the completion of grading, based on R-Value testing. The ultimate pavement section design for public streets is under the City of Aliso Viejo's purview.

Table 7-5
Preliminary Pavement Sections

Traffic Index	Pavement Section Options OR	
5.0	3-inch AC on 6-inch AB	4-inch AC on 4-inch AB
5.5	3-inch AC on 7-inch AB	4-inch AC on 5-inch AB

AC-Asphalt Concrete
AB-Caltrans Class II Base

Construction of the streets should be accomplished in accordance with the current criteria of the City of Aliso Viejo. Prior to the placement of base material, the subgrade should be suitably moisture conditioned, processed and compacted to a minimum 95 percent of the laboratory maximum density (ASTM: D 1557) to at least twelve (12) inches below subgrade. After subgrade compaction, the exposed grade should then be "proof"-rolled with heavy equipment to ensure the grade does not "pump" and is verified as non-yielding. Aggregate base material should be placed on the compacted subgrade and compacted in-place to a minimum 95 percent of the laboratory standard obtained per ASTM: D 1557.

8.0 LOT MAINTENANCE

Ongoing maintenance of the improvements is essential to the long-term performance of structures. As such, the owners must implement certain maintenance procedures. The attached " Maintenance and Improvement Considerations" presented in the Appendix E may be included as part of the sales packet to educate the owners in issues related to drainage, maintenance, improvements, etc. The following recommendations should also be implemented.

8.1 Lot Drainage

Roof, pad, and lot drainage should be collected and directed away from structures and slopes and toward approved disposal areas. Design fine grade elevations should be maintained throughout the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures and slopes. Residents should be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote structure and slope stability.

8.2 Burrowing Animals

Owners should undertake a program for the elimination of burrowing animals.

9.0 FUTURE PLAN REVIEWS

This report represents a geotechnical review of the site. As the project design for the project progresses, site specific geologic and geotechnical issues should be considered in the design and construction of the project. Consequently, future plan reviews may be necessary. These reviews may include reviews of:

- Grading Plans
- Foundation Plans
- Utility Plans

These plans should be forwarded to the project Geotechnical Consultant for review.

10.0 CLOSURE

10.1 Geotechnical Review

For the purposes of this report, multiple working hypotheses were established for the project, utilizing the available data and the most probable model is used for the analysis. Future information collected during the proposed grading operations is intended to evaluate the hypothesis and as such, some of the assumptions summarized in this report may need to be changed. Some modifications of the grading recommendations may become necessary, should the conditions encountered in the field differ from the conditions hypothesized in this report.

Plans and sections of the project specifications should be reviewed by Alta to evaluate conformance with the intent of the recommendations contained in this report. If the project description or final design varies from that described in herein, Alta must be consulted regarding the applicability of the recommendations contained herein and whether any changes are required. Alta accepts no liability for any use of its recommendations if the project description or final design varies and Alta is not consulted regarding the alterations.

10.2 Limitations

This report is based on the following: 1) the project as presented on the attached plan; 2) the information obtained from Alta's laboratory testing included herein; and 3) from the information presented in the referenced reports. The findings and recommendations are based on the results of the subsurface investigation, laboratory testing, and office analysis combined with an interpolation and extrapolation of conditions between and beyond the subsurface excavation locations. However, the materials adjacent to or beneath those observed may have different characteristics than those observed, and no precise representations are made as to the quality or extent of the materials not

observed. The results reflect an interpretation of the direct evidence obtained. Work performed by Alta has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical profession currently practicing in the same locality under similar conditions. No other representation, either expressed or implied, and no warranty or guarantee is included or intended.

The recommendations presented in this report are based on the assumption that an appropriate level of field review will be provided by a geotechnical consultant who is familiar with the design and site geologic conditions. That field review shall be sufficient to confirm that geotechnical and geologic conditions exposed during grading are consistent with the geologic representations and corresponding recommendations presented in this report.

The conclusions and recommendations included in this report are applicable to the specific design of this project as discussed in this report. They have no applicability to any other project or to any other location and any and all subsequent users accept any and all liability resulting from any use or reuse of the data, opinions, and recommendations without the prior written consent of Alta.

Alta has no responsibility for construction means, methods, techniques, sequences, procedures, safety precautions, programs in connection with the construction, acts or omissions of the CONTRACTOR or any other person performing any of the construction, or for the failure of any of them to carry out the construction in accordance with the final design drawings and specifications.

APPENDIX A

REFERENCES

APPENDIX A

Selected References

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APPENDIX B

Subsurface Investigation

APPENDIX B

Subsurface Investigation

Alta's subsurface investigation consisted of excavating, logging, and sampling four (4) hollow-stem auger borings. Details of the subsurface investigation are presented in Table B. The approximate location of the exploratory excavation is shown on the accompanying Plate 1 and the Geotechnical Logs are attached.

TABLE B
SURFACE INVESTIGATION DETAILS

Equipment	Range of Depths	Sampling Methods	Sample Locations
8" Hollow-Stem Auger	Up to 51.5 feet	1. Bulk 2. Ring	1. Bulk-Select Depths. 2. Ring-Every 2.5 or 5 feet.

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		grf	ltr	Description
Coarse Grained Soils: More than 50% retained on No. 200 sieve	Gravel and Gravelly Soils: More than 50% of coarse fraction retained on No. 4 sieve		GW	Well-graded gravels or gravel sand mixtures, little or no fines
			GP	Poorly-graded gravels or gravel sand mixture, little or no fines
			GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sand and Sandy Soils: More than 50% of coarse fraction passes on No. 4 sieve		SW	Well-graded sands or gravelly sands, little or no fines
			SP	Poorly-graded sands or gravelly sands, little or no fines
			SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, and-clay mixtures

Major Divisions		grf	ltr	
Fine Grained Soils: More than 50% passes on No. 200 sieve	Silts And Clays LL,<50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silt-clays of low plasticity
	Silts And Clays LL,<50		MH	Inorganic silts, micaceous or diatomaceous fine or silty soils, elastic silts
			VH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat and other highly organic soils

BOUNDARY CLASSIFICATION: Soils possessing characteristics of two groups are designated by combinations of group symbols.

PARTICLE SIZE LIMITS

U.S. STANDARD SERIES SIEVE — CLEAR SQUARE SIEVE OPENINGS

200	40	10	4	3/4"	3"	12"

Silts and Clays	Sand			Gravel		Cobbles	Boulders
	Fine	Medium	Coarse	Fine	Coarse		

RELATIVE DENSITY

Sands and Gravels	Blows/Foot (SPT)
Very Loose	<4
Loose	4-10
Medium Dense	11-30
Dense	31-50
Very Dense	>50

CONSISTENCY CLASSIFICATION

Silts and Clays	Criteria
Very Soft	Thumb penetrates soil >1 in.
Soft	Thumb penetrates soil 1 in.
Firm	Thumb penetrates soil 1/4 in.
Stiff	Readily indented with thumbnail
Very Stiff	Thumbnail will not indent soil

HARDNESS

Bedrock
Soft
Moderately Hard
Hard
Very Hard

LABORATORY TESTS

Symbol	Test
DS	Direct Shear
DSR	Direct Shear (Remolded)
CON	Consolidation
SA	Sieve Analysis
MAX	Maximum Density
RV	Resistance (R) Value
EI	Expansion Index
SE	Sand Equivalent
AL	Atterberg Limits
CHEM	Chemical Analysis
HY	Hydrometer Analysis

SOIL MOISTURE

Increasing Visual Moisture Content

- Dry - Dry to touch
- Moist - Damp, but no visible free water
- wet - Visible free water

SIZE PROPORTIONS

Trace - <5%

Few - 5 to 10%

Some - 15 to 25%

KEY TO EXPLORATORY BORING LOGS

ALTA CALIFORNIA GEOTECHNICAL INC.

PLA 1921

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	460	BORING DESIG.	B-1
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	460				SM	**MONTEREY FORMATION** (Tm): SILTY SANDSTONE, fine grained, pale brown to white, slightly moist, medium dense, diatomaceous.				
		R	26		SC	@2.5 ft. CLAYEY SANDSTONE, pale brown to white, moist, medium dense, diatomaceous.	34.7	78	83	MAX, EI, HY, CHEM
5	455	R	43			@5.0 ft. white, slightly moist, dense, diatomaceous, some clay.	40.9	37	31	CON, HY
10	450	R	36			@10.0 ft. dark brown, moist, dense.	42.1	74	90	
15	445	R	33			@15.0 ft. dark brown to bluish gray, slightly moist, dense.	6.6	105	30	
20	440	R	22		CL	@20.0 ft. SANDY CLAYSTONE, gray, moist, stiff, fine grained sand.	66.6	56	91	
25	435	R	83		SM	@25.0 ft. SILTY SANDSTONE, fine grained, yellowish dark brown, slightly moist, very dense.	7.6	110	40	
30	430	S	10,9,8		SC	@30.0 ft. CLAYEY SANDSTONE, fine grained, dark brown to brown, moist, medium dense.	17.4			
35	425	S	17,40,50 for 4"		SP	@35.0 ft. SANDSTONE, very fine to fine grained, pale brown, slightly moist, very dense.	8.6			
	420					Continued;				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

▼ GROUNDWATER
► SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-1

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	460	BORING DESIG.	B-1
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	420	S	26,50 for 5"			Continued; **MONTEREY FORMATION** (Tm) SANDSTONE, very fine to fine grained, pale brown, slightly moist, very dense.	10.0			
45	415	S	29,50 for 5"				8.7			
50	410	S	23,50 for 4"			@50.0 ft. yellowish brown.	20.1			
						TOTAL DEPTH 51.5 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
R RING (DRIVE) SAMPLE
S SPT (SPLIT SPOON) SAMPLE
B BULK SAMPLE T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-1

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	461	BORING DESIG.	B-2
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	460				SP	**MONTEREY FORMATION** (Tm): SANDSTONE, fine grained, grayish pale brown, slightly moist, dense.				
		R	41				9.0	107	43	
5		R	27			@5.0 ft. medium dense, trace gravel.	7.2	102	30	
	455									
10		R	53			@10.0 ft. very dense, some gravel.	8.7	105	41	
	450									
15		R	50 for 5"			@15.0 ft. very fine to fine grained, pale brown.	6.5	90	21	
	445									
20		R	50 for 5"				5.3	92	18	
	440									
25		R	50 for 4"			@25.0 ft. yellowish gray, some iron oxide staining.	5.7	94	20	
	435									
30		S	40,50 for 2"			@30.0 ft. pale brown, some iron oxide staining.	7.3			
	430									
35		S	47,50 for 3"			@35.0 ft. trace silt.	6.9			
	425									
						Continued;				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-2

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	461	BORING DESIG.	B-2
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	420	S	36,50 for 3"			Continued; **MONTEREY FORMATION** (Tm): SAND, very fine to fine grained, pale brown, slightly moist, very dense, trace silt, some iron oxide staining.	9.6			
45	415	S	33, 50 for 4"				13.2			
50	410	S	32,50 for 4"				9.4			
						TOTAL DEPTH 51.5 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
R RING (DRIVE) SAMPLE
S SPT (SPLIT SPOON) SAMPLE
B BULK SAMPLE T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-2

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	458	BORING DESIG.	B-3
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SC	**MONTEREY FORMATION** (Tm): CLAYEY SANDSTONE, fine grained, gray to white, moist, medium dense, diatomaceous.				
	455	R	24				61.0	57	84	
5		B R	24			@5.0 ft. dark brown to grayish white.	35.7	75	78	CON, HY MAX, EI, HY, CHEM
	450									
10		R	21			@10.0 ft. some iron oxide staining.	58.9	59	87	
	445									
15		R	26				50.4	68	93	
	440									
20		R	25			@20.0 ft. dark grayish brown.	30.5	87	89	
	435									
25		R	26		SM	@25.0 ft. SILTY SANDSTONE, fine grained, brown, moist, medium dense.	11.5	106	55	
						TOTAL DEPTH 26.0 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-3

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	459	BORING DESIG.	B-4
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
					SC	**MONTEREY FORMATION** (Tm): CLAYEY SANDSTONE, fine grained, pale brown to white, moist, medium dense, diatomaceous.				
		R	21				68.4	55	90	
	455									
5		R	24				76.8	50	87	CON, HY
	450									
10		R	20		CL	@10.0 ft. CLAYSTONE TO SANDY CLAYSTONE, dark brown to brown, moist, very stiff.	34.9	77	81	CON, HY
	445									
15		R	30		CL	@15.0 ft. SANDY CLAYSTONE, dark brown to brown, moist, very stiff.	64.4	54	82	
	440									
20		R	23		SC	@20.0 ft. CLAYEY SANDSTONE, very fine to fine grained, bluish gray, moist, medium dense.	49.1	68	92	
	435									
25		R	20		CL	@25.0 ft. SANDY CLAYSTONE, brown to dark brown, moist, very stiff, some iron oxide staining.	41.8	73	87	
						TOTAL DEPTH 26.0 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
R RING (DRIVE) SAMPLE
S SPT (SPLIT SPOON) SAMPLE
B BULK SAMPLE T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-4

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	458	BORING DESIG.	P-1
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	455				SC	**MONTEREY FORMATION** (Tm): CLAYEY SANDSTONE, fine grained, pale brown to white, moist, medium dense, diatomaceous.				
5						TOTAL DEPTH 5.0 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

▼ GROUNDWATER
► SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-5

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0631	PROJECT NAME	15 Argonaut		
DATE STARTED	8/27/25	GROUND ELEV.	460	BORING DESIG.	P-2
DATE FINISHED	8/27/25	GW DEPTH (FT)		LOGGED BY	YH
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	460				SC	**MONTEREY FORMATION** (Tm): CLAYEY SANDSTONE, fine grained, pale brown to white, moist, medium dense, diatomaceous.				
5	455					TOTAL DEPTH 5.0 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

▼ GROUNDWATER
► SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0631 PLATE B-6

APPENDIX C

Laboratory Testing

LABORATORY TESTING

The following laboratory tests were performed on a representative sample in accordance with the applicable latest standards or methods from the ASTM, California Building Code (CBC) and California Department of Transportation.

Classification

Soils were classified with respect to the Unified Soil Classification System (USCS) in accordance with ASTM D-2487 and D-2488.

Particle Size Analysis

Modified hydrometer testing was conducted to aid in classification of the soil. The results of the particle size analysis are presented in Table C.

Maximum Density/Optimum Moisture

The maximum dry density and optimum moisture content of two representative bulk samples were evaluated in accordance with ASTM D-1557. The results are summarized in Table C.

Expansion Index Tests

Two (2) expansion index test was performed to evaluate the expansion potential of typical on-site soil. Testing was carried out in general conformance with ASTM Test Method D-4829. The results are presented in Table C.

Chemical Analyses

Chemical testing was performed on two select samples by Alta. The results of these tests (sulfate content, resistivity, chloride content and pH) are presented on Table C.

Consolidation Tests

Consolidation testing was performed on four (4) relatively “undisturbed” soil samples at their natural moisture content in accordance with procedures outlined in ASTM D-2435. The samples were placed in a consolidometer and loads were applied incrementally in geometric progression. The samples (2.42-inches in diameter and 1-inch in height) were permitted to

consolidate under each load increment until the slope of the characteristic linear secondary compression portion of the thickness versus log of time plot was apparent. The percent consolidation for each load cycle was recorded as the ratio of the amount of vertical compression to the original 1-inch height. The consolidation test results are shown on Plates C-1 through C-4.

Atterberg Limits

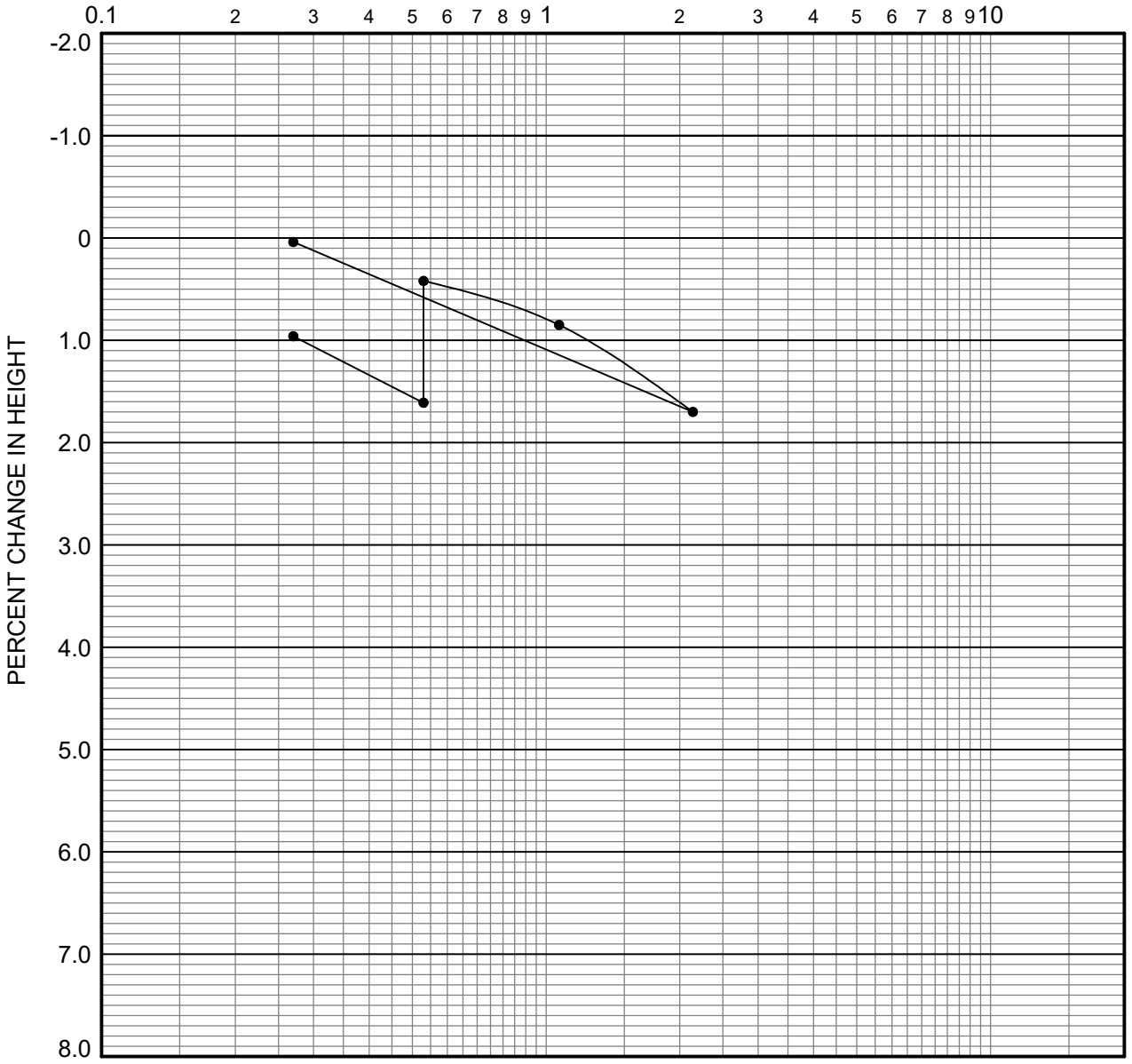
Atterberg limits testing was performed on two select samples by Alta. The results of these tests are presented on Table C

TABLE C
SUMMARY OF LABORATORY TEST DATA
P.N. 1-0631

Trench No.	Depth (Feet)	Soil Description	Group Symbol - Unified Soil Classification System	Maximum Dry Density		Direct Shear	Grain Size Analysis				Expansion Index	Sulfate Content (%)	Consolidation	Other Tests Remarks
				Maximum Density (pcf)	Optimum Moisture (%)		Gravel (% + No. 4 Screen)	% Sand	%Silt (0.074 to 0.005mm)	% Clay (-0.005 mm)				
B-1	2.5	Clayey Sandstone (Tm)	SC	114.4	12.5	-	2	60	12	26	8		-	MinResist: 1,619Ohm-cm pH:7.4,Cl:115ppm,SO4:0.012% LL:26,PL:16,PI:10
B-1	5	Claystone (Tm)	CL	-	-	-	0	14	34	52	-		**SEE PLATE C-1**	
B-3	5	Claystone with Sand (Tm)	CL	-	-	-	1	24	32	43	-		**SEE PLATE C-2**	
B-3 (Bulk)	5	Claystone with Sand (Tm)	CL	77.0	35.6	-	5	20	23	52	38			MinResist: 1,485Ohm-cm pH:7.4,Cl:195ppm,SO4:0.006% LL:67,PL:44,PI:23
B-4	5	Claystone (Tm)	CL	-	-	-	1	10	34	55	-		**SEE PLATE C-3**	
B-4	10	Claystone (Tm)	CL	-	-	-	0	12	34	54	-		**SEE PLATE C-4**	

Alta California Geotechnical, Inc.

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-1	5.0	37	40.9	31	86	CL	Claystone (Tm)

REMARKS: WATER ADDED AT 1.07 TSF

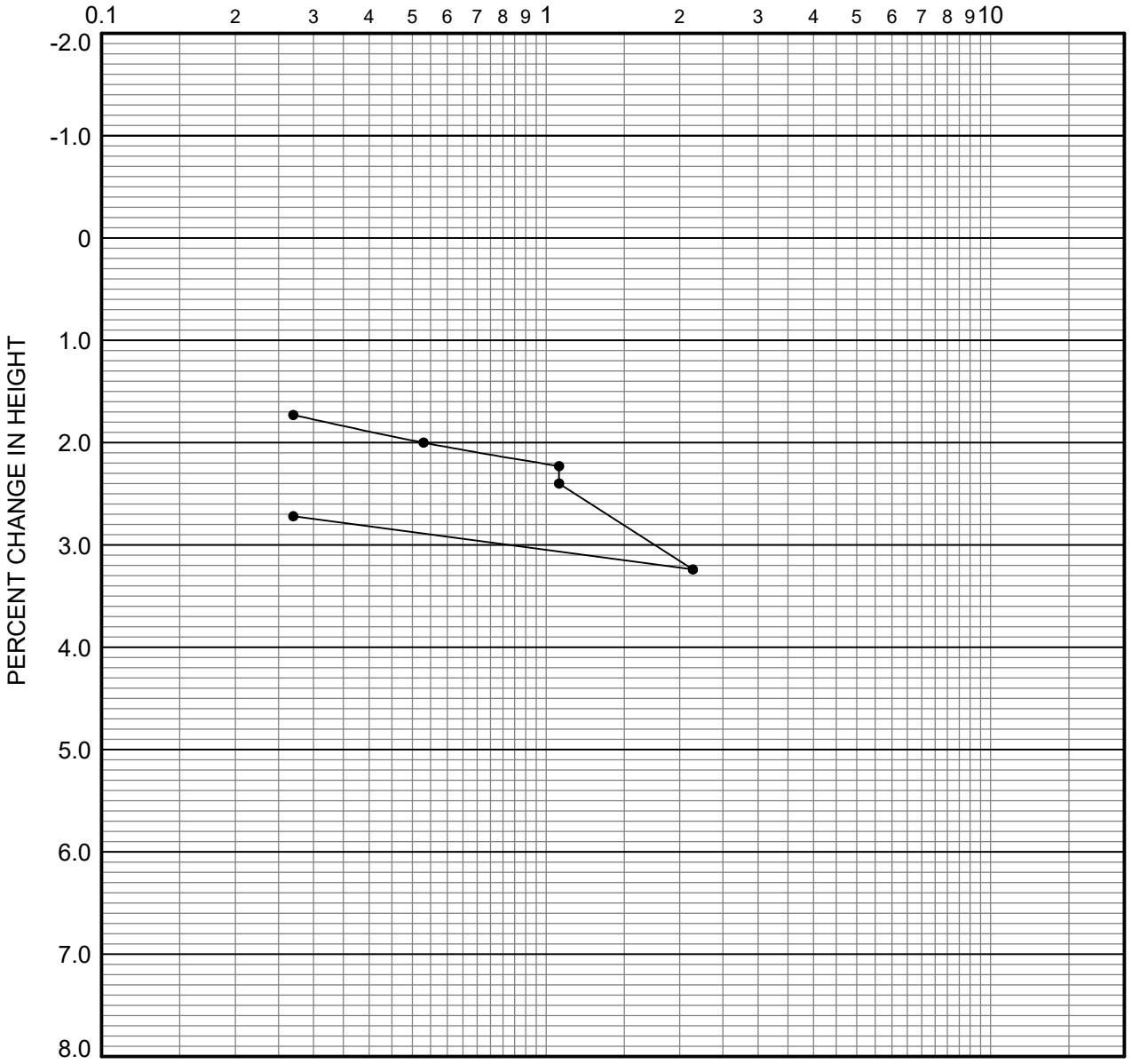
CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0631

PLATE C-1

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-3	5.0	75	35.7	78	75	CL	Claystone with Sand (Tm)

REMARKS: WATER ADDED AT 1.07 TSF

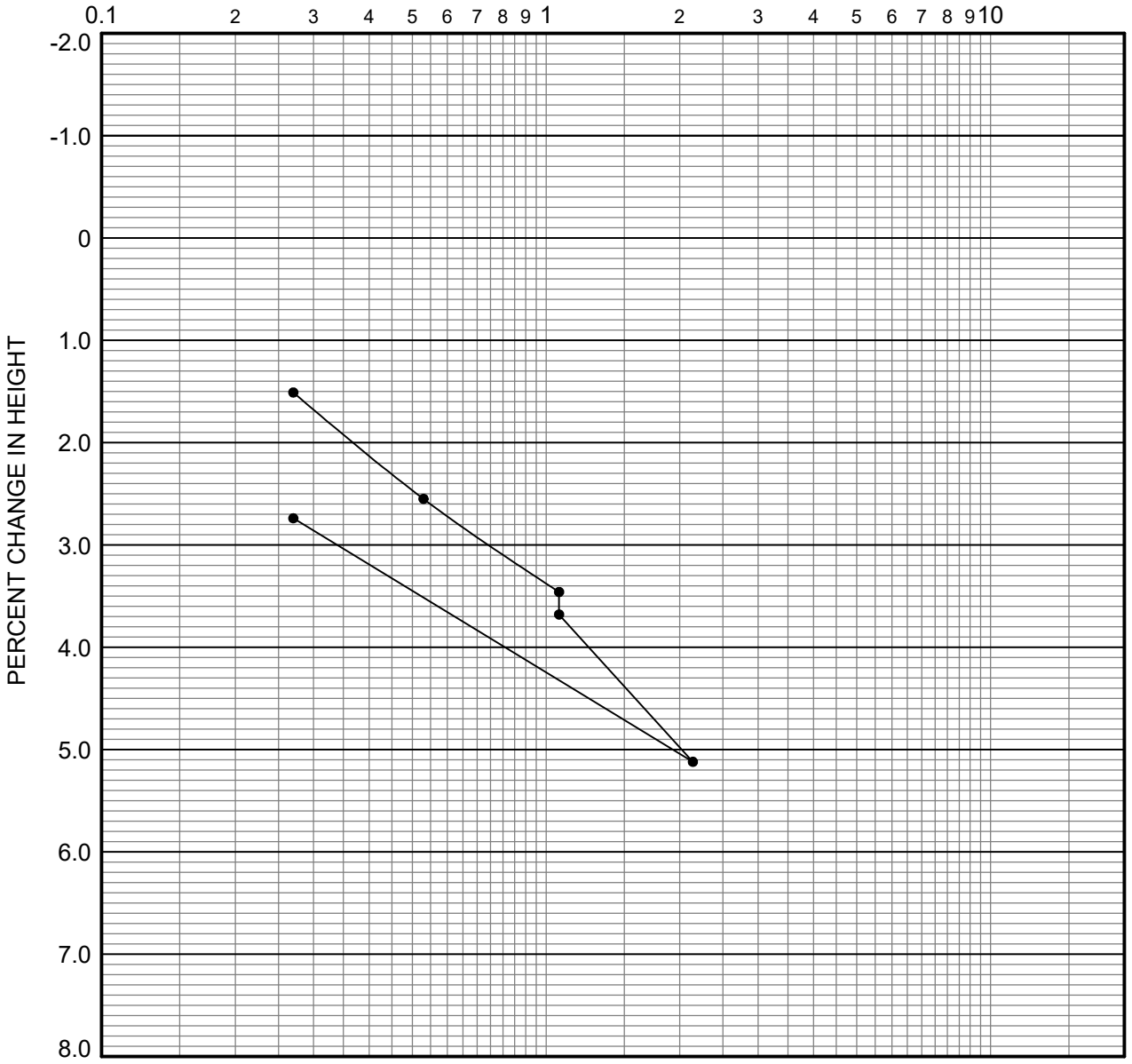
CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0631

PLATE C-2

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-4	5.0	50	76.8	87	89	CL	Claystone (Tm)

REMARKS: WATER ADDED AT 1.07 TSF

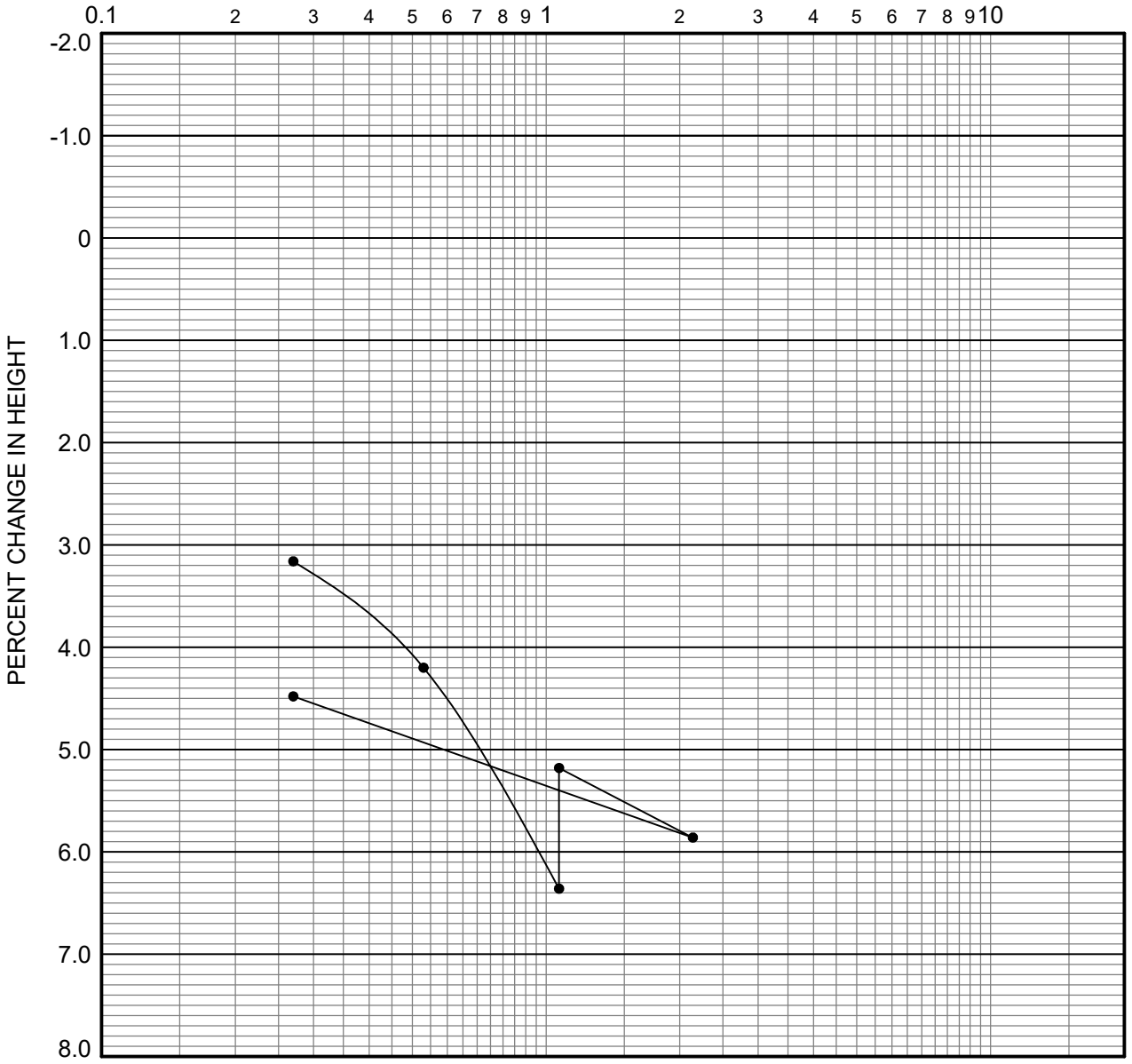
CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0631

PLATE C-3

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-4	10.0	77	34.9	81	88	CL	Claystone (Tm)

REMARKS: WATER ADDED AT 1.07 TSF

CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0631

PLATE C-4

APPENDIX D

Maintenance and Improvement Considerations

MAINTENANCE AND IMPROVEMENT CONSIDERATIONS

General

Owners purchasing property must assume a certain degree of responsibility for improvements and for maintaining conditions around their home. Of primary importance from a geotechnical standpoint are maintaining drainage patterns and minimizing the soil moisture variation below all improvements. Such design, construction and owner maintenance provisions may include:

- Employing contractors for improvements who design and build in recognition of local building codes and specific site soils conditions.
- Establishing and maintaining positive drainage away from all foundations, walkways, driveways, patios, and other improvements.
- Avoiding the construction of planters adjacent to structural improvements. Alternatively, planter sides/bottoms can be sealed with an impermeable membrane and drained away from the improvements via subdrains into approved disposal areas.
- Sealing and maintaining construction/control joints within concrete slabs and walkways to reduce the potential for moisture infiltration into the subgrade soils.
- Utilizing landscaping schemes with vegetation that requires minimal watering. Watering should be done in a uniform manner, as equally as possible on all sides of the foundation, keeping the soil "moist" but not allowing the soil to become saturated.
- Maintaining positive drainage away from structures and providing roof gutters on all structures with downspouts that are designed to carry roof runoff directly into area drains or discharged well away from the foundation areas.
- Avoiding the placement of trees closer to the proposed structures than a distance of one-half the mature height of the tree.
- Observation of the soil conditions around the perimeter of the structure during extremely hot/dry or unusually wet weather conditions so that modifications can be made in irrigation programs to maintain relatively uniform moisture conditions.

Sulfates

Owners should be cautioned against the import and use of certain inorganic fertilizers, soil amendments, and/or other soils from offsite sources in the absence of specific information relating to their chemical composition. Some fertilizers have been known to leach sulfate compounds into soils and increase the sulfate concentrations to potentially detrimental levels.

Site Drainage

- The owners should be made aware of the potential problems that may develop when drainage is altered through construction of hardscape improvements. Ponded water, drainage over the slope face, leaking irrigation systems, overwatering, or other conditions which could lead to ground saturation must be avoided.
- No water should be allowed to flow over the slopes. No alteration of pad gradients should be allowed that would prevent pad and roof runoff from being directed to approved disposal areas.
- Drainage patterns have been established at the time of the fine grading should be maintained throughout the life of the structure. No alterations to these drainage patterns should be made unless designed by qualified professionals in compliance with local code requirements and site-specific soils conditions.

Slope Drainage

- Residents should be made aware of the importance of maintaining and cleaning all interceptor ditches, drainage terraces, down drains, and any other drainage devices, which have been installed to promote slope stability.
- Subsurface drainage pipe outlets may protrude through slope surfaces and/or wall faces. These pipes, in conjunction with the graded features, are essential to slope and wall stability and must be protected in-place. They should not be altered or damaged in any way.

Planting and Irrigation of Slopes

- Seeding and planting of the slopes should be planned to achieve, as rapidly as possible, a well-established and deep-rooted vegetal cover requiring minimal watering.
- It is the responsibility of the landscape architect to provide such plants initially and of the residents to maintain such planting. Alteration of such a planting scheme is at the resident's risk.
- The resident is responsible for proper irrigation and for maintenance and repair of properly installed irrigation systems. Leaks should be fixed immediately.

- Sprinklers should be adjusted to provide maximum uniform coverage with a minimum of water usage and overlap. Overwatering with consequent wasteful runoff and serious ground saturation must be avoided.
- If automatic sprinkler systems are installed, their use must be adjusted to account for seasonal and natural rainfall conditions.

Burrowing Animals

- Residents must undertake a program to eliminate burrowing animals. This must be an ongoing program in order to promote slope stability.

Owner Improvement

Owner improvements (pools, spas, patio slabs, retaining walls, planters, etc.) should be designed to account for the terrain of the project, as well as expansive soil conditions and chemical characteristics. Design considerations on any given lot may need to include provisions for differential bearing materials, ascending/descending slope conditions, bedrock structure, perched (irrigation) water, special geologic surcharge loading conditions, expansive soil stresses, and long-term creep/settlement.

All owner improvements should be designed and constructed by qualified professionals utilizing appropriate design methodologies, which account for the on-site soils and geologic conditions. Each lot and proposed improvement should be evaluated on an individual basis.

Setback Zones

Manufactured slopes maybe subject to long-term settlement and creep that can manifest itself in the form of both horizontal and vertical movement. These movements typically are produced as a result of weathering, erosion, gravity forces, and other natural phenomenon. A setback adjacent to slopes is required by most building codes, including the California Building Code. This zone is intended to locate and support the residential structures away from these slopes and onto soils that are not subject to the potential adverse effects of these natural phenomena.

The owner may wish to construct patios, walls, walkways, planters, swimming pools, spas, etc. within this zone. Such facilities may be sensitive to settlement and creep and should not be

constructed within the setback zone unless properly engineered. It is suggested that plans for such improvements be designed by a professional engineer who is familiar with grading ordinances and design and construction requirements. In addition, we recommend that the designer and contractor familiarize themselves with the site specific geologic and geotechnical conditions on the specific lot.

APPENDIX E

Earthwork Specifications

ALTA CALIFORNIA GEOTECHNICAL, INC.
EARTHWORK SPECIFICATIONS

These specifications present the generally accepted standards and minimum earthwork requirements for the development of the project. These specifications shall be the project guidelines for earthwork except where specifically superseded in preliminary geology and soils reports, grading plan review reports or by the prevailing grading codes or ordinances of the controlling agency.

A. GENERAL

1. The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.

2. The project Geotechnical Engineer and Engineering Geologist, or their representatives, shall provide observation and testing services, and Geotechnical consultation for the duration of the project.

3. All clearing, grubbing, stripping and site preparation for the project shall be accomplished by the Contractor to the satisfaction of the Geotechnical Engineer/Engineering Geologist.

4. It is the Contractor's responsibility to prepare the ground surface to receive fill to the satisfaction of the Geotechnical Engineer and to place, spread, mix, moisture condition, and compact the fill in accordance with the job specifications and as required by the Geotechnical Engineer. The Contractor shall also remove all material considered by the Geotechnical Engineer to be unsuitable for use in the construction of engineered fills.

5. The Contractor shall have suitable and sufficient equipment in operation to handle the amount of fill being placed. When necessary, equipment will be shut down temporarily in order to permit the proper preparation of fills.

B. PREPARATION OF FILL AREAS

1. Excessive vegetation and all deleterious material should be disposed of offsite as required by the Geotechnical Engineer.

   Existing fill, soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and hauled from the site. Where applicable, the Contractor may obtain the

approval of the Soils Engineer and the controlling authorities for the project to dispose of the above described materials, or a portion thereof, in designated areas onsite.

After removal of the deleterious materials have been accomplished, earth materials deemed unsuitable in their natural, in-place condition, shall be removed as recommended by the Geotechnical Engineer/Engineering Geologist.

2. Upon achieving a suitable bottom for fill placement, the exposed removal bottom shall be disced or bladed by the Contractor to the satisfaction of the Geotechnical Engineer. The prepared ground surfaces shall then be brought to the specified moisture content mixed as required, and compacted and tested as specified. In localities where it is necessary to obtain the approval of the controlling agency prior to placing fill, it will be the Contractor's responsibility to contact the proper authorities to visit the site.

3. Any underground structure such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or other structures not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer and/or the controlling agency for the project.

C. ENGINEERED FILLS

1. Any material imported or excavated on the property may be utilized as fill, provided the material has been determined to be suitable by the Geotechnical Engineer. Deleterious materials shall be removed from the fill as directed by the Geotechnical Engineer.

2. Rock or rock fragments less than twelve inches in the largest dimension may be utilized in the fill, provided they are not placed in concentrated pockets and the distribution of the rocks is approved by the Geotechnical Engineer.

3. Rocks greater than twelve inches in the largest dimension shall be taken offsite, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal.

4. All materials to be used as fill, shall be tested in the laboratory by the Geotechnical Engineer. Proposed import materials shall be approved by the Geotechnical Engineer 48 hours prior to importation.

5. The fill materials shall be placed by the Contractor in lifts, that when compacted, shall not exceed six inches. Each lift shall be spread evenly and shall be

thoroughly mixed to achieve a near uniform moisture condition and a uniform blend of materials.

All compaction shall be achieved at or above the optimum moisture content, as determined by the applicable laboratory standard. The Contractor will be notified if the fill materials are too wet or too dry to achieve the required compaction standard.

6. When the moisture content of the fill material is below the limit specified by the Geotechnical Engineer, water shall be added and the materials shall be blended until a uniform moisture content, within specified limits, is achieved. When the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by discing, blading, mixed with dryer fill materials, or other satisfactory methods until the moisture content is within the specified limits.

7. Each fill lift shall be compacted to the minimum project standards, in compliance with the testing methods specified by the controlling governmental agency, and in accordance with recommendations of the Geotechnical Engineer.

   In the absence of specific recommendations by the Geotechnical Engineer to the contrary, the compaction standard shall be the most recent version of ASTM:D 1557.

8. Where a slope receiving fill exceeds a ratio of five-horizontal to one-vertical, the fill shall be keyed and benched through all unsuitable materials into sound bedrock or firm material, in accordance with the recommendations and approval of the Geotechnical Engineer.

9. Side hill fills shall have a minimum key width of 15 feet into bedrock or firm materials, unless otherwise specified in the soil report and approved by the Geotechnical Engineer in the field.

10. Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency and/or with the recommendations of the Geotechnical Engineer and Engineering Geologist.

11. The Contractor shall be required to maintain the specified minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as directed by the Geotechnical Engineer and/or the governing agency for the project. This may be achieved by either overbuilding the slope and cutting

back to the compacted core; by direct compaction of the slope face with suitable equipment; or by any other procedure which produces the required result.

12. The fill portion of fill-over-cut slopes shall be properly keyed into rock or firm material; and the fill area shall be stripped of all soil or unsuitable materials prior to placing fill.

    The design cut portion of the slope should be made first and evaluated for suitability by the Engineering Geologist prior to placement of fill in the keyway above the cut slope.

13. Pad areas in cut or natural ground shall be approved by the Geotechnical Engineer. Finished surfaces of these pads may require scarification and recompaction, or over excavation as determined by the Geotechnical Engineer.

D. CUT SLOPES

1. The Engineering Geologist shall observe all cut slopes and shall be notified by the Contractor when cut slopes are to be started.

2. If, during the course of grading, unforeseen adverse or potentially adverse geologic conditions are encountered, the Engineering Geologist and Soil Engineer shall investigate, analyze and make recommendations to remediate these problems.

3. Non-erodible interceptor swales shall be placed at the top of cut slopes that face the same direction as the superjacent, prevailing drainage.

4. Unless otherwise specified in specific geotechnical reports, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of controlling governmental agencies.

5. Drainage terraces shall be constructed in compliance with the ordinances of the controlling governmental agencies, and/or in accordance with the recommendations of the Geotechnical Engineer or Engineering Geologist.

E. GRADING CONTROL

1. Fill placement shall be observed and tested by the Geotechnical Engineer and/or his representative during grading.

   Field density tests shall be made by the Geotechnical Engineer and/or his representative to evaluate the compaction and moisture compliance of each fill lift. Density tests shall be conducted at intervals not to exceed two feet of fill

height. Where sheepsfoot rollers are used, the fill may be disturbed to a depth of several inches. Density determinations shall be taken in the compacted material below the disturbed surface at a depth determined by the Geotechnical Engineer or his representative.

2. Where tests indicate that the density of any layer of fill, or portion thereof, is below the required relative compaction, or improper moisture content is in evidence, that particular layer or portion thereof shall be reworked until the required density and/or moisture content has been attained. Additional fills shall not be placed over an area until the previous lift of fill has been tested and found to meet the density and moisture requirements for the project and the previous lift is approved by the Geotechnical Engineer.

3. When grading activities are interrupted by heavy rains, fill operations shall not be resumed until field observations and tests by the Geotechnical Engineer indicate the moisture content and density of the fill are within the specified limits.

4. During construction, the Contractor shall properly grade all surfaces to maintain good drainage and prevent the ponding of water. The Contractor shall take remedial action to control surface water and to prevent erosion of graded areas until such time as a permanent drainage and erosion devices have been installed.

5. Observation and testing by the Geotechnical Engineer and/or his representative shall be conducted during filling and compacting operations in order that he will be able to state in his opinion that all cut and filled areas are graded in accordance with the approved specifications.

6. Upon the completion of grading activities and after the Geotechnical Engineer and Engineering Geologist have finished their observations of the work, final reports shall be submitted. No further excavation or fill placement shall be undertaken without prior notification of the Geotechnical Engineer and/or Engineering Geologist.

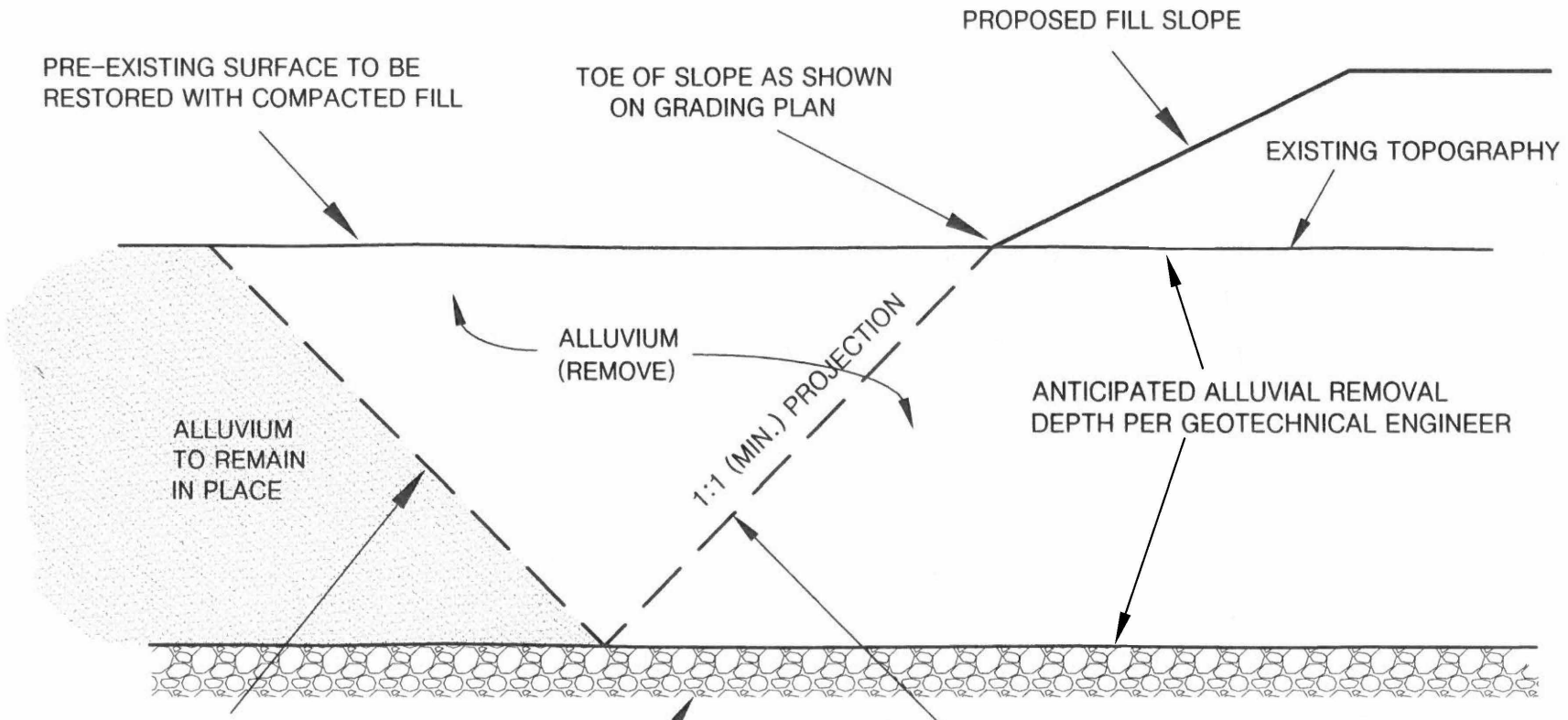
F. FINISHED SLOPES

All finished cut and fill slopes shall be planted and irrigated and/or protected from erosion in accordance with the project specifications, governing agencies, and/or as recommended by a landscape architect.

APPENDIX F

Grading Details

DETAIL FOR FILL SLOPE TOEING OUT ON FLAT ALLUVIATED CANYON

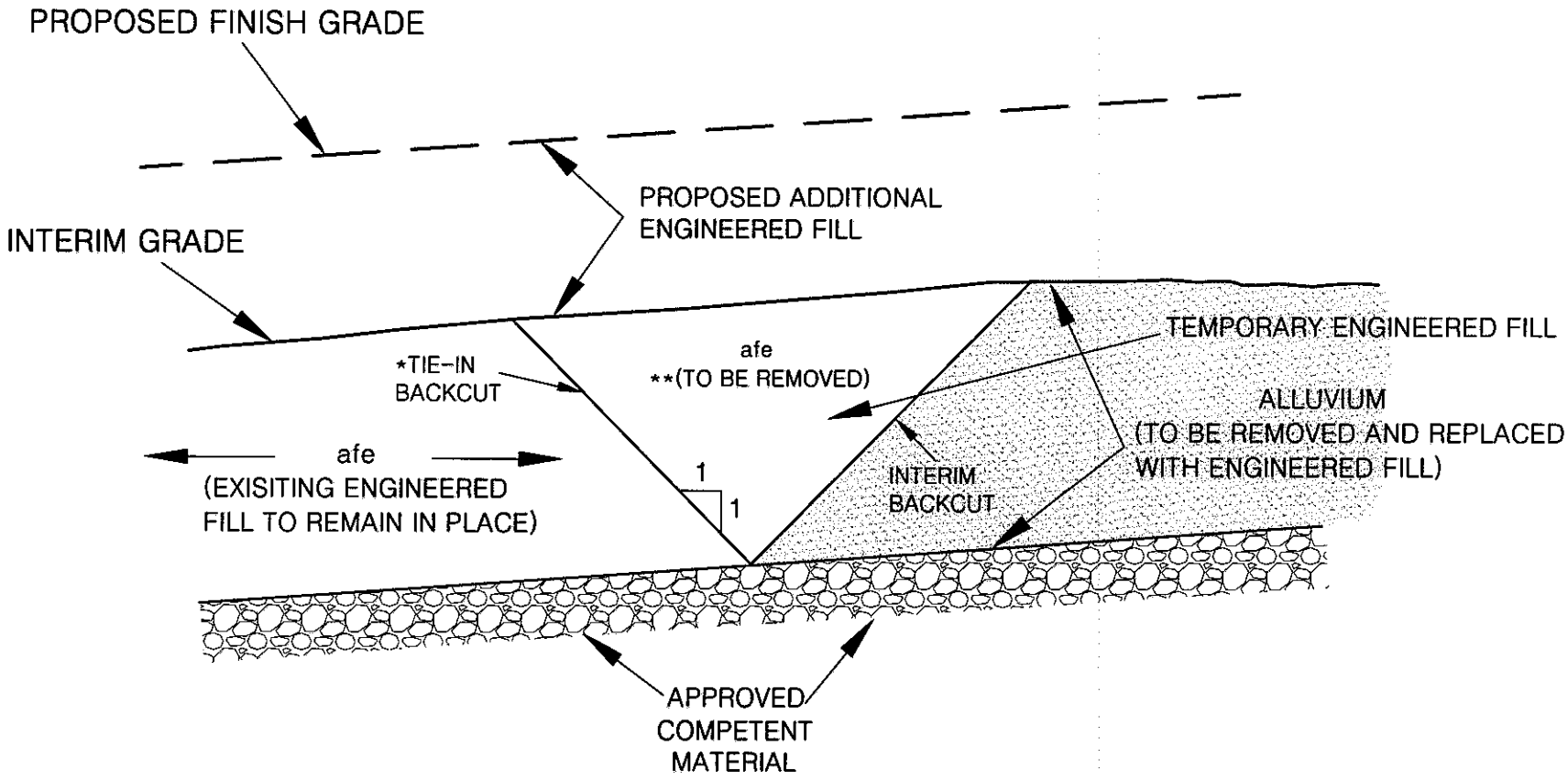


ALTA CALIFORNIA GEOTECHNICAL, INC.
VER. 3/12

PLATE G-1

PATH: C:\Users\Jinks\Desktop\Drafting\GRADING DETAILS\G-1.dwg

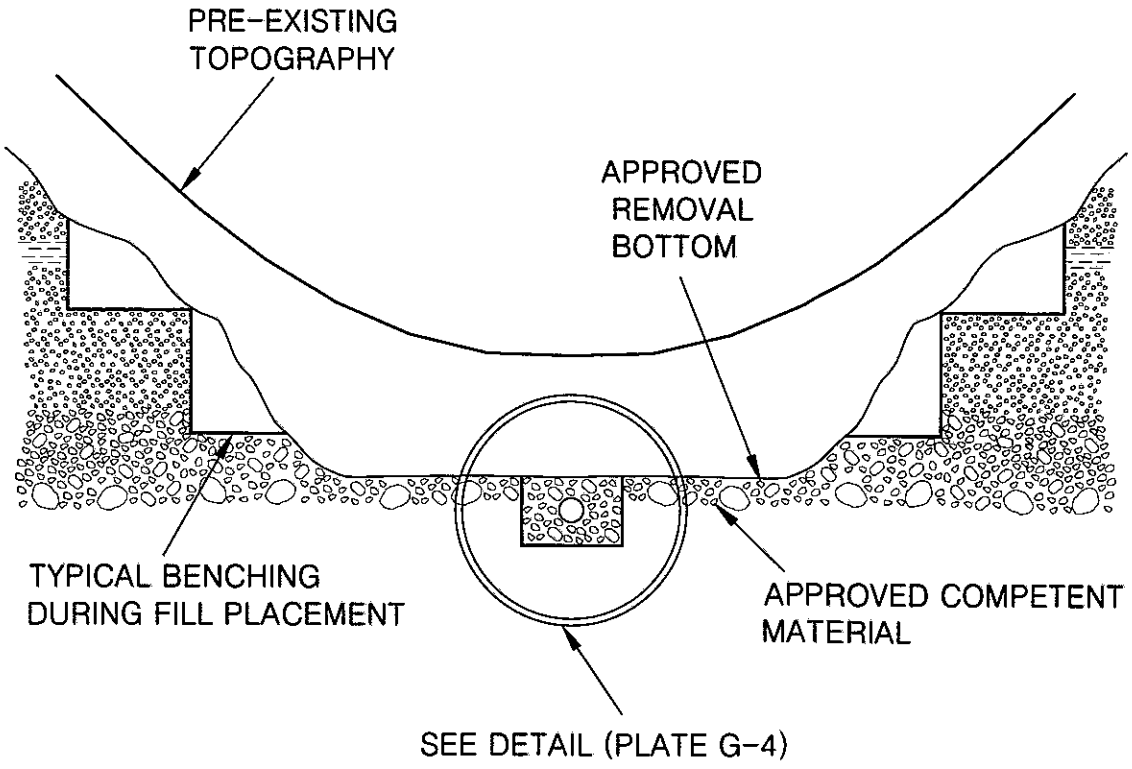
REMOVAL ADJACENT TO EXISTING FILL



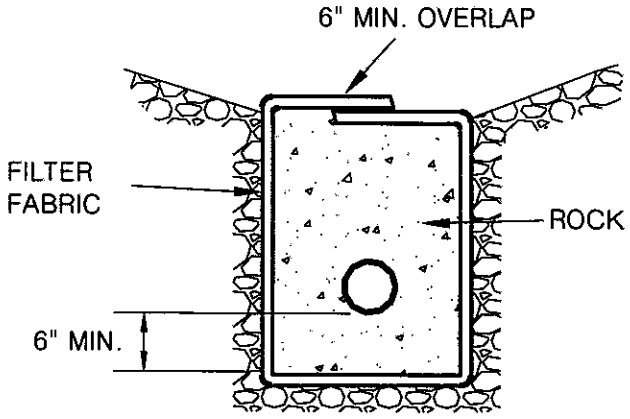
*INITIATE 1:1 TIE-IN BACKCUT TO INTERCEPT TOE OF INTERIM BACKCUT

**AS PART OF TIE-IN FOR ADDITIONAL ENGINEERED FILL

CANYON SUBDRAIN



CANYON SUBDRAIN DETAIL



PERFORATED PIPE SURROUNDED WITH ROCK AND FILTER FABRIC

ROCK: MIN. VOLUME OF 9 CU.FT. PER LINEAR FT. OF 3/4 IN. MAX. ROCK

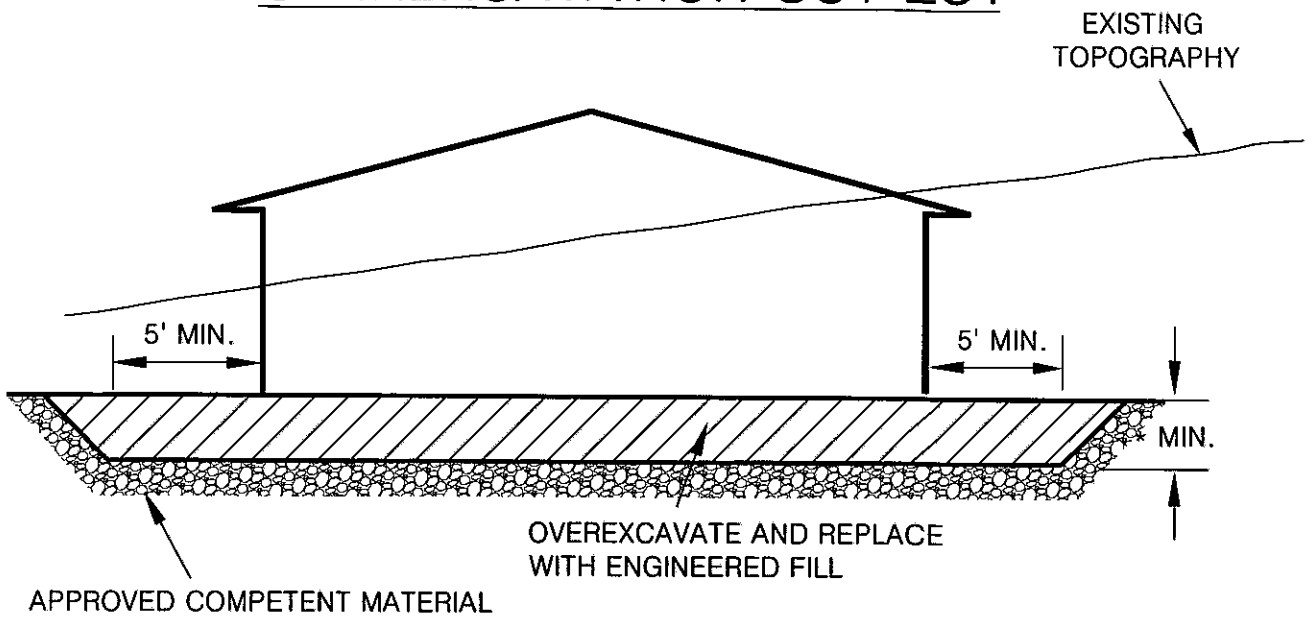
PIPE: 6 IN. ABS OR PVC PIPE WITH A MINIMUM OF 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40

FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

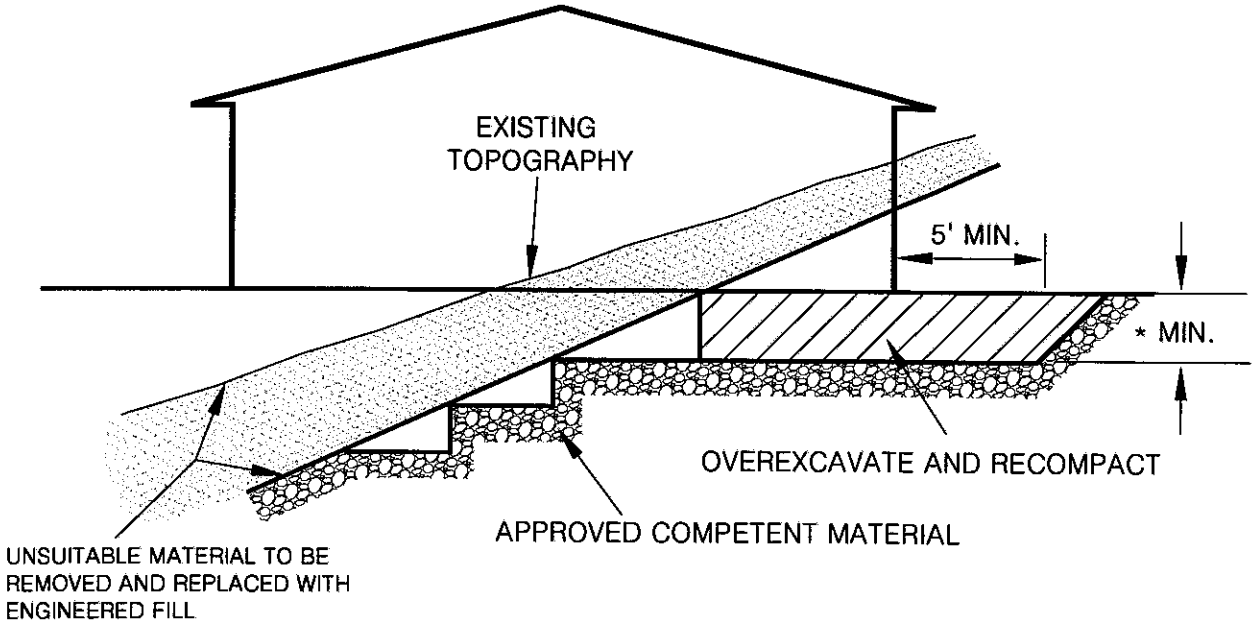
NOTES:

1. FOR CONTINUOUS RUN IN EXCESS OF 500. FT USE 8 IN. DIA. PIPE
2. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)

OVEREXCAVATION CUT LOT



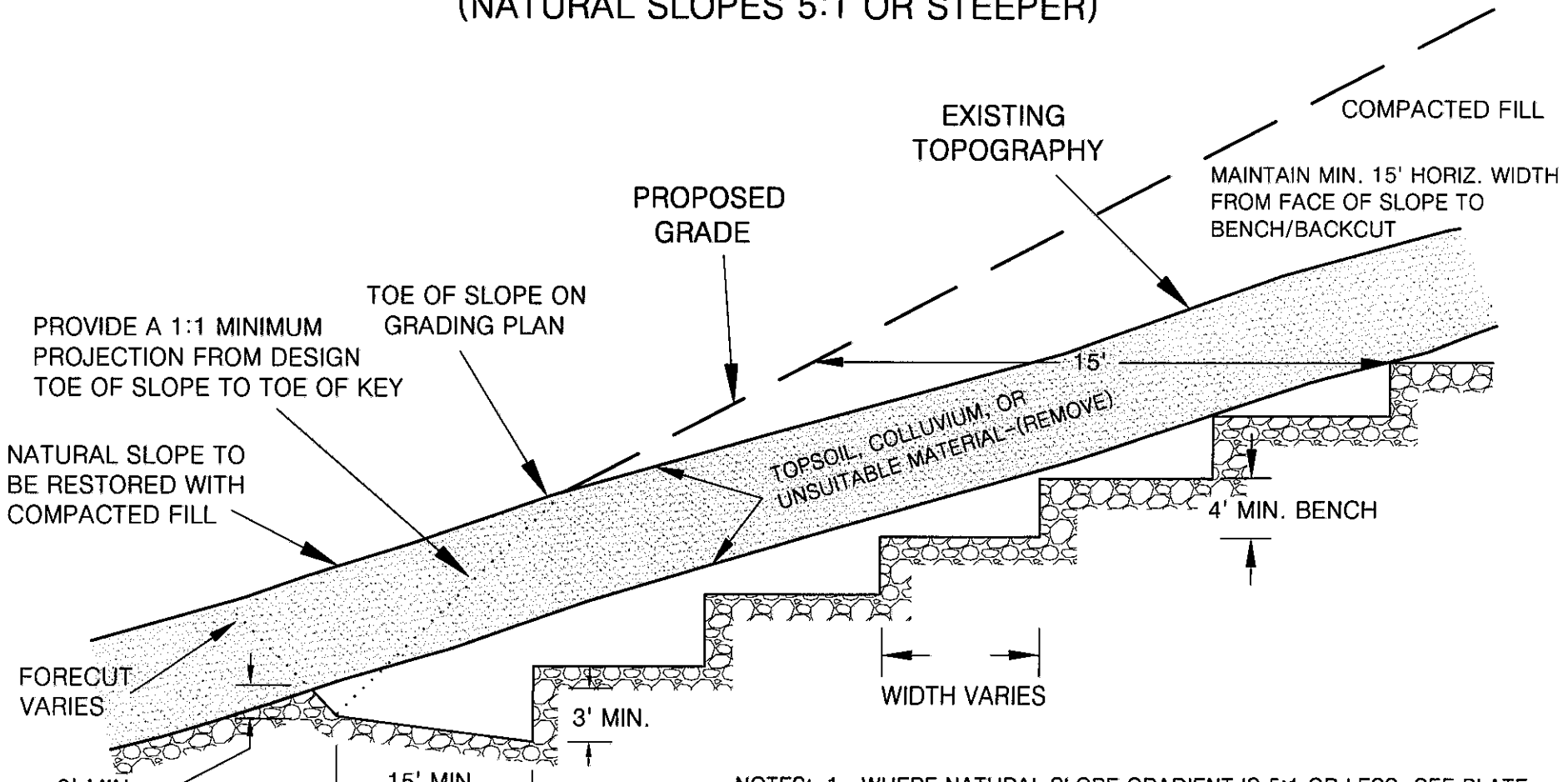
CUT-FILL LOT (TRANSITION)



*NOTE ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF 1/3 OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET (SEE PLATE G-16)

SIDE HILL SLOPE FILL DETAIL

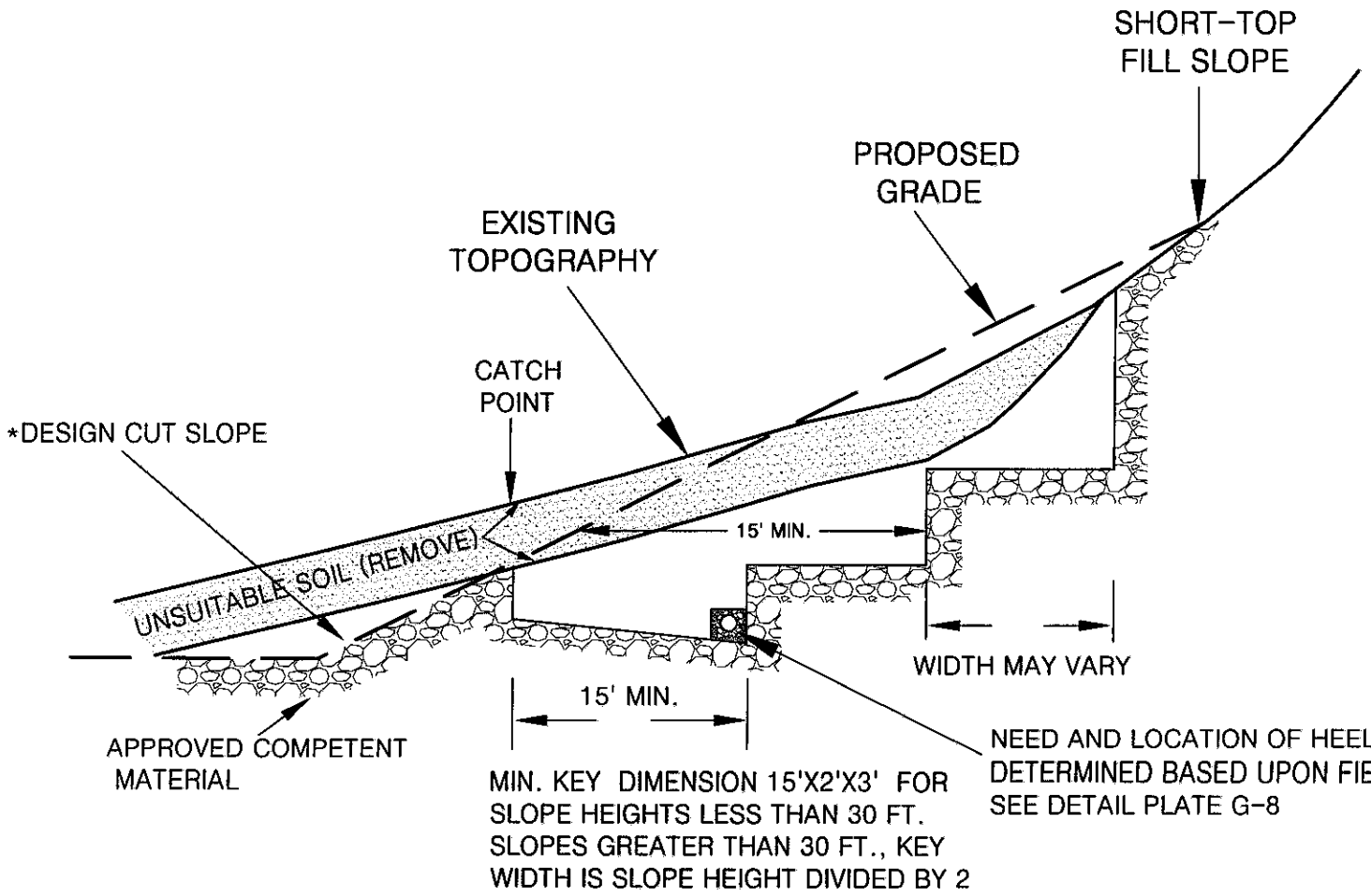
(NATURAL SLOPES 5:1 OR STEEPER)



NOTES:

1. WHERE NATURAL SLOPE GRADIENT IS 5:1 OR LESS, SEE PLATE G-1. WHERE THE NATURAL SLOPE APPROACHES OR EXCEEDS THE DESIGN SLOPE RATIO, SPECIAL RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER.
2. THE NEED FOR AND PLACEMENT OF DRAINS WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST BASED UPON EXPOSED FIELD CONDITIONS.

FILL OVER CUT SLOPE DETAIL



*THE CUT PORTION OF THE SLOPE SHOULD BE EXCAVATED AND EVALUATED BY THE ENGINEERING GEOLOGIST/GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTING THE FILL SLOPE

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VER. 1/18

PLATE G-7

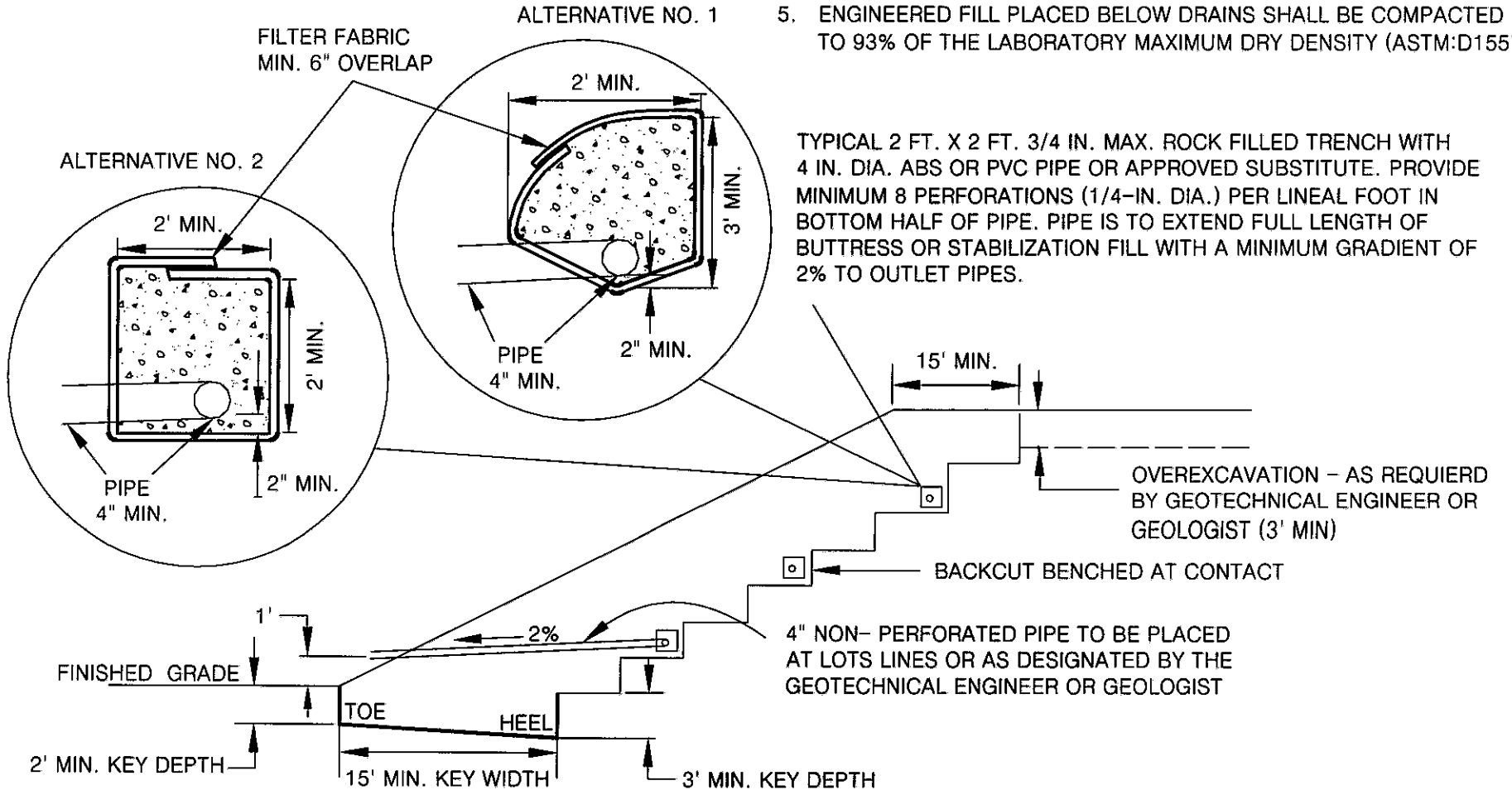
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1956

STABILIZATION/BUTTRESS FILL BACKDRAIN

NOTE:

1. ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40
2. SOLID PIPE OUTLETS TO BE PROVIDED EVERY 100 FT. AND JOINED TO PERFORATED BACKDRAIN PIPE WITH "L" OR "T"s. MIN. 2% GRADIENT.
3. GRAVEL TRENCH TO BE FILLED WITH 3/4 IN. MAXIMUM ROCK
4. THE NECESSITY FOR UPPER TIER BACKDRAINS SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST. UPPER TIER OUTLETS SHOULD DRAIN INTO PAVED TERRACE DRAINS.
5. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)



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VER. 3/12

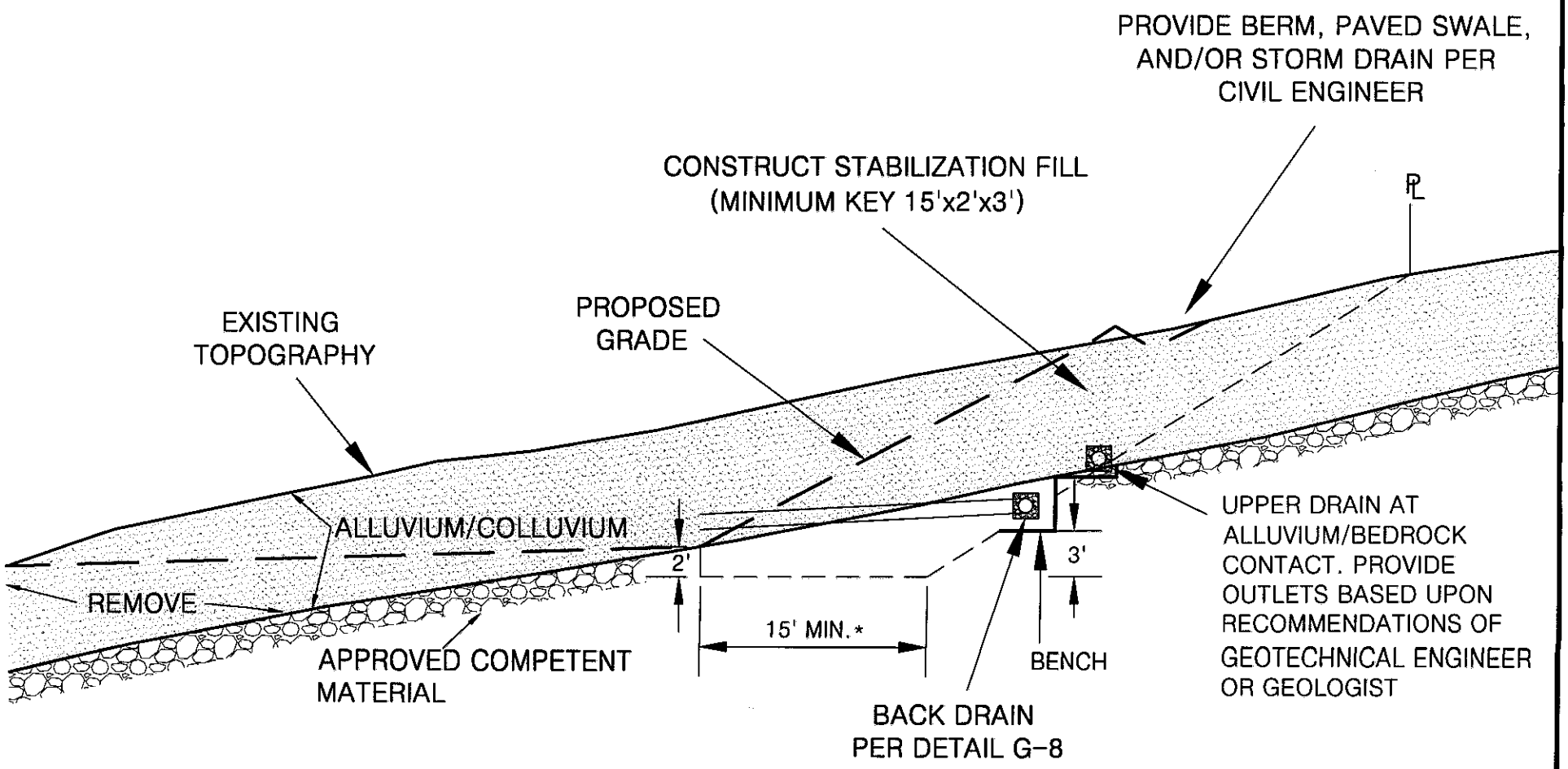
PLATE G-8

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1957

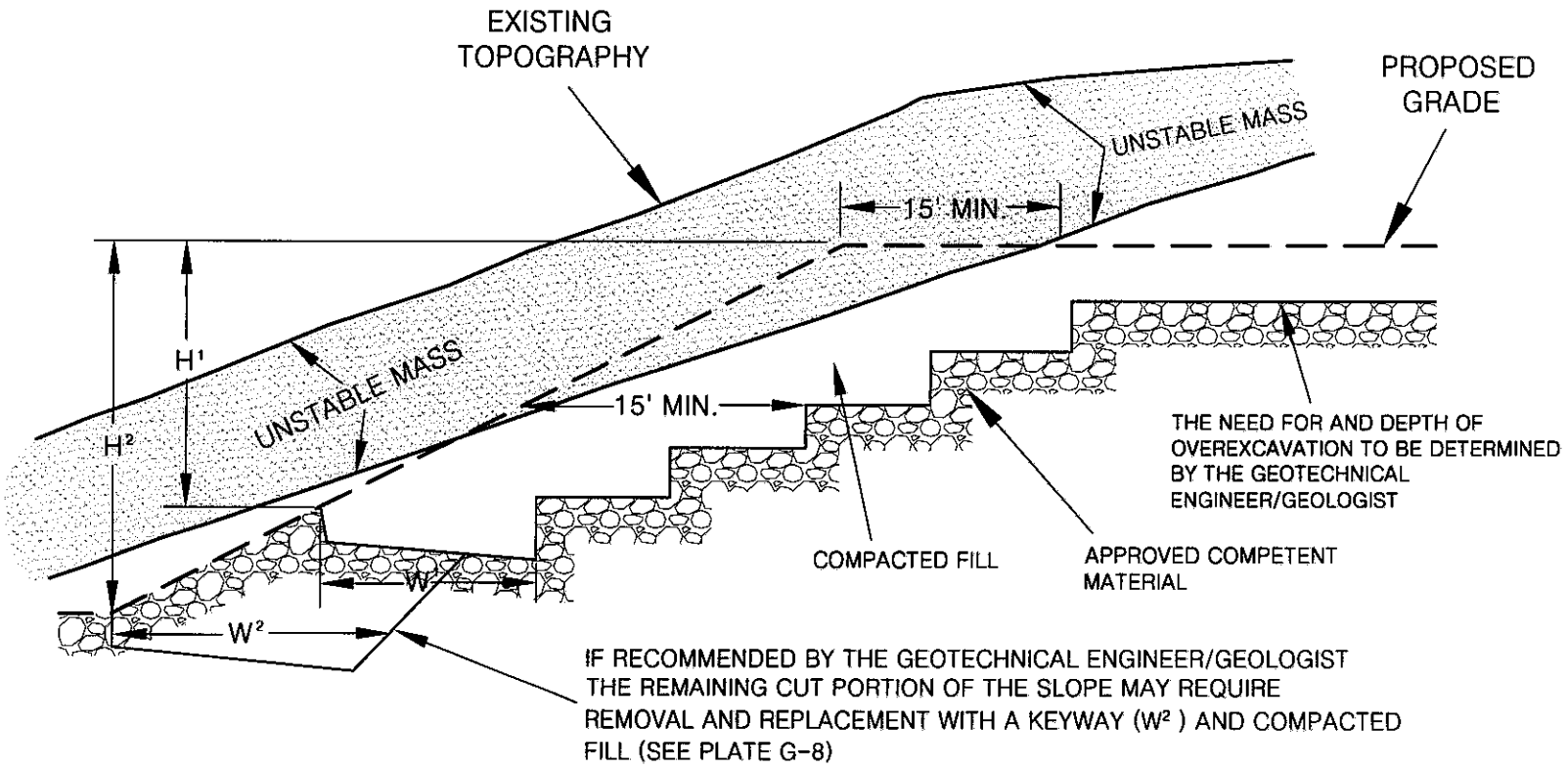
STABILIZATION FILL

(UPSLOPE ALLUVIATED AREA)



* FOR SLOPE HEIGHTS LESS THAN 30 FT. SLOPES GREATER THAN 30 FT., KEY WIDTH IS SLOPE HEIGHT DIVIDED BY 2

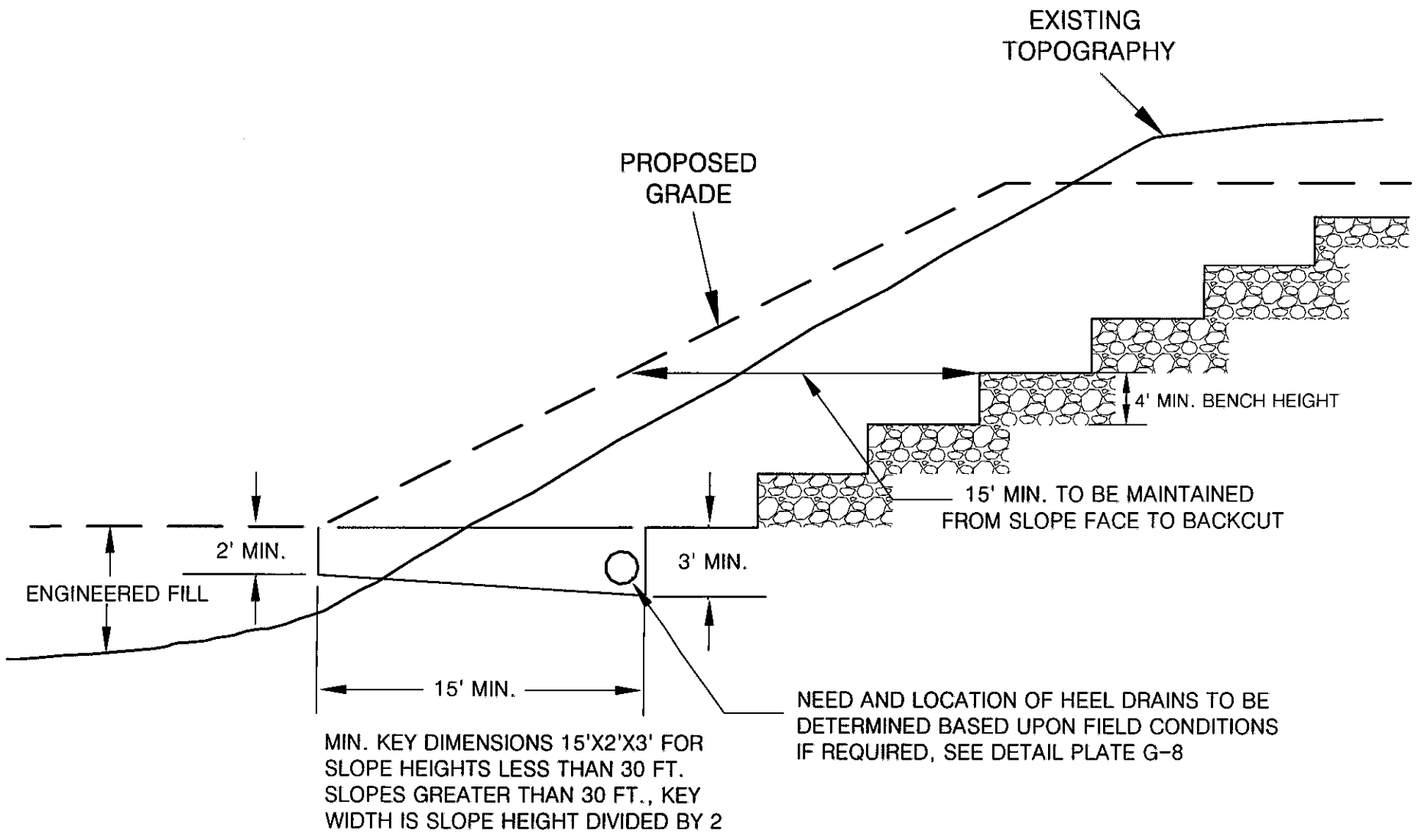
SELECTIVE GRADING DETAIL FOR STABILIZATION FILL
UNSTABLE MATERIAL EXPOSED IN PORTION OF CUT SLOPE



NOTES: 1. BACKDRAINS ARE NOT REQUIRED UNLESS SPECIFIED.

2. "W" SHALL BE EQUIPMENT WIDTH (15') FOR SLOPE HEIGHT LESS THAN 25 FEET. FOR SLOPES GREATER THAN 25 FEET, "W" SHALL BE DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER/GEOLOGIST. AT NO TIME SHALL "W" BE LESS THAN H/2.

SKIN FILL SLOPE OVER NATURAL GROUND



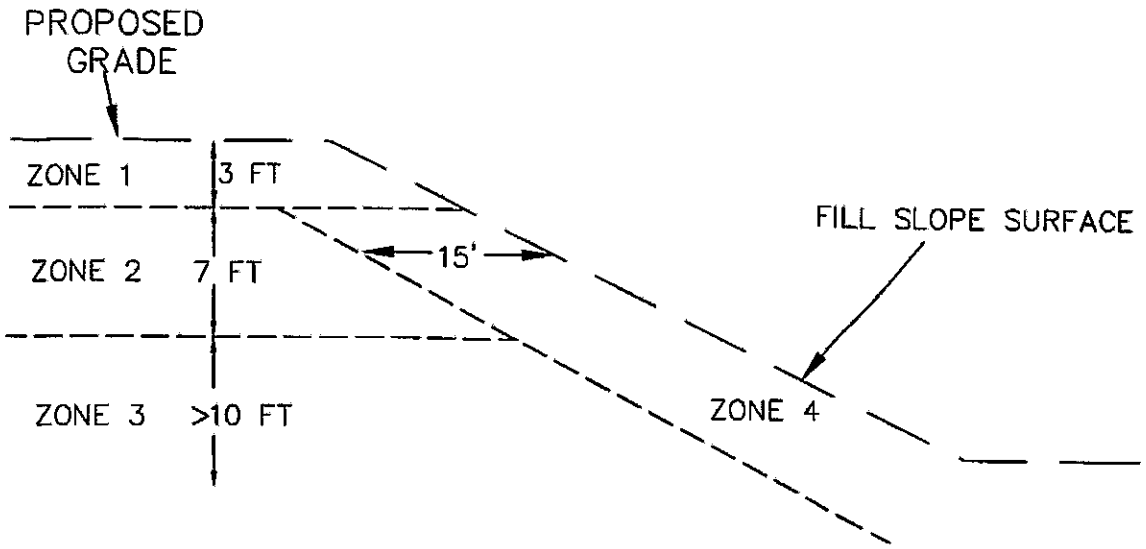
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PLATE G-11

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1960

DETAIL FOR MAXIMUM PARTICLE DIMENSION



ZONE	DEPTH	PARTICLE MAX. DIMENSION	PLACEMENT METHOD
1	0-3 ft.	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)
2	3-10 ft.	≤2.0 ft.	ROCK BLANKETS (SEE PLATE G-13)
3	>10 ft.	≤8.0 ft.	ROCK BLANKETS (PLATE G-13) ROCK WINDROW (PLATE G-14) INDIVIDUAL ROCK BURIED (PLATE G-15)
4	15 HORIZONTAL FEET FROM FILL SLOPE FACE	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)

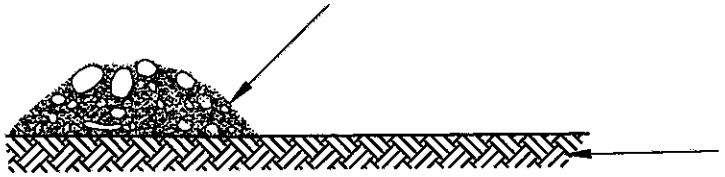
ALTA CALIFORNIA GEOTECHNICAL, INC.
VER. 2/15

PLATE G-12

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ROCK BLANKET DETAILS

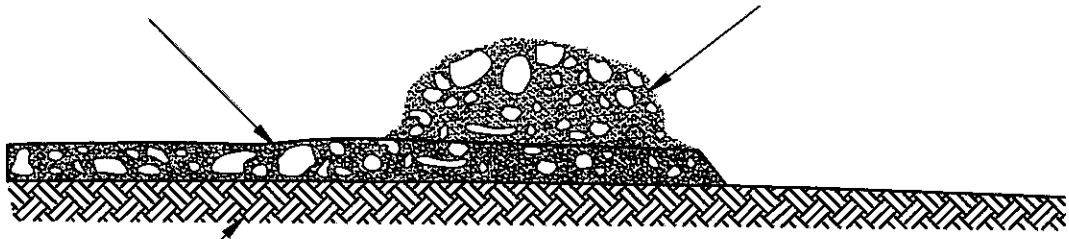
LOOSE PILE 1
LOOSE, DUMPED ROCK, GRAVEL AND SAND MIXTURE REMOVE FRAGMENTS LARGER THAT 2 FEET FOR ISOLATED BURIAL (PLATE G-15) OR WINDROW (PLATE G-10)



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

COMPACT PILE 1
SPREAD LOOSE PILE FORWARD WITH HEAVY TRACKED DOZER (D-8 OR LARGER). HEAVILY WATER, TRACK, AND APPLY ADDITIONAL SAND AND GRAVEL AS NECESSARY TO FILL VOIDS AND CREATE A DENSE MATRIX OF ROCK, COBBLES, GRAVEL AND SAND (2 FOOT MAXIMUM THICKNESS)

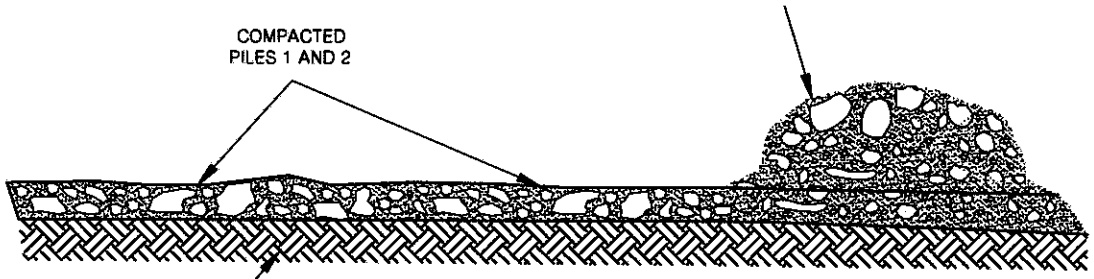
LOOSE PILE 2
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT PILE 1.



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

LOOSE PILE 3
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT EXISTING BLANKET.

COMPACTED PILES 1 AND 2

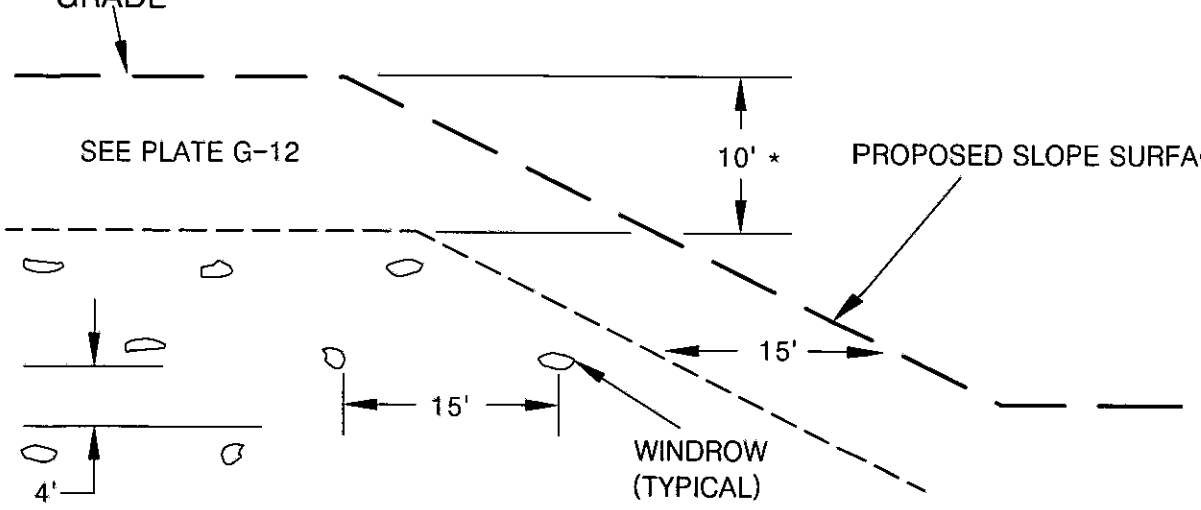


APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

OBSERVATION TESTING AND APPROVAL PROCEDURES

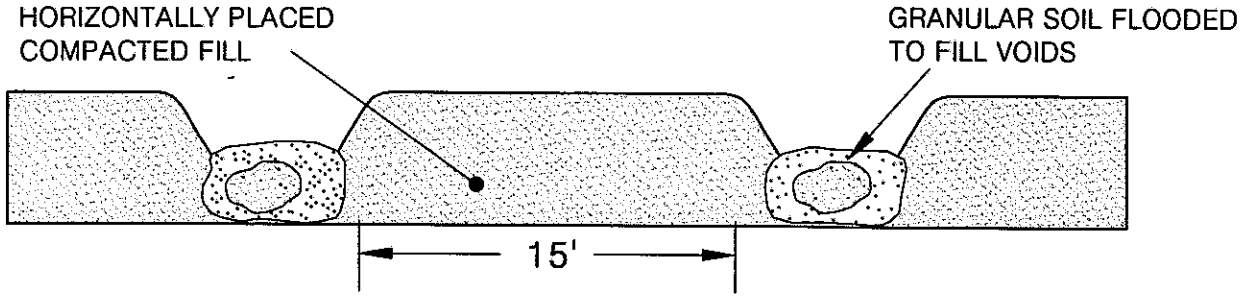
OBSERVE EQUIPMENT. SCRAPERS AND TRUCKS SHOULD BE FULLY SUPPORTED ON BLANKET WITHOUT SIGNIFICANT YIELDING. EXCAVATE TEST/OBSERVATION PITS TO CONFIRM EXISTENCE OF MIXTURE OF VARIOUS PARTICLE SIZES, WITHOUT SIGNIFICANT VOIDS, AND FORMING A DENSE, COMPACTED FILL MATRIX. TEST BY ASTM D1556, D2922 AND/OR D3017 WHEN APPROPRIATE. RECORD LIMITS AND ELEVATION OF BLANKET. ALL FILL AND COMPACTION OPERATIONS TO BE CONDUCTED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. SUBSEQUENT LIFTS TO BE APPLIED ONLY AFTER OBSERVATION AND CONFIRMATION OF SUITABILITY OF FILL AND RELEASE BY THE GEOTECHNICAL ENGINEER. BLANKETS TO BE CONSTRUCTED IN ACCORDANCE WITH PLATE G-12.

ROCK WINDROW DETAIL



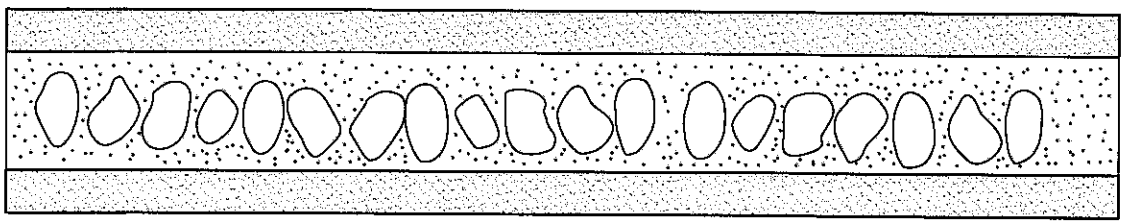
NOTE: OVERSIZED MATERIAL SHOULD BE REMOVED FROM THE 15' CLEAR ZONES WITH SPECIAL EQUIPMENT, SUCH AS A ROCK RAKE, PRIOR TO PLACING THE NEXT FILL LIFT.
*VARIANCES TO THE ABOVE ROCK HOLD DOWN MAY BE GRANTED SUBJECT TO APPROVAL BY THE OWNER, GEOTECHNICAL ENGINEER, AND GOVERNING AGENCY

TYPICAL WINDROW DETAIL (END VIEW)

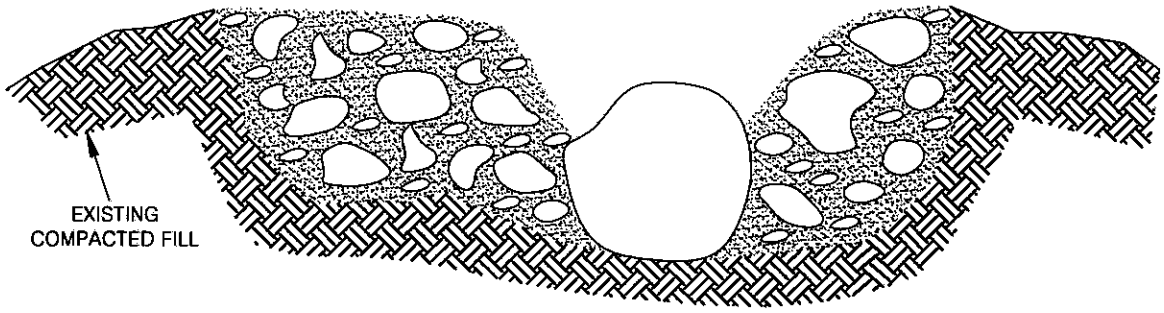


NOTE: COMPACTED FILL SHALL BE BROUGHT UP TO A HIGHER ELEVATION ALONG EACH WINDROW SO GRANULAR SOIL CAN BE FLOODED IN A "TRENCH CONDITION".

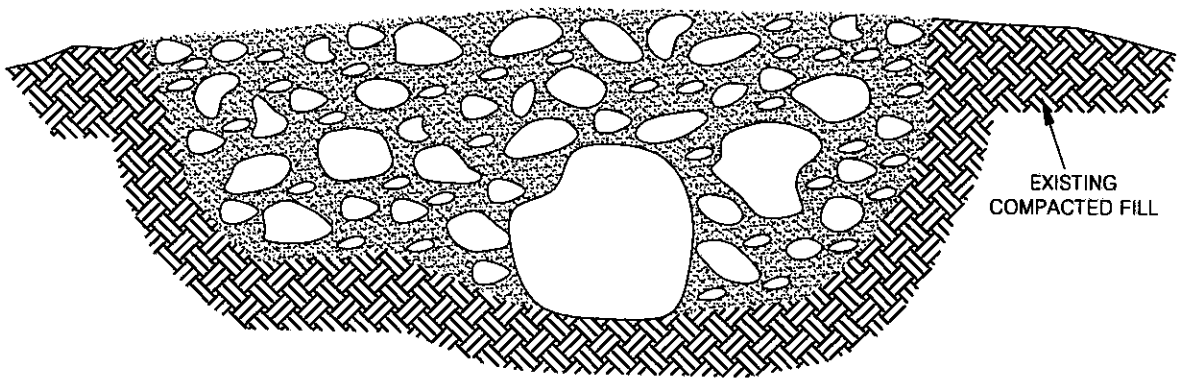
PROFILE VIEW



ISOLATED ROCK BURIAL DETAILS



EXCAVATE HOLE INTO EXISTING FILL PRISM, PLACE BOULDER (< 8 feet in maximum dimension) INTO EXISTING COMPACTED FILL. SURROUND WITH SAND, GRAVEL, COBBLES AND WATER HEAVILY. TRACK WITH D8 OR LARGER EQUIPMENT UNTIL RESULTING FILL FULLY SUPPORTS EQUIPMENT. OBSERVE AND/OR TEST IN ACCORDANCE WITH ASTM D1556, D2922 OR D3017. ROCKS LARGER THAN 8 FEET SHALL BE FURTHER REDUCED IN SIZE BY SECONDARY BREAKING.



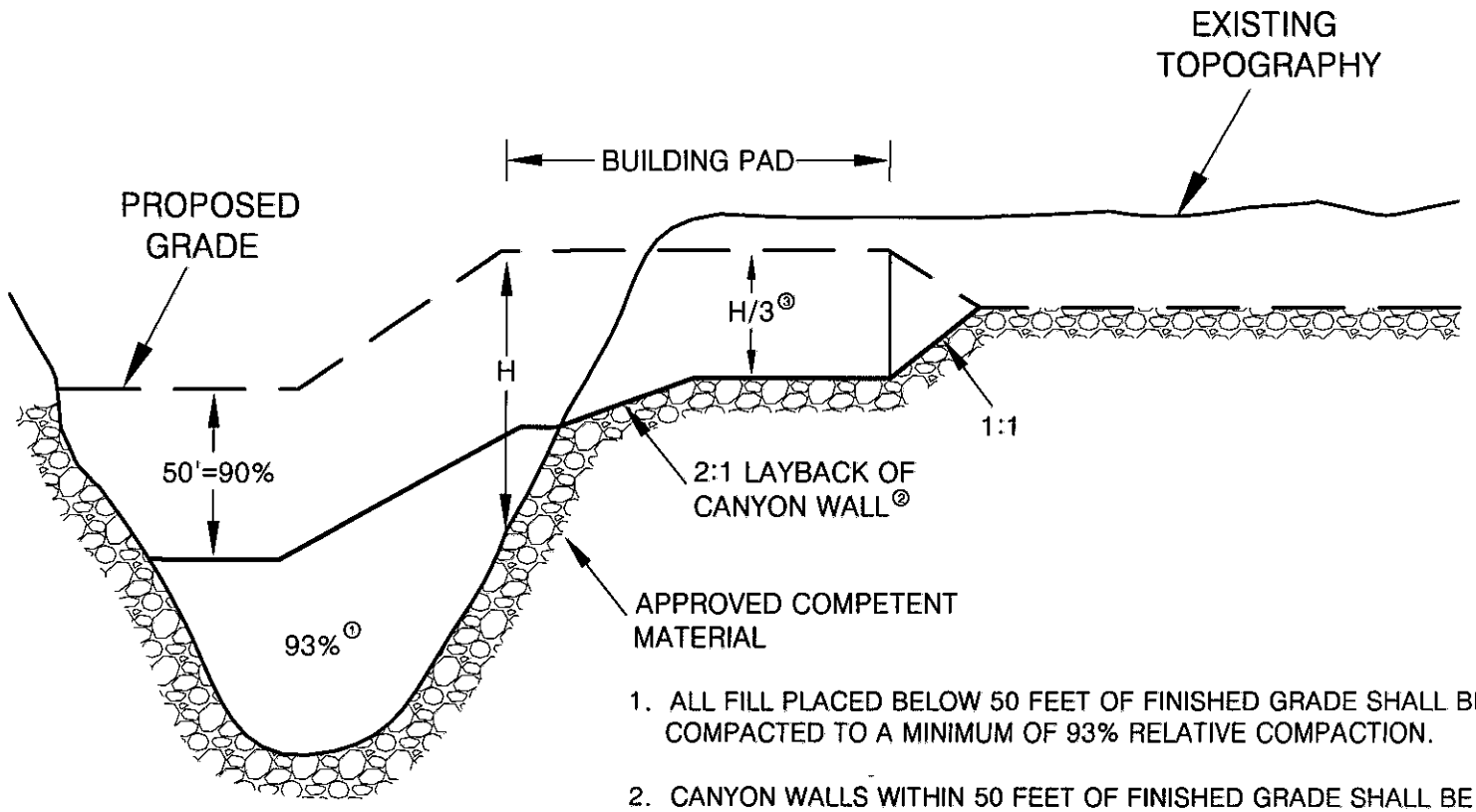
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VER. 3/12

PLATE G-15

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RELATIVE COMPACTION VS. DEPTH

CANYON WALL LAY BACK
DIFFERENTIAL FILL OVEREXCAVATION DETAILS



1. ALL FILL PLACED BELOW 50 FEET OF FINISHED GRADE SHALL BE COMPACTED TO A MINIMUM OF 93% RELATIVE COMPACTION.

2. CANYON WALLS WITHIN 50 FEET OF FINISHED GRADE SHALL BE LAID BACK TO A SLOPE RATIO OF 2:1 OR FLATTER.

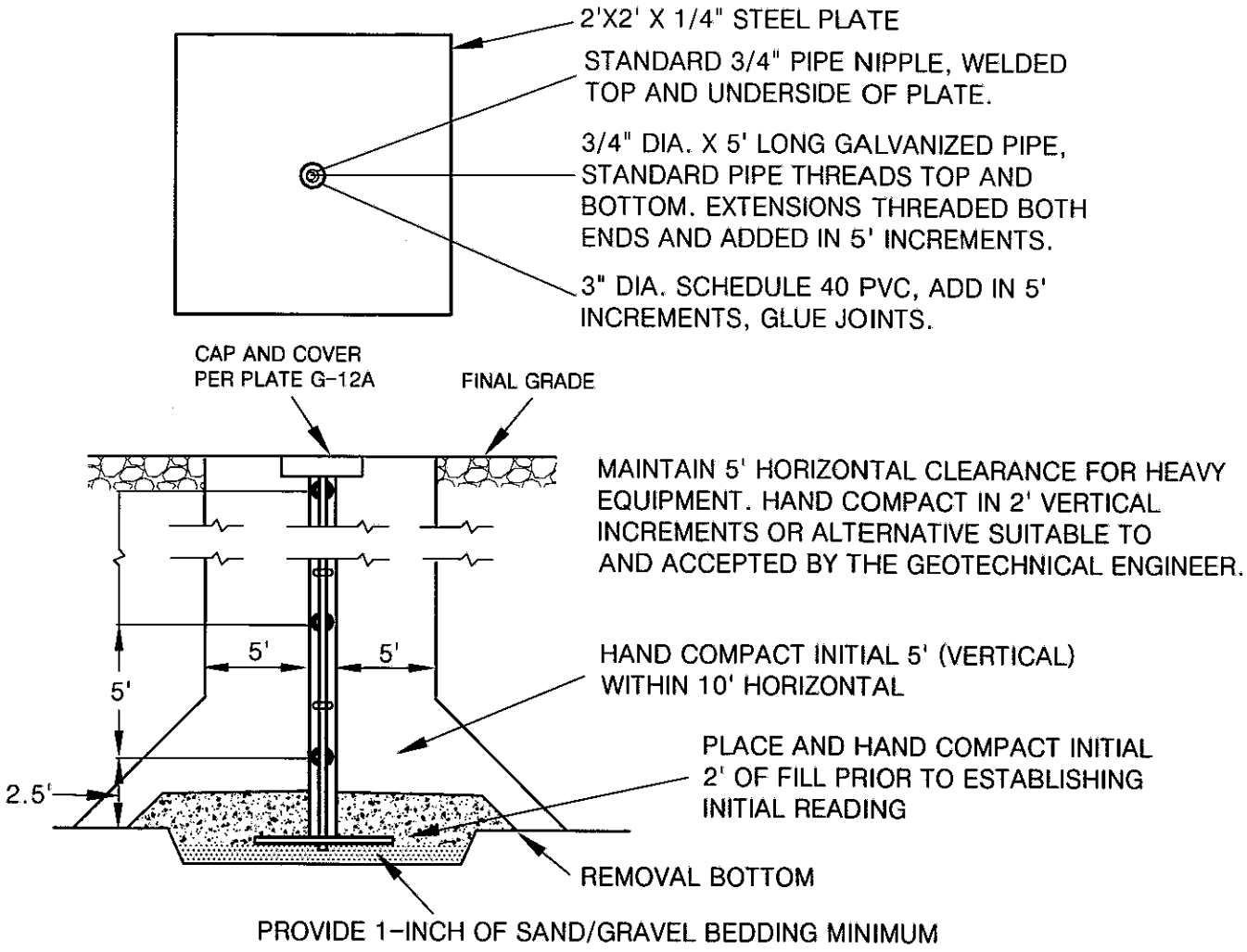
3. ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF 1/3 OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET.

4. IF THE 2:1 LAY BACK OF THE CANYON WALL IS IMPRACTICAL, THEN AS AN ALTERNATIVE THE INCREASED COMPACTION STANDARDS IN NOTE 1 SHOULD BE EXTENDED UP TO H/3 AND THE LAY BACK WILL NOT BE REQUIRED.

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PLATE G-16

SETTLEMENT PLATE DETAIL



NOTES:

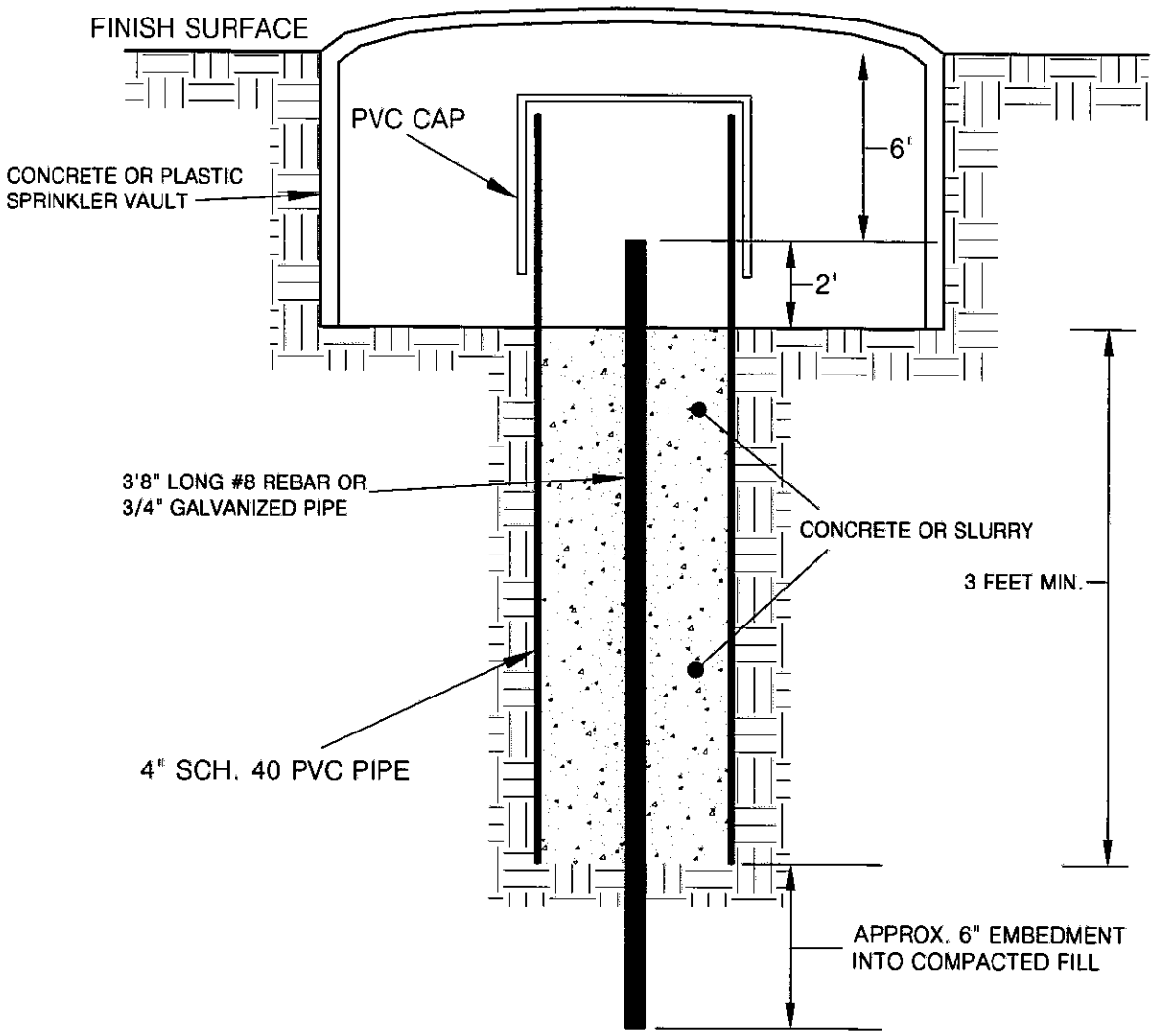
1) LOCATIONS OF SETTLEMENT PLATES SHALL BE CLEARLY MARKED AND READILY VISIBLE (RED FLAGGED) TO EQUIPMENT OPERATORS.

2) CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL CLEARANCE FOR HEAVY EQUIPMENT WITHIN 5' (VERTICAL) OF PLATE BASE. FILL WITHIN CLEARANCE AREA SHALL BE HAND COMPACTED TO PROJECT SPECIFICATIONS OR COMPACTED BY ALTERNATIVE APPROVED BY THE GEOTECHNICAL ENGINEER.

3) AFTER 5' (VERTICAL) OF FILL IS IN PLACE, CONTRACTOR SHALL MAINTAIN 5' HORIZONTAL EQUIPMENT CLEARANCE. FILL IN CLEARANCE AREA SHALL BE HAND COMPACTED (OR APPROVED ALTERNATIVE) IN VERTICAL INCREMENTS NOT TO EXCEED 2 FEET.

4) IN THE EVENT OF DAMAGE TO SETTLEMENT PLATE OR EXTENSION RESULTING FROM EQUIPMENT OPERATING WITHIN PRESCRIBED CLEARANCE AREA, CONTRACTOR SHALL IMMEDIATELY NOTIFY GEOTECHNICAL ENGINEER AND SHALL BE RESPONSIBLE FOR RESTORING THE SETTLEMENT PLATE AND EXTENSION RODS TO WORKING ORDER.

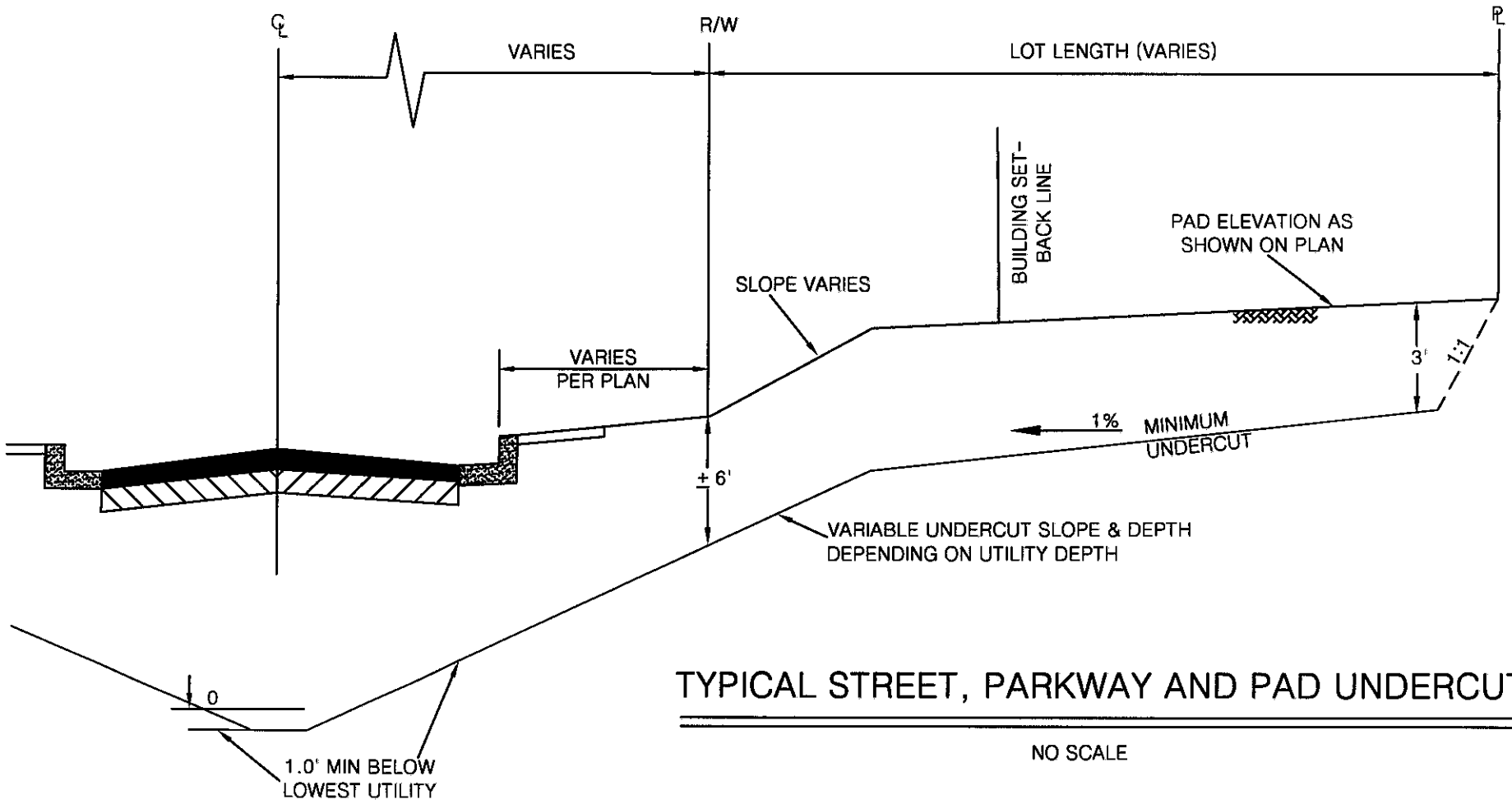
SURFACE SETTLEMENT MONUMENT DETAIL



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VER. 3/12

PLATE G-18

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TYPICAL STREET, PARKWAY AND PAD UNDERCUT

NO SCALE

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PLATE G-19

1968

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Zoning Summary

Existing Zoning:	BP-2
Proposed Zoning:	RM - Residential Medium Density District
Max. Density:	18 Homes per Acre
Perimeter Site Setbacks:	20'
Common Open Space:	25%
Max. Building Height:	35'
Max. Lot Coverage:	60%

LEGEND

- Tm — MONTEREY FORMATION
- B-4 ⊕ — APPROXIMATE LOCATION OF HOLLOW STEM AUGER BORING
- P-2 ○ — APPROXIMATE LOCATION OF INFILTRATION TEST
- — — — LIMITS OF REPORT



Project Summary

Total Site Area: ±4.4 Acres
Net Site Area: ±2.47 Acres

Total Units: 58 Homes
- (02) Plan 1 | 1,323 SF | 3 bed | 2.5 Bath | Tandem Garage
- (19) Plan 2 | 1,530 SF | 3 bed | 2.5 Bath
- (22) Plan 3 | 1,575 SF | 3 bed | 2.5 Bath
- (15) Plan 4 | 1,825 SF | 4 bed | 2.5 Bath

Total SF: 89,470 SF

Total Density: 13.18 Homes per Acre
Net Density: 23.48 Homes per Acre

Parking:
Provided: 133 Spaces (2.3 spaces per home)
- Garage: 116 Spaces
- Head in: 17 Spaces (9'x18')

Open Space:
Provided: ±27,940 SF (0.64 AC)

Sloped Area: 83,053 SF (1.92 AC @ 44% of Total Area)

Notes:
- The sloped landscape currently occupies 44% of the total site area.
- There is no defined minimum width requirement for common open space.
- If we calculate 25% of the net area, we would be required to provide 0.61 acres of common open space.

PLATE 1

ALTA CALIFORNIA GEOTECHNICAL, INC.
170 N. MAPLE STREET, STE 108, CORONA, CA 92880
TELEPHONE: (951) 509-7090
PROJECT NUMBER: 1-0631 DATE: Sept. 2025

Notes:
1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

BRANDYWINE HOMES

Concept Site Plan
15 Argonaut
Aliso Viejo, CA

0 20 40 80

SP-06

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

Attachment F: HYDROMODIFICATION CALCULATIONS

SOHM

PROJECT REPORT

General Model Information

Project Name:	160715-SOHM
Site Name:	Presidio
Site Address:	15 Argonaut
City:	Aliso Viejo
Report Date:	7/8/2026
Gage:	Laguna Beach
Data Start:	10/01/1949
Data End:	09/30/2006
Timestep:	15 Minute
Precip Scale:	1.000
Version Date:	2021/05/25

POC Thresholds

Low Flow Threshold for POC1:	10 Percent of the 2 Year
High Flow Threshold for POC1:	10 Year

Landuse Basin Data

Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A,Scrub,VSteep(>15%)	4.56
Pervious Total	4.56

Impervious Land Use	acre
Impervious Total	0
Basin Total	4.56

Element Flows To:

Surface	Interflow	Groundwater

Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A,Scrub,Flat(0-5%)	0.43
A,Scrub,VSteep(>15%)	2.04
Pervious Total	2.47

Impervious Land Use	acre
Impervious,Flat(0-5)	1.93
Impervious,Mod(5-10)	0.16
Impervious Total	2.09
Basin Total	4.56

Element Flows To:

Surface	Interflow	Groundwater
StormTech 1	StormTech 1	

Mitigated Routing

StormTech 1

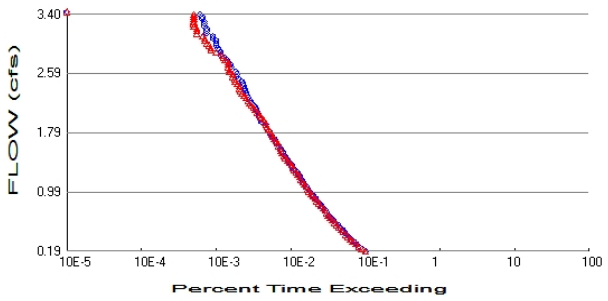
Chamber Model: 3500
Dimensions
Max Row Length: 200
Number of Chambers: 40
Number of Endcaps: 16
Top Stone Depth: 12
Bottom Stone Depth: 9
Discharge Structure
Riser Height: 4.5 ft.
Riser Diameter: 54 in.
Notch Type: Rectangular
Notch Width: 3.839 ft.
Notch Height: 1.093 ft.
Orifice 1 Diameter: 1.916 in. Elevation:0 ft.
Element Flows To:
Outlet 1 Outlet 2

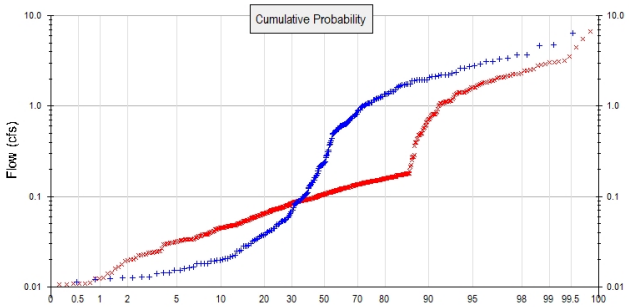
StormTech Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.047	0.000	0.000	0.000
0.0833	0.047	0.001	0.028	0.000
0.1667	0.047	0.003	0.040	0.000
0.2500	0.047	0.004	0.049	0.000
0.3333	0.047	0.006	0.057	0.000
0.4167	0.047	0.008	0.064	0.000
0.5000	0.047	0.009	0.070	0.000
0.5833	0.047	0.011	0.076	0.000
0.6667	0.047	0.012	0.081	0.000
0.7500	0.047	0.014	0.086	0.000
0.8333	0.047	0.017	0.090	0.000
0.9167	0.047	0.021	0.095	0.000
1.0000	0.047	0.025	0.099	0.000
1.0833	0.047	0.028	0.103	0.000
1.1667	0.047	0.032	0.107	0.000
1.2500	0.047	0.035	0.111	0.000
1.3333	0.047	0.038	0.115	0.000
1.4167	0.047	0.042	0.118	0.000
1.5000	0.047	0.045	0.122	0.000
1.5833	0.047	0.049	0.125	0.000
1.6667	0.047	0.052	0.128	0.000
1.7500	0.047	0.056	0.131	0.000
1.8333	0.047	0.059	0.134	0.000
1.9167	0.047	0.062	0.137	0.000
2.0000	0.047	0.066	0.140	0.000
2.0833	0.047	0.069	0.143	0.000
2.1667	0.047	0.072	0.146	0.000
2.2500	0.047	0.076	0.149	0.000
2.3333	0.047	0.079	0.152	0.000
2.4167	0.047	0.082	0.154	0.000
2.5000	0.047	0.085	0.157	0.000
2.5833	0.047	0.088	0.160	0.000
2.6667	0.047	0.091	0.162	0.000

2.7500	0.047	0.095	0.165	0.000
2.8333	0.047	0.098	0.167	0.000
2.9167	0.047	0.101	0.170	0.000
3.0000	0.047	0.104	0.172	0.000
3.0833	0.047	0.107	0.174	0.000
3.1667	0.047	0.110	0.177	0.000
3.2500	0.047	0.112	0.179	0.000
3.3333	0.047	0.115	0.181	0.000
3.4167	0.047	0.118	0.195	0.000
3.5000	0.047	0.121	0.547	0.000
3.5833	0.047	0.123	1.133	0.000
3.6667	0.047	0.126	1.880	0.000
3.7500	0.047	0.129	2.758	0.000
3.8333	0.047	0.131	3.750	0.000
3.9167	0.047	0.133	4.845	0.000
4.0000	0.047	0.136	6.033	0.000
4.0833	0.047	0.138	7.308	0.000
4.1667	0.047	0.140	8.663	0.000
4.2500	0.047	0.142	10.09	0.000
4.3333	0.047	0.143	11.60	0.000
4.4167	0.047	0.145	13.17	0.000
4.5000	0.047	0.147	14.81	0.000
4.5833	0.047	0.148	15.96	0.000
4.6667	0.047	0.150	18.06	0.000
4.7500	0.047	0.152	20.77	0.000
4.8333	0.047	0.153	23.98	0.000
4.9167	0.047	0.155	27.60	0.000
5.0000	0.047	0.156	31.57	0.000
5.0833	0.047	0.158	35.83	0.000
5.1667	0.047	0.160	40.34	0.000
5.2500	0.047	0.161	45.04	0.000
5.3333	0.047	0.163	49.88	0.000
5.4167	0.047	0.164	54.81	0.000
5.5000	0.047	0.166	59.77	0.000

Analysis Results
POC 1





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 4.56
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 2.47
Total Impervious Area: 2.09

Flow Frequency Method: Cunnane

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	1.917294
5 year	2.749176
10 year	3.395606
25 year	4.722952

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	1.917647
5 year	2.581169
10 year	3.123826
25 year	4.713411

Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.1917	1989	2001	100	Pass
0.2241	1794	1772	98	Pass
0.2565	1639	1622	98	Pass
0.2888	1505	1488	98	Pass
0.3212	1395	1348	96	Pass
0.3535	1290	1262	97	Pass
0.3859	1200	1175	97	Pass
0.4183	1125	1088	96	Pass
0.4506	1048	1002	95	Pass
0.4830	991	944	95	Pass
0.5154	918	877	95	Pass
0.5477	863	820	95	Pass
0.5801	792	767	96	Pass
0.6124	735	714	97	Pass
0.6448	695	671	96	Pass
0.6772	648	635	97	Pass
0.7095	613	598	97	Pass
0.7419	574	577	100	Pass
0.7743	541	544	100	Pass
0.8066	515	501	97	Pass
0.8390	486	473	97	Pass
0.8713	457	447	97	Pass
0.9037	431	420	97	Pass
0.9361	403	393	97	Pass
0.9684	379	375	98	Pass
1.0008	354	351	99	Pass
1.0332	340	333	97	Pass
1.0655	326	319	97	Pass
1.0979	304	301	99	Pass
1.1302	291	288	98	Pass
1.1626	278	274	98	Pass
1.1950	266	262	98	Pass
1.2273	255	249	97	Pass
1.2597	243	235	96	Pass
1.2921	225	222	98	Pass
1.3244	210	215	102	Pass
1.3568	204	204	100	Pass
1.3891	190	190	100	Pass
1.4215	182	180	98	Pass
1.4539	175	171	97	Pass
1.4862	168	160	95	Pass
1.5186	158	152	96	Pass
1.5509	151	146	96	Pass
1.5833	147	144	97	Pass
1.6157	138	138	100	Pass
1.6480	129	133	103	Pass
1.6804	124	126	101	Pass
1.7128	121	121	100	Pass
1.7451	113	115	101	Pass
1.7775	106	110	103	Pass
1.8098	102	106	103	Pass
1.8422	96	100	104	Pass
1.8746	94	96	102	Pass

1.9069	92	94	102	Pass
1.9393	81	89	109	Pass
1.9717	79	85	107	Pass
2.0040	78	80	102	Pass
2.0364	74	76	102	Pass
2.0687	72	72	100	Pass
2.1011	69	66	95	Pass
2.1335	67	63	94	Pass
2.1658	63	59	93	Pass
2.1982	60	56	93	Pass
2.2306	57	53	92	Pass
2.2629	54	50	92	Pass
2.2953	52	47	90	Pass
2.3276	51	44	86	Pass
2.3600	49	42	85	Pass
2.3924	48	41	85	Pass
2.4247	47	41	87	Pass
2.4571	46	38	82	Pass
2.4895	44	36	81	Pass
2.5218	40	35	87	Pass
2.5542	38	33	86	Pass
2.5865	38	33	86	Pass
2.6189	37	30	81	Pass
2.6513	32	30	93	Pass
2.6836	32	29	90	Pass
2.7160	31	29	93	Pass
2.7484	29	29	100	Pass
2.7807	28	26	92	Pass
2.8131	26	25	96	Pass
2.8454	23	24	104	Pass
2.8778	23	20	86	Pass
2.9102	22	17	77	Pass
2.9425	21	17	80	Pass
2.9749	20	16	80	Pass
3.0073	20	15	75	Pass
3.0396	20	14	70	Pass
3.0720	18	14	77	Pass
3.1043	18	13	72	Pass
3.1367	15	11	73	Pass
3.1691	15	11	73	Pass
3.2014	15	11	73	Pass
3.2338	14	10	71	Pass
3.2662	14	10	71	Pass
3.2985	14	10	71	Pass
3.3309	13	10	76	Pass
3.3632	13	10	76	Pass
3.3956	12	10	83	Pass

Water Quality

Model Default Modifications

Total of 0 changes have been made.

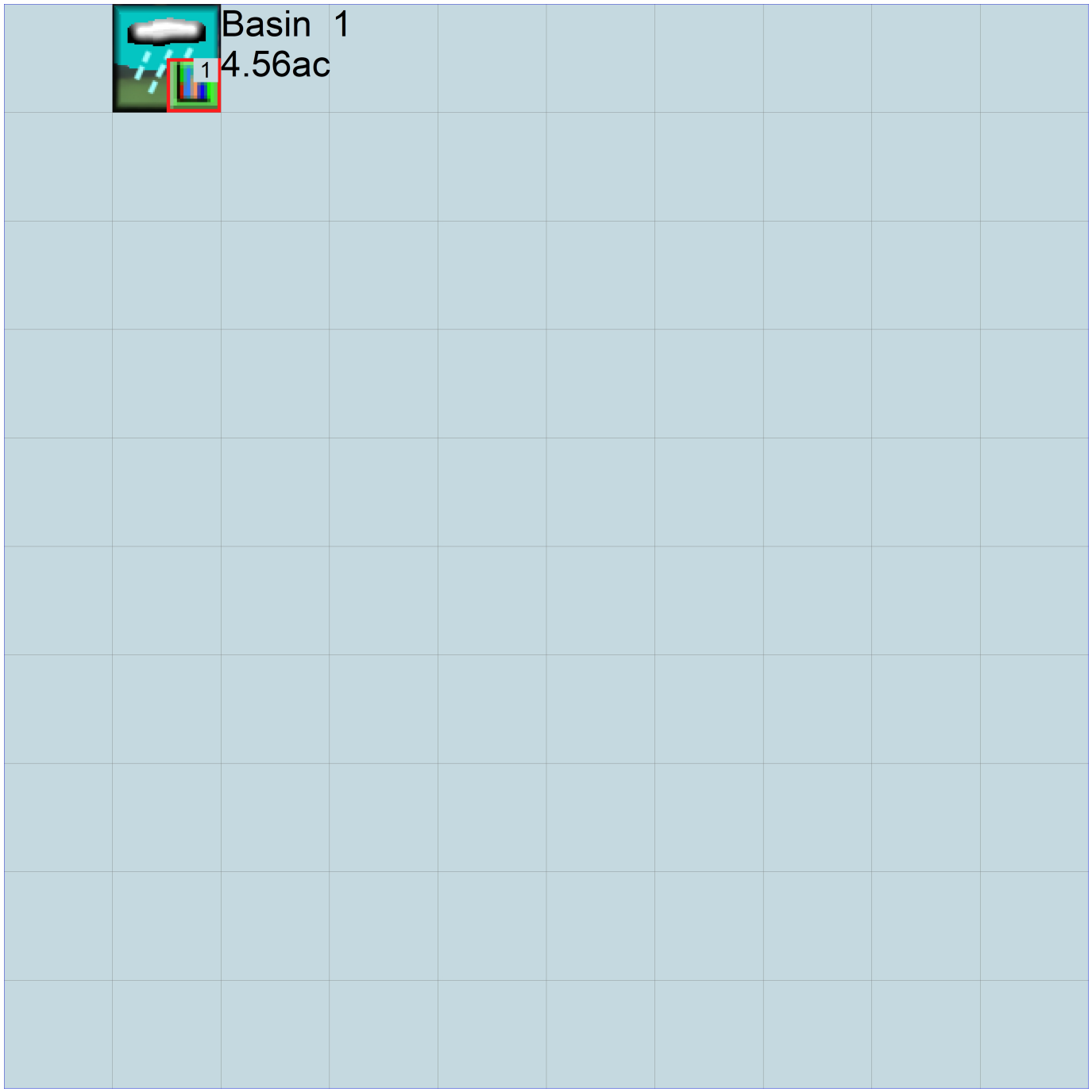
PERLND Changes

No PERLND changes have been made.

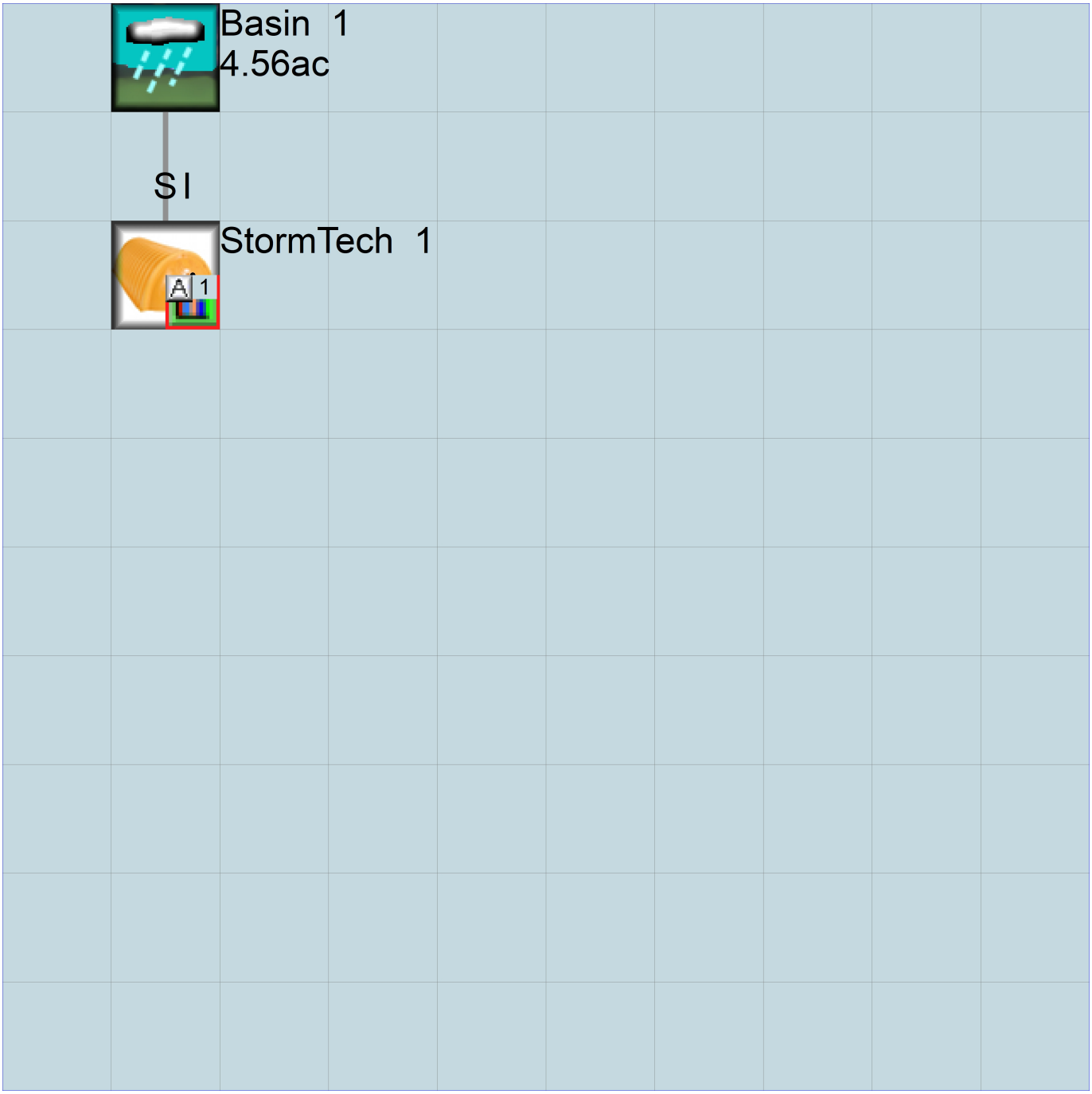
IMPLND Changes

No IMPLND changes have been made.

Appendix
Predeveloped Schematic



Mitigated Schematic



Predeveloped UCI File

```
RUN

GLOBAL
  WWHM4 model simulation
  START       1949 10 01        END    2006 09 30
  RUN INTERP OUTPUT LEVEL    3    0
  RESUME     0 RUN     1                   UNIT SYSTEM     1
END GLOBAL

FILES
<File>  <Un#>   <-----------File Name------------------------------>***
<-ID->                                                              ***
WDM         26   160715-SOHM.wdm
MESSU       25   Pre160715-SOHM.MES
            27   Pre160715-SOHM.L61
            28   Pre160715-SOHM.L62
            30   POC160715-SOHM1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND       4
      COPY       501
      DISPLY       1
    END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # -  #<----------Title---------->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
    1        Basin  1                   MAX                    1    2   30    9
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
    # -  #  NPT  NMN ***
    1         1    1
  501         1    1
  END TIMESERIES
END COPY
GENER
  OPCODE
    #    # OPCD ***
  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                         User  t-series Engl Metr ***
                                      in  out           ***
    4     A,Scrub,VSteep(>15%)    1    1    1    1   27    0
  END GEN-INFO
  *** Section PWATER***

  ACTIVITY
    <PLS > ************ Active Sections ****************************
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC ***
    4         0    0    1    0    0    0    0    0    0    0    0    0
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags **************************** PIVL  PYR
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC  *********
    4         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```

```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
    4         0    0    0    1    0    0    0    0    1    0    0
  END PWAT-PARM1

  PWAT-PARM2
    <PLS >      PWATER input info: Part 2         ***
    # -  # ***FOREST      LZSN    INFILT      LSUR     SLSUR     KVARY     AGWRC
    4             0       4.2      0.03       250       0.2       0.8     0.955
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
    4            40        35         2         2         0      0.03         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
    4             0       0.3       0.3       1.3       0.3         0
  END PWAT-PARM4
  MON-LZETPARM
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
    4       0.5  0.5  0.5  0.6 0.65 0.65 0.65 0.65 0.65 0.65 0.55  0.5
  END MON-LZETPARM
  MON-INTERCEP
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
    4      0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13
  END MON-INTERCEP

  PWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
               ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
    # -  # ***  CEPS      SURS       UZS      IFWS       LZS      AGWS      GWVS
    4             0         0      0.03         0      0.84       0.3      0.01
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                     in  out           ***
  END GEN-INFO
  *** Section IWATER***

  ACTIVITY
    <PLS > ************ Active Sections ****************************
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL   ***
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
  END PRINT-INFO

  IWAT-PARM1
    <PLS >  IWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP  VRS  VNN RTLI     ***
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
  END IWAT-PARM2
```

```
  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND   4                        4.56     COPY   501     12
PERLND   4                        4.56     COPY   501     13

******Routing******
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
COPY   501 OUTPUT MEAN   1 1   48.4        DISPLY   1     INPUT  TIMSER 1



<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
END NETWORK

RCHRES
  GEN-INFO
    RCHRES       Name        Nexits   Unit Systems   Printer                ***
    # -  #<------------------><---> User T-series  Engl Metr LKFG           ***
                                       in  out                              ***
  END GEN-INFO
  *** Section RCHRES***

  ACTIVITY
    <PLS > ************* Active Sections ****************************
    # -  # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ******************* PIVL  PYR
    # -  # HYDR ADCA CONS HEAT  SED  GQL OXRX NUTR PLNK PHCB PIVL  PYR  *********
  END PRINT-INFO

  HYDR-PARM1
    RCHRES  Flags for each HYDR Section                                  ***
    # -  #  VC A1 A2 A3  ODFVFG for each *** ODGTFG for each     FUNCT  for each
            FG FG FG FG  possible  exit  *** possible  exit      possible  exit
             *  *  *  *    *  *  *  *  *       *  *  *  *  *         ***
  END HYDR-PARM1

  HYDR-PARM2
    # -  #    FTABNO       LEN     DELTH     STCOR        KS      DB50       ***
  <------><--------><--------><--------><--------><--------><-------->       ***
  END HYDR-PARM2
  HYDR-INIT
    RCHRES  Initial conditions for each HYDR section                     ***
    # -  # ***   VOL     Initial  value  of COLIND     Initial  value  of OUTDGT
          *** ac-ft     for each possible exit        for each possible exit
  <------><-------->     <---><---><---><---><---> *** <---><---><---><---><
```

```
SPEC-ACTIONS
END SPEC-ACTIONS
FTABLES
END FTABLES

EXT SOURCES
<-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   # <Name> # tem strg<-factor->strg <Name>   #   #        <Name> # #  ***
WDM      2 PREC     ENGL    1              PERLND   1 999 EXTNL  PREC
WDM      2 PREC     ENGL    1              IMPLND   1 999 EXTNL  PREC
WDM      1 EVAP     ENGL    1              PERLND   1 999 EXTNL  PETINP
WDM      1 EVAP     ENGL    1              IMPLND   1 999 EXTNL  PETINP

END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd ***
<Name>   #        <Name> # #<-factor->strg <Name>   # <Name>    tem strg strg***
COPY   501 OUTPUT MEAN   1 1     48.4      WDM    501 FLOW     ENGL      REPL
END EXT TARGETS

MASS-LINK
<Volume>   <-Grp> <-Member-><--Mult-->     <Target>       <-Grp> <-Member->***
<Name>            <Name> # #<-factor->     <Name>                <Name> # #***
  MASS-LINK       12
PERLND     PWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   12

  MASS-LINK       13
PERLND     PWATER IFWO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   13


END MASS-LINK

END RUN
```

Mitigated UCI File

```
RUN

GLOBAL
  WWHM4 model simulation
  START       1949 10 01        END    2006 09 30
  RUN INTERP OUTPUT LEVEL    3    0
  RESUME     0 RUN     1                    UNIT SYSTEM     1
END GLOBAL

FILES
<File>  <Un#>   <-----------File Name------------------------------>***
<-ID->                                                              ***
WDM         26   160715-SOHM.wdm
MESSU       25   Mit160715-SOHM.MES
            27   Mit160715-SOHM.L61
            28   Mit160715-SOHM.L62
            30   POC160715-SOHM1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND       1
      PERLND       4
      IMPLND       1
      IMPLND       2
      RCHRES       1
      COPY         1
      COPY       501
      DISPLY       1
    END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # -  #<----------Title----------->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
    1        StormTech  1               MAX                    1    2   30    9
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
    # -  #  NPT  NMN ***
    1         1    1
  501         1    1
  END TIMESERIES
END COPY
GENER
  OPCODE
    #    # OPCD ***
  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                          User  t-series Engl Metr ***
                                          in  out           ***
    1     A,Scrub,Flat(0-5%)      1    1    1    1   27    0
    4     A,Scrub,VSteep(>15%)    1    1    1    1   27    0
  END GEN-INFO
  *** Section PWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC ***
    1         0    0    1    0    0    0    0    0    0    0    0    0
    4         0    0    1    0    0    0    0    0    0    0    0    0
  END ACTIVITY
```

```
  PRINT-INFO
    <PLS > ***************** Print-flags **************************** PIVL  PYR
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC  *********
    1         0    0    4    0    0    0    0    0    0    0    0    0    1    9
    4         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO

  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
    1         0    0    0    1    0    0    0    0    1    0    0
    4         0    0    0    1    0    0    0    0    1    0    0
  END PWAT-PARM1

  PWAT-PARM2
    <PLS >      PWATER input info: Part 2         ***
    # -  # ***FOREST      LZSN    INFILT      LSUR     SLSUR     KVARY     AGWRC
    1              0       5.2      0.09       400      0.05       0.8     0.955
    4              0       4.2      0.03       250       0.2       0.8     0.955
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
    1             40        35         2         2         0      0.03         0
    4             40        35         2         2         0      0.03         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                          ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
    1              0       0.9       0.3         4       0.7         0
    4              0       0.3       0.3       1.3       0.3         0
  END PWAT-PARM4
  MON-LZETPARM
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
    1       0.5  0.5  0.5  0.6 0.65 0.65 0.65 0.65 0.65 0.65 0.55  0.5
    4       0.5  0.5  0.5  0.6 0.65 0.65 0.65 0.65 0.65 0.65 0.55  0.5
  END MON-LZETPARM
  MON-INTERCEP
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
    1      0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13
    4      0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13
  END MON-INTERCEP

  PWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
               ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
    # -  # ***  CEPS      SURS       UZS      IFWS       LZS      AGWS      GWVS
    1              0         0      0.09         0      1.04       0.3      0.01
    4              0         0      0.03         0      0.84       0.3      0.01
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                     in  out           ***
    1     Impervious,Flat(0-5)    1    1    1   27    0
    2     Impervious,Mod(5-10)    1    1    1   27    0
  END GEN-INFO
  *** Section IWATER***

  ACTIVITY
    <PLS > ************* Active Sections ******************************
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL   ***
```

```
    1         0    0    1    0    0    0
    2         0    0    1    0    0    0
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
    1         0    0    4    0    0    0    1    9
    2         0    0    4    0    0    0    1    9
  END PRINT-INFO

  IWAT-PARM1
    <PLS >  IWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP  VRS  VNN RTLI     ***
    1         0    0    0    0    0
    2         0    0    0    0    0
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
    1            100      0.05       0.1       0.1
    2            100       0.1       0.1      0.09
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
    1              0         0
    2              0         0
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
    1              0         0
    2              0         0
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                 <--Area-->     <-Target->   MBLK   ***
<Name>   #                 <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND   1                      0.43     RCHRES   1      2
PERLND   1                      0.43     RCHRES   1      3
PERLND   4                      2.04     RCHRES   1      2
PERLND   4                      2.04     RCHRES   1      3
IMPLND   1                      1.93     RCHRES   1      5
IMPLND   2                      0.16     RCHRES   1      5

******Routing******
PERLND   1                      0.43     COPY     1     12
PERLND   4                      2.04     COPY     1     12
IMPLND   1                      1.93     COPY     1     15
IMPLND   2                      0.16     COPY     1     15
PERLND   1                      0.43     COPY     1     13
PERLND   4                      2.04     COPY     1     13
RCHRES   1                         1     COPY   501     16
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
COPY   501 OUTPUT MEAN   1 1   48.4        DISPLY   1     INPUT  TIMSER 1



<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
```

```
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
END NETWORK

RCHRES
  GEN-INFO
    RCHRES       Name        Nexits   Unit Systems   Printer                ***
    # -  #<----------------><---> User T-series  Engl Metr LKFG             ***
                                       in  out                              ***
    1     StormTech  1            1    1    1    1   28    0    1
  END GEN-INFO
  *** Section RCHRES***

  ACTIVITY
    <PLS > ************ Active Sections ****************************
    # -  # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
    1         1    0    0    0    0    0    0    0    0    0
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ****************** PIVL  PYR
    # -  # HYDR ADCA CONS HEAT  SED  GQL OXRX NUTR PLNK PHCB PIVL  PYR  *********
    1         4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO

  HYDR-PARM1
    RCHRES  Flags for each HYDR Section                                    ***
    # -  #  VC A1 A2 A3  ODFVFG for each *** ODGTFG for each     FUNCT  for each
           FG FG FG FG  possible  exit  *** possible  exit      possible  exit
            *  *  *  *    *  *  *  *  *       *  *  *  *  *         ***
    1        0  1  0  0    4  0  0  0  0       0  0  0  0  0       2  2  2  2  2
  END HYDR-PARM1

  HYDR-PARM2
    # -  #    FTABNO       LEN     DELTH     STCOR        KS      DB50       ***
  <------><--------><--------><--------><--------><--------><-------->       ***
    1             1      0.04       0.0       3.0       0.5       0.0
  END HYDR-PARM2
  HYDR-INIT
    RCHRES  Initial conditions for each HYDR section                       ***
    # -  # ***   VOL     Initial  value  of COLIND     Initial  value  of OUTDGT
          *** ac-ft     for each possible exit        for each possible exit
  <------><-------->     <---><---><---><---><---> *** <---><---><---><---><--->
    1            0         4.0  0.0  0.0  0.0  0.0       0.0  0.0  0.0  0.0  0.0
  END HYDR-INIT
END RCHRES

SPEC-ACTIONS
END SPEC-ACTIONS
FTABLES
  FTABLE      1
   66    4
     Depth      Area    Volume  Outflow1 Velocity  Travel Time***
      (ft)   (acres) (acre-ft)   (cfs)   (ft/sec)    (Minutes)***
  0.000000  0.048710  0.000000  0.000000
  0.083333  0.048710  0.001623  0.028758
  0.166667  0.048710  0.003247  0.040670
  0.250000  0.048710  0.004871  0.049810
  0.333333  0.048710  0.006495  0.057516
  0.416667  0.048710  0.008118  0.064305
  0.500000  0.048710  0.009742  0.070442
  0.583333  0.048710  0.011365  0.076087
  0.666667  0.048710  0.012989  0.081340
  0.750000  0.048710  0.014613  0.086274
  0.833333  0.048710  0.018201  0.090941
  0.916667  0.048710  0.021771  0.095380
  1.000000  0.048710  0.025330  0.099621
  1.083333  0.048710  0.028877  0.103689
  1.166667  0.048710  0.032412  0.107603
  1.250000  0.048710  0.035932  0.111379
  1.333333  0.048710  0.039443  0.115032
```

```
  1.416667  0.048710  0.042937  0.118572
  1.500000  0.048710  0.046417  0.122010
  1.583333  0.048710  0.049881  0.125353
  1.666667  0.048710  0.053328  0.128610
  1.750000  0.048710  0.056758  0.131786
  1.833333  0.048710  0.060171  0.134887
  1.916667  0.048710  0.063564  0.137919
  2.000000  0.048710  0.066937  0.140885
  2.083333  0.048710  0.070290  0.143790
  2.166667  0.048710  0.073620  0.146638
  2.250000  0.048710  0.076926  0.149431
  2.333333  0.048710  0.080209  0.152173
  2.416667  0.048710  0.083465  0.154867
  2.500000  0.048710  0.086694  0.157514
  2.583333  0.048710  0.089895  0.160118
  2.666667  0.048710  0.093065  0.162680
  2.750000  0.048710  0.096204  0.165202
  2.833333  0.048710  0.099309  0.167687
  2.916667  0.048710  0.102380  0.170135
  3.000000  0.048710  0.105413  0.172548
  3.083333  0.048710  0.108406  0.174928
  3.166667  0.048710  0.111360  0.177276
  3.250000  0.048710  0.114271  0.179594
  3.333333  0.048710  0.117135  0.181882
  3.416667  0.048710  0.119944  0.195878
  3.500000  0.048710  0.122706  0.547637
  3.583333  0.048710  0.125409  1.133361
  3.666667  0.048710  0.128051  1.880092
  3.750000  0.048710  0.130621  2.758381
  3.833333  0.048710  0.133121  3.750793
  3.916667  0.048710  0.135536  4.845423
  4.000000  0.048710  0.137855  6.033469
  4.083333  0.048710  0.140047  7.308077
  4.166667  0.048710  0.142054  8.663713
  4.250000  0.048710  0.143904  10.09579
  4.333333  0.048710  0.145691  11.60041
  4.416667  0.048710  0.147423  13.17423
  4.500000  0.048710  0.149080  14.81433
  4.583333  0.048710  0.150755  15.96499
  4.666667  0.048710  0.152378  18.06484
  4.750000  0.048710  0.154002  20.77946
  4.833333  0.048710  0.155626  23.98499
  4.916667  0.048710  0.157249  27.60297
  5.000000  0.048710  0.158873  31.57197
  5.083333  0.048710  0.160496  35.83737
  5.166667  0.048710  0.162121  40.34689
  5.250000  0.048710  0.163744  45.04840
  5.333333  0.048710  0.165368  49.88896
  5.416667  0.048710  0.166991  54.81463
  END FTABLE  1
END FTABLES

EXT SOURCES
<-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   # <Name> # tem strg<-factor->strg <Name>   #   #        <Name> # #  ***
WDM      2 PREC     ENGL    1             PERLND   1 999 EXTNL  PREC
WDM      2 PREC     ENGL    1             IMPLND   1 999 EXTNL  PREC
WDM      1 EVAP     ENGL    1             PERLND   1 999 EXTNL  PETINP
WDM      1 EVAP     ENGL    1             IMPLND   1 999 EXTNL  PETINP

END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd ***
<Name>   #        <Name> # #<-factor->strg <Name>   # <Name>    tem strg strg***
RCHRES   1 HYDR   RO     1 1        1      WDM   1000 FLOW     ENGL      REPL
RCHRES   1 HYDR   STAGE  1 1        1      WDM   1001 STAG     ENGL      REPL
COPY     1 OUTPUT MEAN   1 1     48.4      WDM    701 FLOW     ENGL      REPL
COPY   501 OUTPUT MEAN   1 1     48.4      WDM    801 FLOW     ENGL      REPL
END EXT TARGETS
```

```
MASS-LINK
<Volume>   <-Grp> <-Member-><--Mult-->     <Target>       <-Grp> <-Member->***
<Name>             <Name> # #<-factor->     <Name>                <Name> # #***
  MASS-LINK         2
PERLND     PWATER SURO       0.083333      RCHRES         INFLOW IVOL
  END MASS-LINK     2

  MASS-LINK         3
PERLND     PWATER IFWO       0.083333      RCHRES         INFLOW IVOL
  END MASS-LINK     3

  MASS-LINK         5
IMPLND     IWATER SURO       0.083333      RCHRES         INFLOW IVOL
  END MASS-LINK     5

  MASS-LINK        12
PERLND     PWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK    12

  MASS-LINK        13
PERLND     PWATER IFWO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK    13

  MASS-LINK        15
IMPLND     IWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK    15

  MASS-LINK        16
RCHRES     ROFLOW                          COPY           INPUT  MEAN
  END MASS-LINK    16


END MASS-LINK

END RUN
```

Disclaimer

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Attachment G: DRAINAGE REPORT

PRELIMINARY DRAINAGE REPORT: Tract No. 19489

Proposed 58-Unit Townhome Development

Aliso Viejo, California

ACG Project No. 106715

May 28, 2026

Site Location:

15 Argonaut
Aliso Viejo, CA 92656

Prepared For:

Brandywine Homes
2355 Main Street, Suite 220
Irvine, CA 92614

Prepared By:

Advanced Civil Group, Inc.
30251 Golden Lantern, Suite E PMB 251
Laguna Niguel, CA 92677
(866) 338-5778
advancedcivilgroup.com

Table of Contents

Contents

INTRODUCTION 2

HYDROLOGY 6

CONCLUSION 7

Figures and Tables

Figure 1 - Area Map 3

Figure 2 - Vicinity Map 4

Table 1 - Rational Method Results 7

Attachments

Pervious Area Exhibits
Hydrology Exhibits
Time of Concentration Nomograph
Mean Precipitation Intensities
Rational Method Hydrology Calculation

INTRODUCTION

Project Description

The proposed development at 15 Argonaut ("Property") consists of a proposed 58-unit townhome development ("Project"). The Project is in Aliso Viejo ("City"), County of Orange ("County"). The area of the Property is 4.40 acres known as Assessor Parcel Number's 623-093-10 and 623-093-11. Existing commercial developments border the Property to the south and east. An existing hillside and v-ditches are located on the north and west portions of the Property (See Figure 1 - Area Map and Figure 2 - Vicinity Map).

The central to southeast portion of the existing property is relatively flat and contains a commercial building, drive aisles, and parking. The north and west side of the property consists of a 2:1 hillside slope which drains to v-ditches. The runoff from the v-ditches discharge to the surface and flow to the front of the property along with all other surface flows where it discharges to Argonaut via under sidewalk drains.

Project Objectives

The objectives of this study are listed below.

1. Use the Rational Method to determine the 10-Year Storm peak flow rates for the existing and proposed conditions.

2. Demonstrate that all habitable structures and protected for the 100-Year Storm Event.

3. Prepare Final Drainage Study based on objectives above.

Figure 1 - Area Map

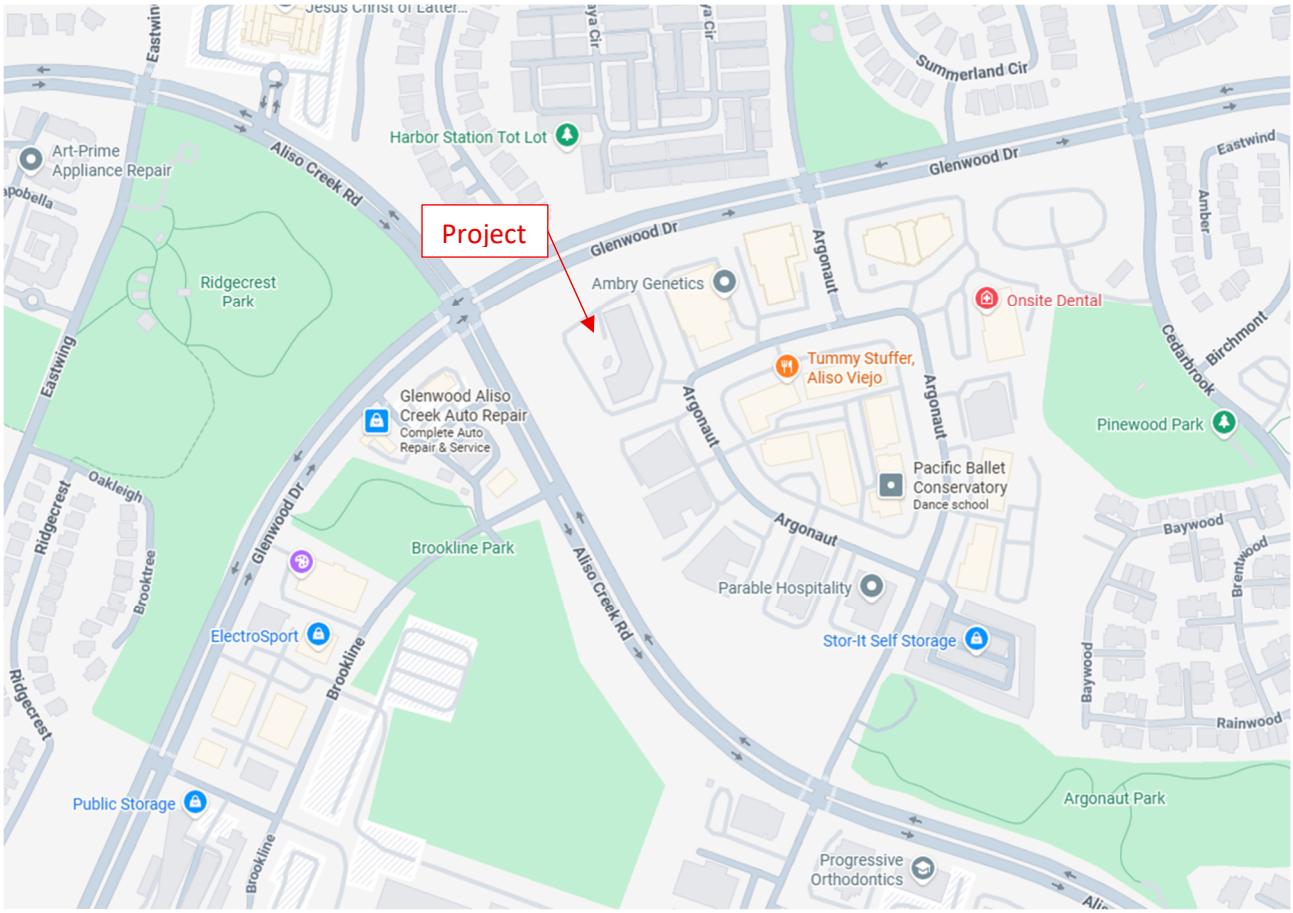
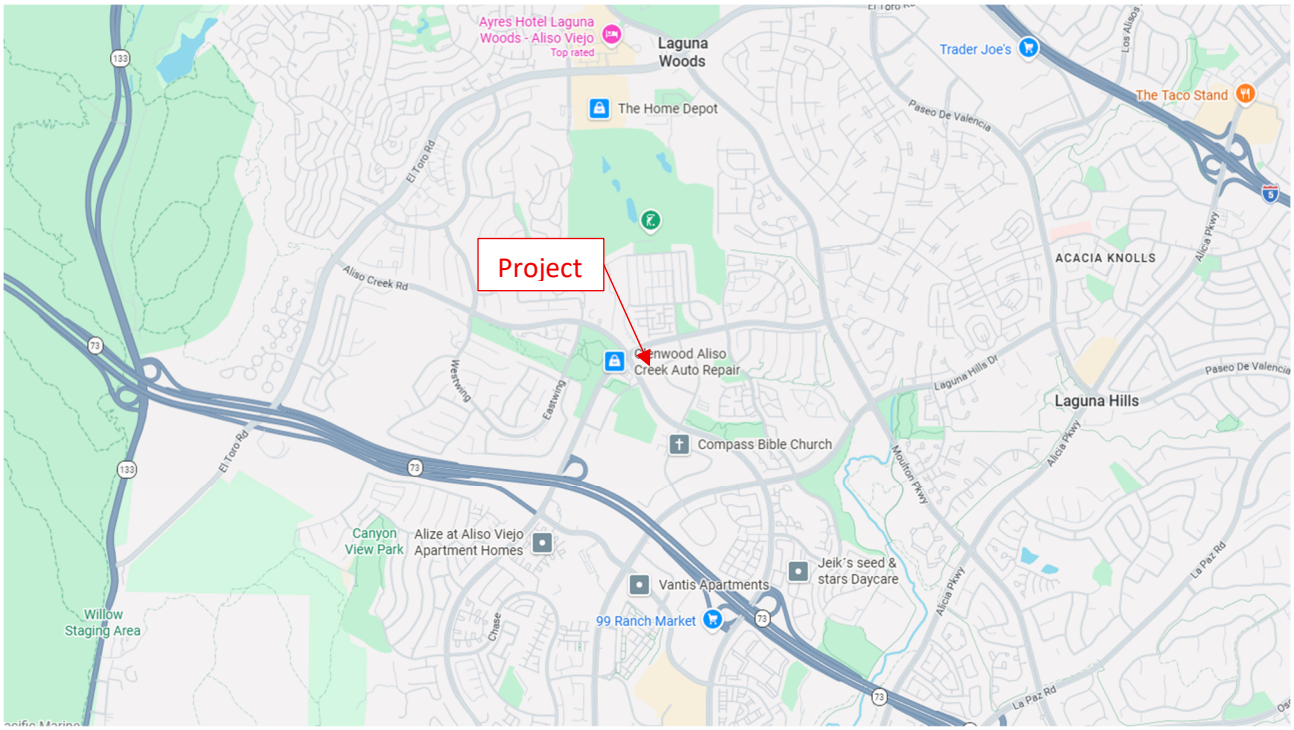


Figure 2 - Vicinity Map



Existing Facilities

The central to southeast portion of the property is relatively flat and contains a commercial building, drive aisles, and parking. The north and west side of the property consists of a 2:1 hillside slope which drains to v-ditches. The runoff from the v-ditches discharge to the surface and flow to the front of the property along with all other surface flows where it discharges to Argonaut via under sidewalk drains.

Proposed Facilities

The proposed redevelopment replaces an existing commercial property that slopes from northwest to southeast. The northern and western boundaries feature a 2:1 hillside slope with v-ditches that intercept runoff; under the new design, this drainage will be conveyed through underground pipes to the front of the property, maintaining existing hydraulic patterns. Onsite stormwater will be collected via area drains and directed to a biofiltration system for treatment before being pumped for final discharge into Argonaut.

HYDROLOGY

Methodology

The tributary drainage area boundaries were delineated utilizing topography from aerial photogrammetry over the Project site and surrounding areas. The proposed Project drainage design found on the attached Site BMP Locations exhibit illustrates the locations of onsite drainage systems.

Rational Method

The Rational Method, an empirical computational procedure for developing peak runoff and discharge for storms of a specified recurrence interval in small watersheds, was used to compute peak flow rates for the watersheds tributary to the Project. The Orange County Hydrology Manual provides a Rational Method formula to calculate the peak runoff. The Rational Method formula is:

$$Q = CIA$$

Where:

Q = Peak discharge, in cubic feet per second (cfs)
C = Runoff coefficient representing the ratio of runoff depth to rainfall depth
= 0.90 (ai + ((1-Fp) ap)/I) for I greater than Fp; 0.90 ai for I less than or equal to Fp
ai = ratio of impervious area to total area (decimal fraction)
ap = ration of pervious area to total are (decimal fraction), (ap = 1 – ai)
Fp = infiltration rate for pervious area (inches per hour)
I = The time-averaged rainfall intensity for a storm duration equal to the time of concentration, in inches/hour (in/hr)
A = Drainage area, in acres (ac)

Hydrology Summary

The peak flow rate for the 10-year storm event was calculated using the Rational Method. The results of these calculations are presented in Table 1 below. Supporting documentation for these results is included in the attachments.

Table 1 - Rational Method Results

	10-Year Existing Storm Event	10-Year Proposed Storm Event
Drainage Area 1	8.10 cfs	7.57 cfs
Drainage Area 2	0.68 cfs	0.68 cfs
Drainage Area 3	0.67 cfs	0.67 cfs
Drainage Area 4	0.58 cfs	0.58 cfs

The 10-year Rational Method analysis shows that the proposed condition maintains or slightly reduces peak flows compared to existing conditions, with Drainage Area 1 decreasing from 8.10 cfs to 7.57 cfs and the other areas remaining unchanged.

100-Year Storm Protection

The project site is not located within a mapped FEMA Special Flood Hazard Area (SFHA), as confirmed by FEMA FIRMette Panel 06059C0426J, effective date 12/3/2009. Based on this determination, the site is outside of the 100-year floodplain and is not subject to mapped flood zone inundation.

All proposed habitable structures have been designed and graded such that finished floor elevations are above the adjacent public and private street elevations, providing positive drainage away from the buildings. Surface runoff generated by the 100-year storm event will be collected and conveyed through proposed on-site drainage improvements and/or adjacent street conveyance systems in accordance with Orange County Local Drainage Manual requirements.

CONCLUSION

Based on the Rational Method analysis, the proposed Project drainage design will not increase peak runoff for the 10-year storm event. Peak flows are either maintained or slightly reduced compared to existing conditions, demonstrating that the Project's on-site drainage systems effectively manage runoff. Therefore, the proposed development meets the hydrology performance objectives and is consistent with the requirements of the Orange County Hydrology Manual.

Attachments



	TOTAL AREA	4.56 AC
	TOTAL PERVIOUS AREA	2.45 AC
	% PERVIOUS	53 %
	% IMPERVIOUS	47 %
	DRAINAGE AREA 1	3.16 AC
	TOTAL PERVIOUS AREA	1.21 AC
	% PERVIOUS	38 %
	% IMPERVIOUS	62 %
	DRAINAGE AREA 2	0.35 AC
	TOTAL PERVIOUS AREA	0.31 AC
	% PERVIOUS	89 %
	% IMPERVIOUS	11 %
	DRAINAGE AREA 3	0.26 AC
	TOTAL PERVIOUS AREA	0.24 AC
	% PERVIOUS	92 %
	% IMPERVIOUS	8 %
	DRAINAGE AREA 4	0.79 AC
	TOTAL PERVIOUS AREA	0.69 AC
	% PERVIOUS	87 %
	% IMPERVIOUS	13 %

SCALE 1"=80'

80 40 0 80 160 240

SCALE: 1"=80'

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PREPARED BY:

R.C.E. NO. 68795

DATE 3/31/2026

PERVIOUS AREA EXISTING CONDITION 15 ARGONAUT

ALISO VIEJO



	TOTAL AREA	4.56 AC
	TOTAL PERVIOUS AREA	2.36 AC
	% PERVIOUS	52 %
	% IMPERVIOUS	48 %
	DRAINAGE AREA 1	3.16 AC
	TOTAL PERVIOUS AREA	1.12 AC
	% PERVIOUS	35 %
	% IMPERVIOUS	65 %
	DRAINAGE AREA 2	0.35 AC
	TOTAL PERVIOUS AREA	0.31 AC
	% PERVIOUS	89 %
	% IMPERVIOUS	11 %
	DRAINAGE AREA 3	0.26 AC
	TOTAL PERVIOUS AREA	0.24 AC
	% PERVIOUS	92 %
	% IMPERVIOUS	8 %
	DRAINAGE AREA 4	0.79 AC
	TOTAL PERVIOUS AREA	0.69 AC
	% PERVIOUS	87 %
	% IMPERVIOUS	13 %

SCALE 1"=80'

80 40 0 80 160 240

SCALE: 1"=80'

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(866) 338-5778 PHONE
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PREPARED BY: R. Steven Austin

R.C.E. NO. 68795

DATE 4/8/2026

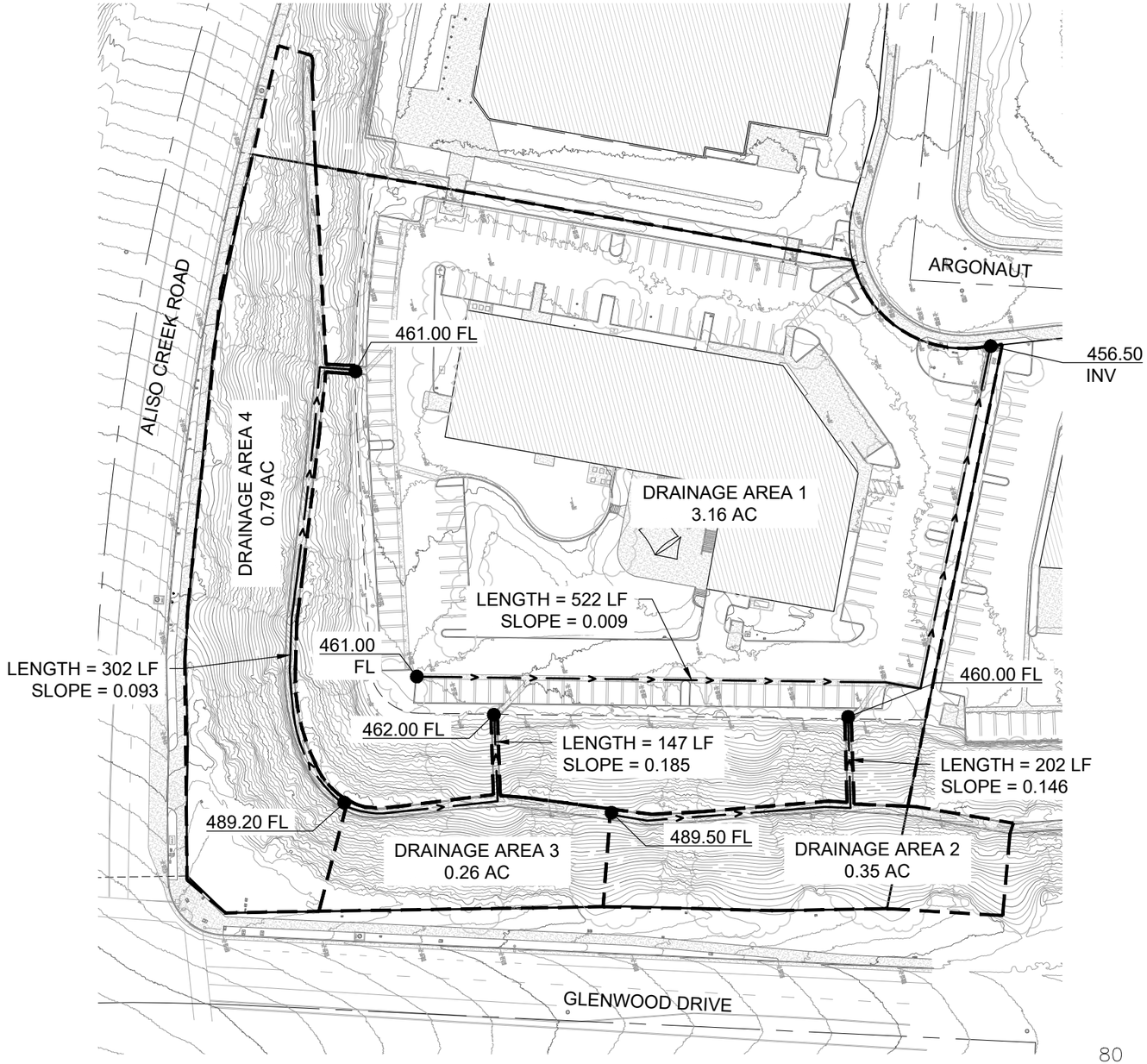
PERVIOUS AREA PROPOSED CONDITION 15 ARGONAUT

ALISO VIEJO

2009

EXISTING HYDROLOGY EXHIBIT

IN THE CITY OF ALISO VIEJO,
COUNTY OF ORANGE, STATE OF CALIFORNIA



PROPERTY ADDRESS:

15 ARGONAUT
ALISO VIEJO, CA 92656

DRAINAGE AREA:

DMA	(AC)
1	3.16
2	0.48
3	0.30
4	0.79

LEGEND:

FLOW PATH

DRAINAGE BOUNDARY

SCALE 1"=80'

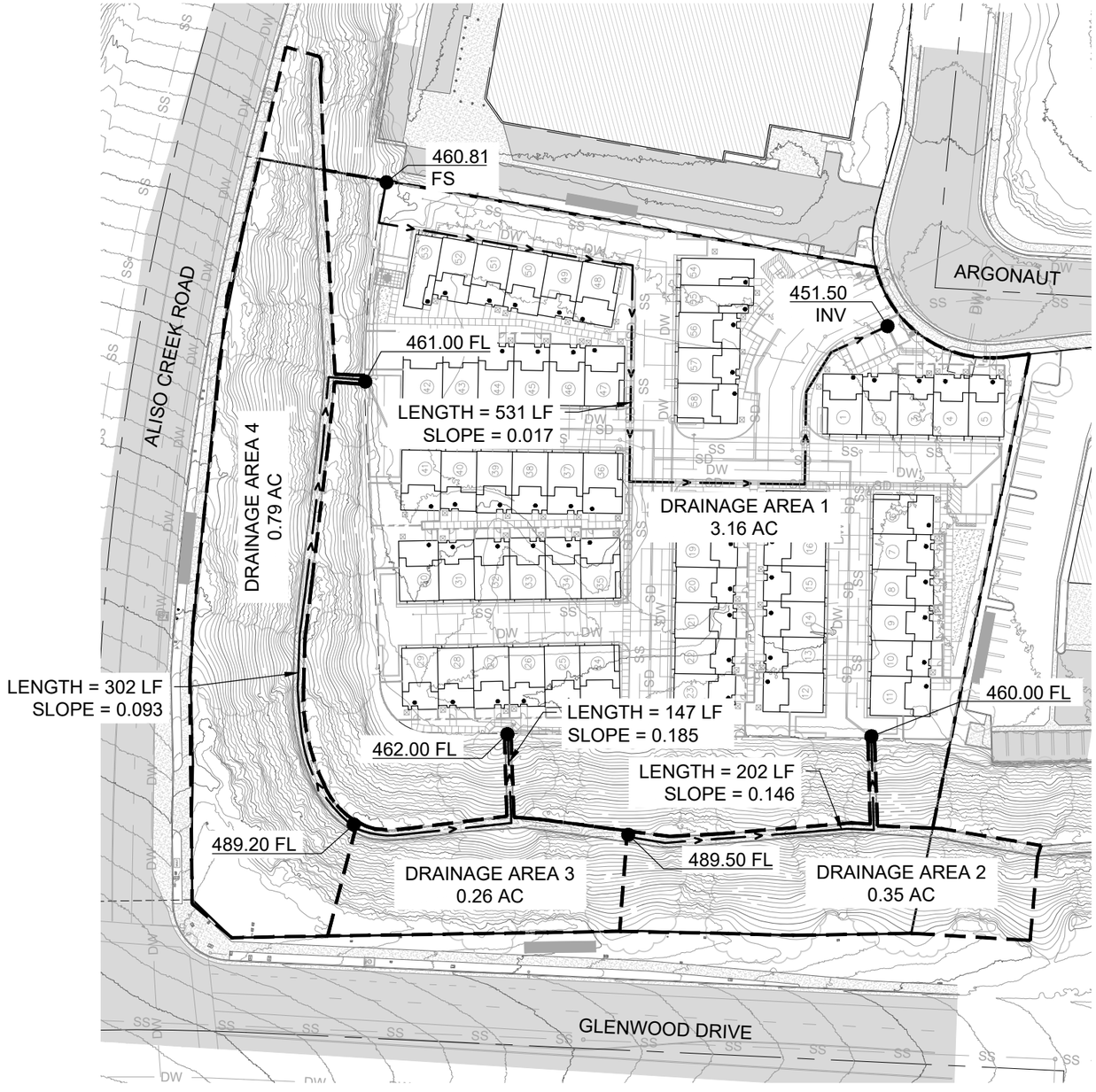
80 40 0 80 160 240

SCALE: 1"=80'

2010

PROPOSED HYDROLOGY EXHIBIT

IN THE CITY OF ALISO VIEJO,
COUNTY OF ORANGE, STATE OF CALIFORNIA



PROPERTY ADDRESS:

15 ARGONAUT
ALISO VIEJO, CA 92656

DRAINAGE AREA:

DMA	(AC)
1	3.16
2	0.48
3	0.30
4	0.79

LEGEND:

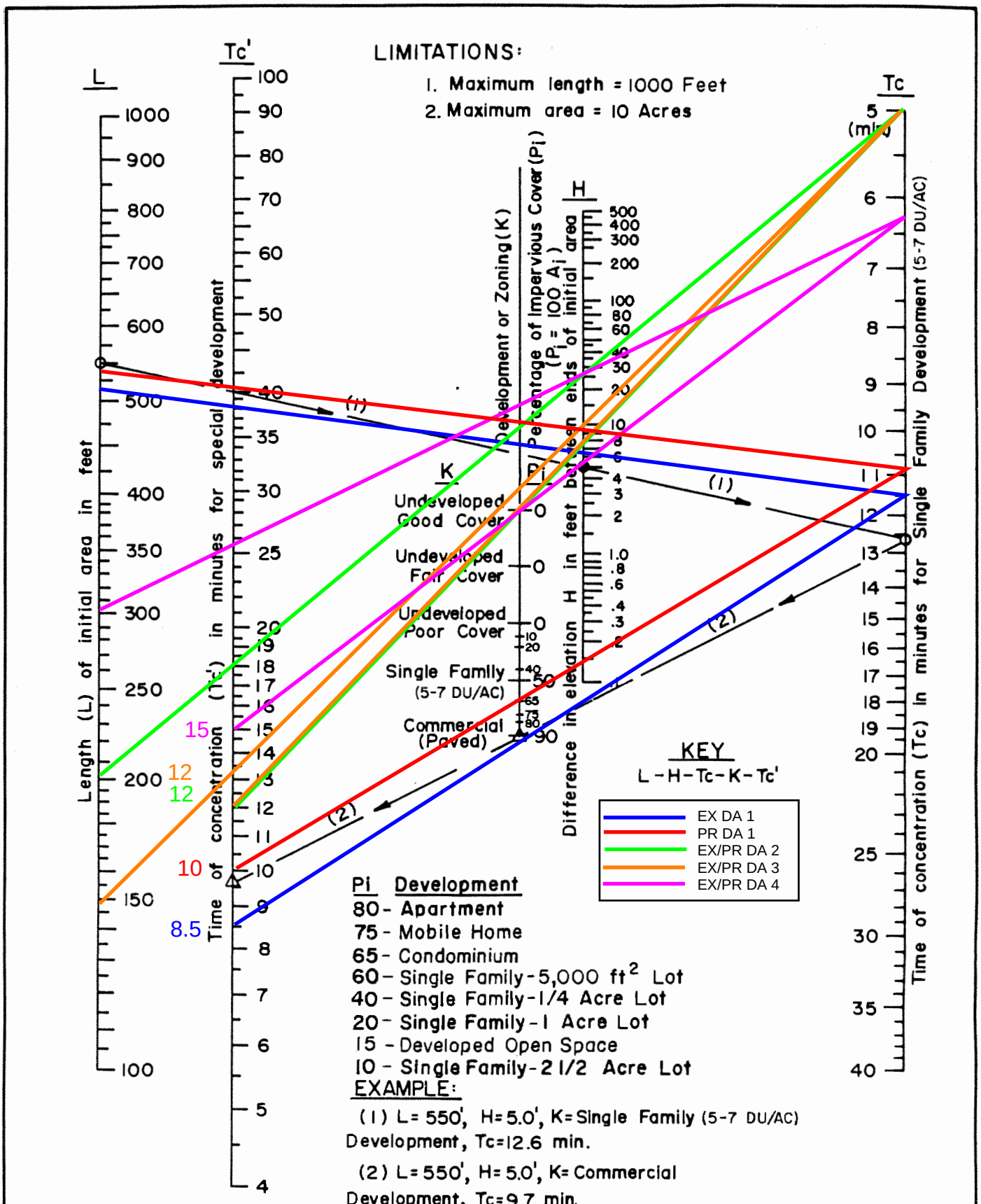
FLOW PATH

DRAINAGE BOUNDARY

SCALE 1"=80'

80 40 0 80 160 240

SCALE: 1"=80'



ORANGE COUNTY
HYDROLOGY MANUAL

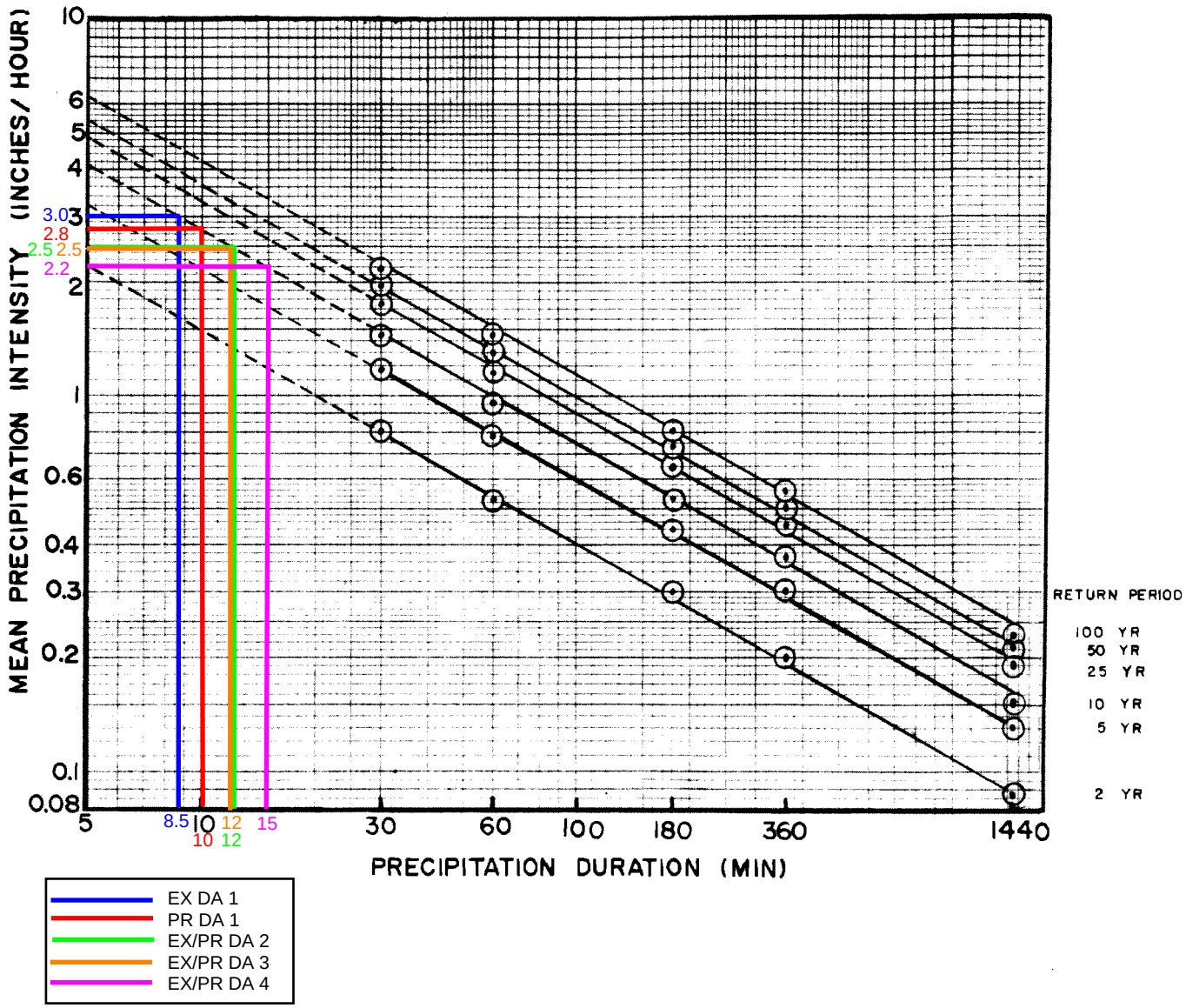
TIME OF CONCENTRATION NOMOGRAPH FOR INITIAL SUBAREA

Figure 2012

Regression Equations: $I(t) = at^b$

(I= Intensity in inches/hour, t= duration in minutes)

Return Frequency (years)	a	b
2	5.702	-0.574
5	7.870	-0.562
10	10.209	-0.573
25	11.995	-0.566
50	13.521	-0.566
100	15.560	-0.573



ORANGE COUNTY

HYDROLOGY MANUAL

MEAN PRECIPITATION INTENSITIES FOR NONMOUNTAINOUS AREAS

Rational Method Hydrology Calculation

15 Argonaut

5/19/2026

OC Hydrology Manual
Section D - Rational Method
Fp is from Section C.6.4 of OC Hydrology Manual (soil type A)
I is from OC Hydrology Manual Figure B-3

Drainage Area 1
10-Year Existing

ai	0.62	
ap	0.38	
Fp	0.4	in/hr
C	0.85	
I	3.0	in/hr
A	3.16	acres
Q	8.10	cfs

Drainage Area 1
10-Year Proposed

ai	0.65	
ap	0.35	
Fp	0.4	in/hr
C	0.86	
I	2.8	in/hr
A	3.16	acres
Q	7.57	cfs

Drainage Area 2
10-Year Existing

ai	0.11	
ap	0.89	
Fp	0.4	in/hr
C	0.77	
I	2.5	in/hr
A	0.35	acres
Q	0.68	cfs

Drainage Area 2
10-Year Proposed

ai	0.11	
ap	0.89	
Fp	0.4	in/hr
C	0.77	
I	2.5	in/hr
A	0.35	acres
Q	0.68	cfs

Drainage Area 3
10-Year Existing

ai	0.08	
ap	0.92	
Fp	0.4	in/hr
C	0.77	
I	2.5	in/hr
A	0.35	acres
Q	0.67	cfs

Drainage Area 3
10-Year Proposed

ai	0.08	
ap	0.92	
Fp	0.4	in/hr
C	0.77	
I	2.5	in/hr
A	0.35	acres
Q	0.67	cfs

Drainage Area 4
10-Year Existing

ai	0.13	
ap	0.87	
Fp	0.4	in/hr

C	0.76	
I	2.2	in/hr
A	0.35	acres

Q	0.58	cfs

Drainage Area 4
10-Year Proposed

ai	0.13	
ap	0.87	
Fp	0.4	in/hr

C	0.76	
I	2.2	in/hr
A	0.35	acres

Q	0.58	cfs

Attachment H: MAINTENANCE COVENANT AND AGREEMENT

RECORDING REQUESTED BY
AND MAIL TO:

CITY OF ALISO VIEJO
PUBLIC WORKS DEPARTMENT
12 JOURNEY
ALISO VIEJO, CA 92656

Space above this line is for Recorder's use

MAINTENANCE COVENANT AND AGREEMENT FOR
WATER QUALITY MANAGEMENT PLAN (WQMP) REQUIREMENTS

The undersigned hereby certifies I am (we are) the owner(s) ("Owner(s)") of the hereinafter described real property located in the City of Aliso Viejo, County of Orange, State of California ("Property"):
Site Address: _____ APN: _____

Please attach the legal description for the Property as Attachment 1.

Owner and its heirs, successors, and assigns, including each successive owner of an interest in all or any part of the Property shall, throughout the period of their respective ownership, implement, and fund implementation of, the Operations & Maintenance ("O&M") Plan for the Property, which was approved by the City as part of the Water Quality Management Plan ("WQMP") required for development of the Property, and shall operate, inspect, maintain, repair, and replace the Best Management Practices ("BMPs") described in the O&M Plan for the Property, which includes:

- Description of all post-construction BMPs (non-structural and structural)
- WQMP BMP Site Plan
- Description of the Owner's responsibilities and required training of persons performing BMP implementation, operation, maintenance, and inspection
- Implementation/inspection/maintenance frequency and operating schedule
- Specific BMP implementation, maintenance, and inspection activities
- Description of all permits required for the implementation, operation, and maintenance of BMPs
- Forms to be used in documenting implementation, operation, maintenance, and inspection of BMPs
- Recordkeeping requirements

Please attach copies of the approved O&M Plan and WQMP BMP Site Plan as Attachment 2 to this Agreement for recordation.

A copy of the approved O&M Plan is described in the current WQMP for the project, as it may be amended from time to time according to its terms, which is on file with the City of Aliso Viejo and is incorporated herein by this reference.

Owner(s) shall maintain the drainage devices described in the O&M Plan for the Property indicated and as shown on plans permitted by the City of Aliso Viejo in good and functional condition to safeguard the property owners and adjoining properties from damage and pollution.

Owner(s) hereby consent to inspection of the Property by an inspector authorized by the City Manager, or his or her designee, for the purpose of verifying compliance with the provisions of this Agreement.

Owner(s) shall provide printed educational materials with any sale of the property which provide information on what stormwater management facilities are present, the type(s) and location(s) of maintenance signs that are required, and how the necessary maintenance can be performed.

Owner(s) shall provide actual notice of this Agreement and its terms to any respective successor(s) in interest to the Property prior to transfer of said interest to such successor(s) in interest. This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the City of Aliso Viejo approves its termination.

Print Name of Owner(s): 1._____, 2._____

Signature of Owner(s):

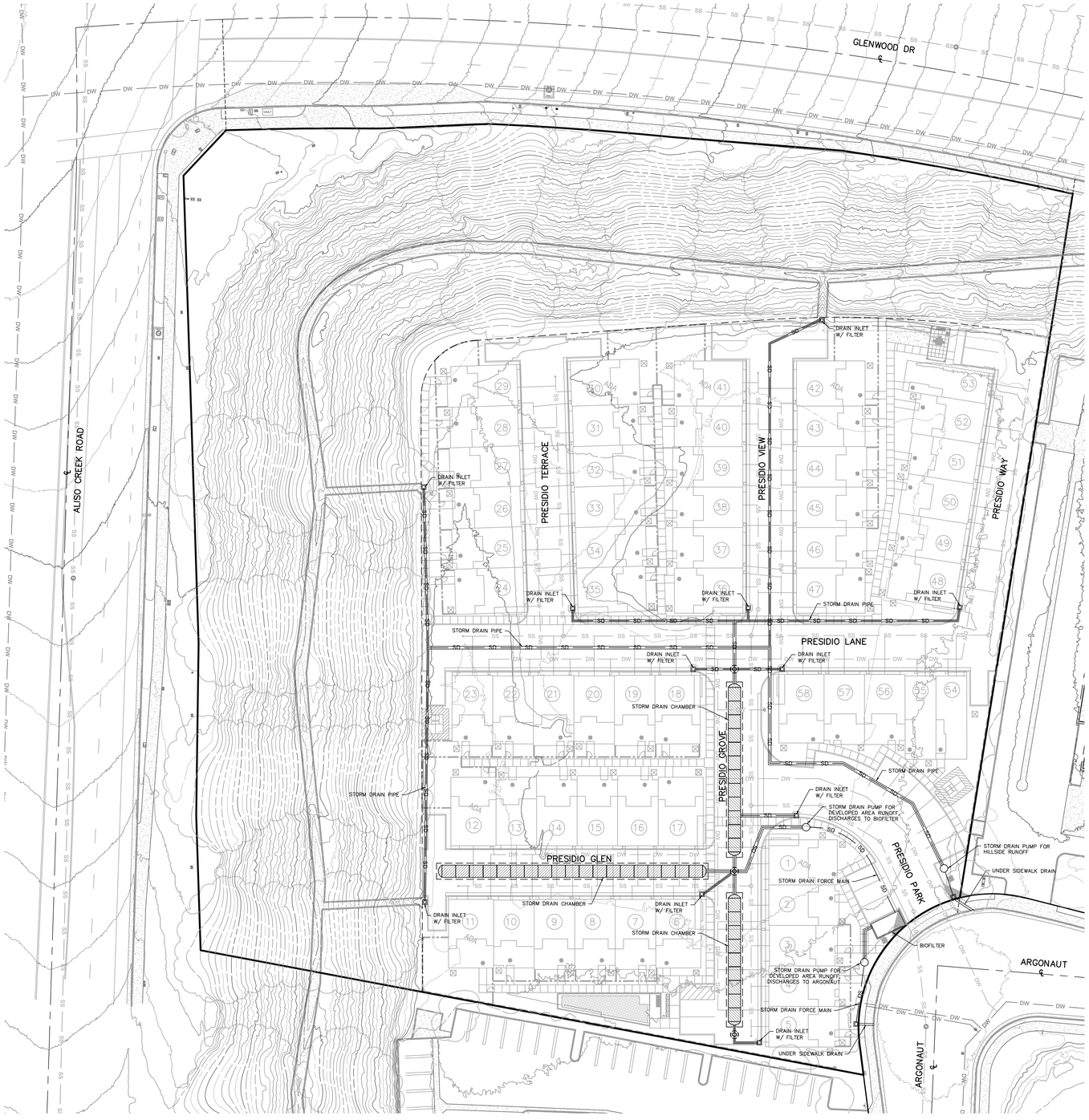
1:_____ Date:_____

2:_____ Date:_____

(ATTACH NOTARY)

WQMP SITE PLAN

IN THE CITY OF ALISO VIEJO
COUNTY OF ORANGE, STATE OF CALIFORNIA



PROPERTY ADDRESS:

15 ARGONAUT
ALISO VIEJO, CA 92656

FCS
An ADEC Innovation

F.2 - Drainage Report

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PRELIMINARY DRAINAGE REPORT: Tract No. 19489

Proposed 58-Unit Townhome Development

Aliso Viejo, California

ACG Project No. 106715

July 14, 2026

Site Location:

15 Argonaut
Aliso Viejo, CA 92656

Prepared For:

Brandywine Homes
2355 Main Street, Suite 220
Irvine, CA 92614

Prepared By:

Advanced Civil Group, Inc.
30251 Golden Lantern, Suite E PMB 251
Laguna Niguel, CA 92677
(866) 338-5778
advancedcivilgroup.com

2021

Table of Contents

Contents

INTRODUCTION 2

HYDROLOGY 6

CONCLUSION 7

Figures and Tables

Figure 1 - Area Map 3

Figure 2 - Vicinity Map 4

Table 1 - Rational Method Results 7

Attachments

Pervious Area Exhibits
Hydrology Exhibits
Time of Concentration Nomograph
Mean Precipitation Intensities
Rational Method Hydrology Calculation

INTRODUCTION

Project Description

The proposed development at 15 Argonaut ("Property") consists of a proposed 58-unit townhome development ("Project"). The Project is in Aliso Viejo ("City"), County of Orange ("County"). The area of the Property is 4.40 acres known as Assessor Parcel Number's 623-093-10 and 623-093-11. Existing commercial developments border the Property to the south and east. An existing hillside and v-ditches are located on the north and west portions of the Property (See Figure 1 - Area Map and Figure 2 - Vicinity Map).

The central to southeast portion of the existing property is relatively flat and contains a commercial building, drive aisles, and parking. The north and west side of the property consists of a 2:1 hillside slope which drains to v-ditches. The runoff from the v-ditches discharge to the surface and flow to the front of the property along with all other surface flows where it discharges to Argonaut via under sidewalk drains.

Project Objectives

The objectives of this study are listed below.

1. Use the Rational Method to determine the 10-Year Storm peak flow rates for the existing and proposed conditions.

2. Demonstrate that all habitable structures and protected for the 100-Year Storm Event.

3. Prepare Final Drainage Study based on objectives above.

Figure 1 - Area Map

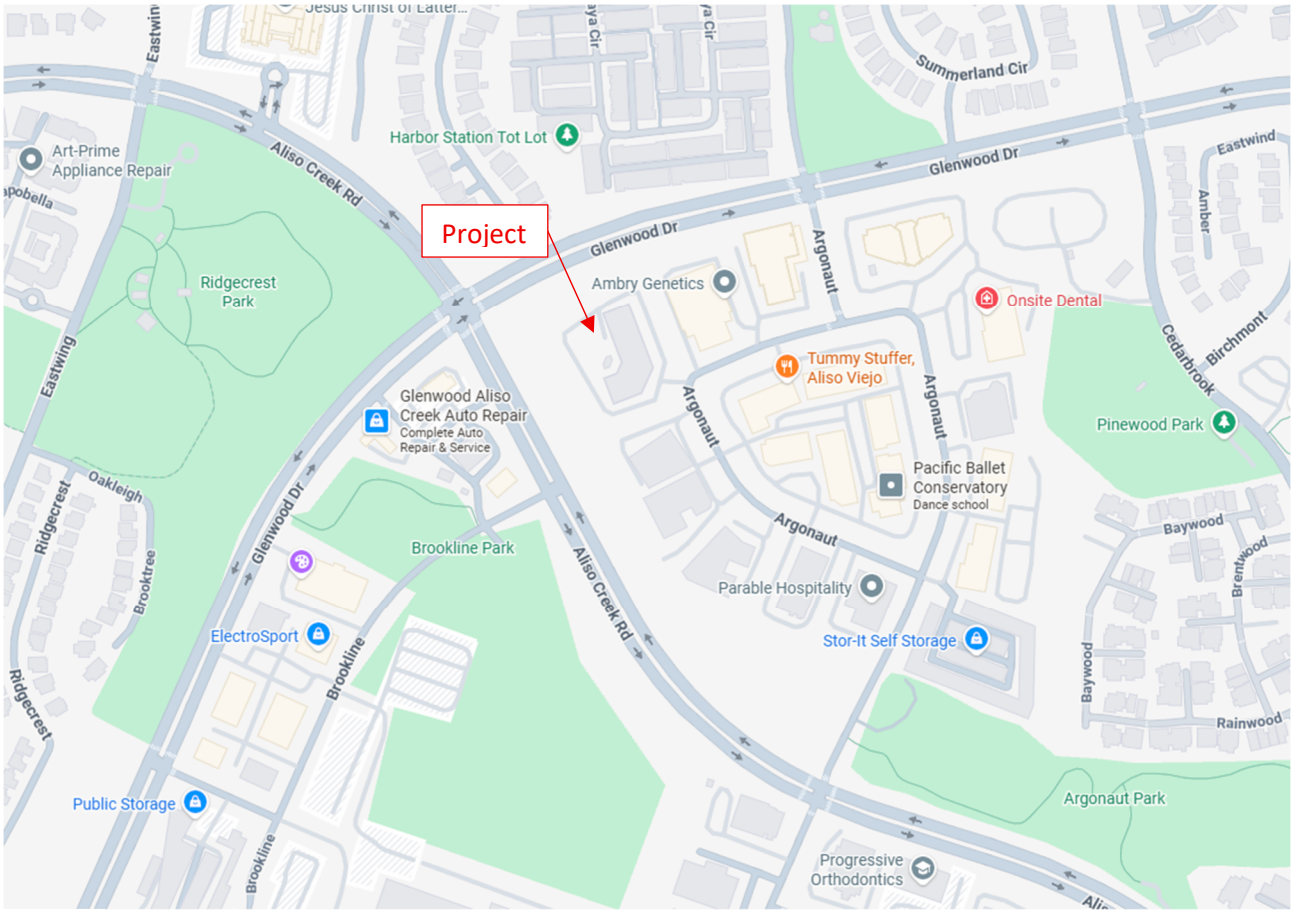
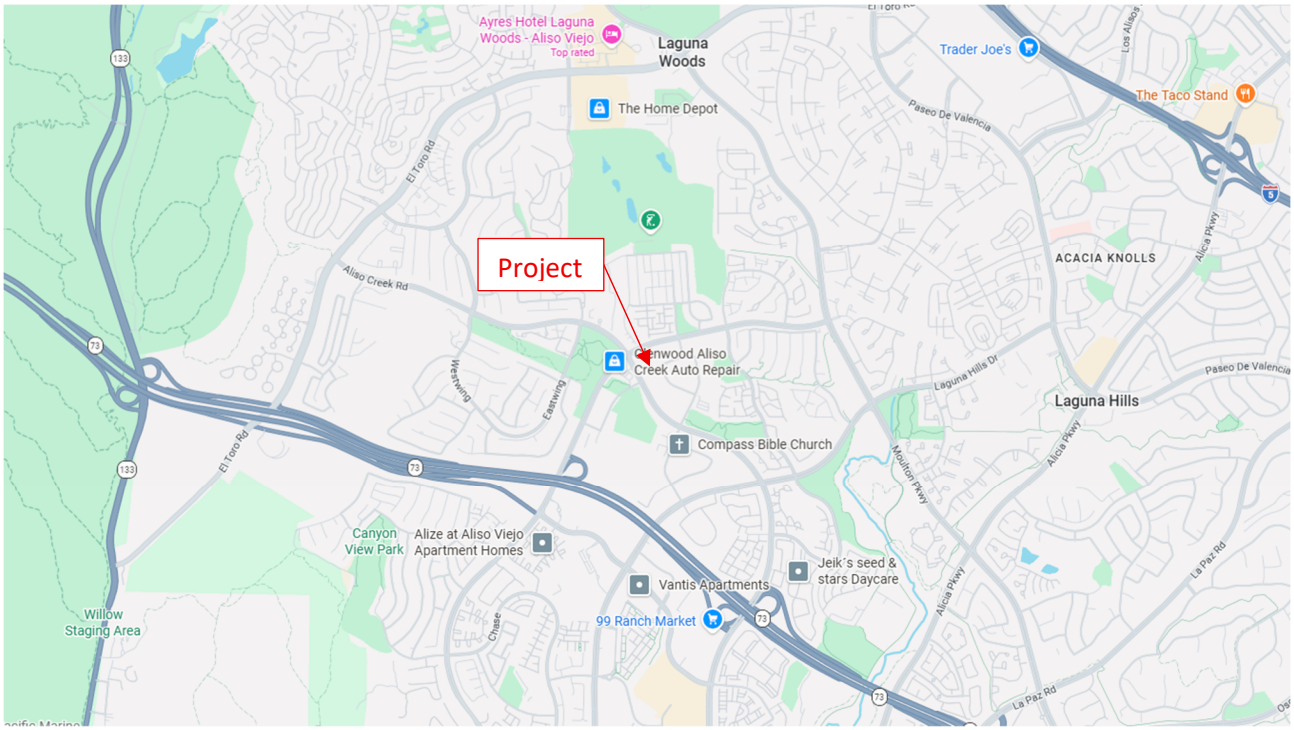


Figure 2 - Vicinity Map



Existing Facilities

The central to southeast portion of the property is relatively flat and contains a commercial building, drive aisles, and parking. The north and west side of the property consists of a 2:1 hillside slope which drains to v-ditches. The runoff from the v-ditches discharge to the surface and flow to the front of the property along with all other surface flows where it discharges to Argonaut via under sidewalk drains.

Proposed Facilities

The proposed redevelopment replaces an existing commercial property that slopes from northwest to southeast. The northern and western boundaries feature a 2:1 hillside slope with v-ditches that intercept runoff; under the new design, this drainage will be conveyed through underground pipes to the front of the property, maintaining existing hydraulic patterns. Onsite stormwater will be collected via area drains and directed to underground storage chambers which are proposed to mitigate the peak flow per hydromodification requirements. Runoff will exit the storage chambers at a designed flow rate and then pumped to a biofiltration system for treatment before being pumped for final discharge into Argonaut.

HYDROLOGY

Methodology

The tributary drainage area boundaries were delineated utilizing topography from aerial photogrammetry over the Project site and surrounding areas. The proposed Project drainage design found on the attached Site BMP Locations exhibit illustrates the locations of onsite drainage systems.

Rational Method

The Rational Method, an empirical computational procedure for developing peak runoff and discharge for storms of a specified recurrence interval in small watersheds, was used to compute peak flow rates for the watersheds tributary to the Project. The Orange County Hydrology Manual provides a Rational Method formula to calculate the peak runoff. The Rational Method formula is:

$$Q = CIA$$

Where:

Q = Peak discharge, in cubic feet per second (cfs)
C = Runoff coefficient representing the ratio of runoff depth to rainfall depth
= 0.90 (ai + ((1-Fp) ap)/I) for I greater than Fp; 0.90 ai for I less than or equal to Fp
ai = ratio of impervious area to total area (decimal fraction)
ap = ration of pervious area to total are (decimal fraction), (ap = 1 – ai)
Fp = infiltration rate for pervious area (inches per hour)
I = The time-averaged rainfall intensity for a storm duration equal to the time of concentration, in inches/hour (in/hr)
A = Drainage area, in acres (ac)

Hydrology Summary

The peak flow rate for the 10-year storm event was calculated using the Rational Method. The results of these calculations are presented in Table 1 below. Supporting documentation for these results is included in the attachments.

Table 1 - Rational Method Results

	10-Year Existing Storm Event	10-Year Proposed Storm Event
Drainage Area 1	8.10 cfs	7.57 cfs
Drainage Area 2	0.68 cfs	0.68 cfs
Drainage Area 3	0.67 cfs	0.67 cfs
Drainage Area 4	0.58 cfs	0.58 cfs

The 10-year Rational Method analysis shows that the proposed condition maintains or slightly reduces peak flows compared to existing conditions, with Drainage Area 1 decreasing from 8.10 cfs to 7.57 cfs and the other areas remaining unchanged.

100-Year Storm Protection

The project site is not located within a mapped FEMA Special Flood Hazard Area (SFHA), as confirmed by FEMA FIRMette Panel 06059C0426J, effective date 12/3/2009. Based on this determination, the site is outside of the 100-year floodplain and is not subject to mapped flood zone inundation.

All proposed habitable structures have been designed and graded such that finished floor elevations are above the adjacent public and private street elevations, providing positive drainage away from the buildings. Surface runoff generated by the 100-year storm event will be collected and conveyed through proposed on-site drainage improvements and/or adjacent street conveyance systems in accordance with Orange County Local Drainage Manual requirements.

CONCLUSION

Based on the Rational Method analysis, the proposed Project drainage design will not increase peak runoff for the 10-year storm event. Peak flows are either maintained or slightly reduced compared to existing conditions, demonstrating that the Project's on-site drainage systems effectively manage runoff. Therefore, the proposed development meets the hydrology performance objectives and is consistent with the requirements of the Orange County Hydrology Manual.

Attachments



	TOTAL AREA	4.56 AC
	TOTAL PERVIOUS AREA	2.45 AC
	% PERVIOUS	53 %
	% IMPERVIOUS	47 %
	DRAINAGE AREA 1	3.16 AC
	TOTAL PERVIOUS AREA	1.21 AC
	% PERVIOUS	38 %
	% IMPERVIOUS	62 %
	DRAINAGE AREA 2	0.35 AC
	TOTAL PERVIOUS AREA	0.31 AC
	% PERVIOUS	89 %
	% IMPERVIOUS	11 %
	DRAINAGE AREA 3	0.26 AC
	TOTAL PERVIOUS AREA	0.24 AC
	% PERVIOUS	92 %
	% IMPERVIOUS	8 %
	DRAINAGE AREA 4	0.79 AC
	TOTAL PERVIOUS AREA	0.69 AC
	% PERVIOUS	87 %
	% IMPERVIOUS	13 %

SCALE 1"=80'

80 40 0 80 160 240

SCALE: 1"=80'

ADVANCED CIVIL GROUP

ADVANCED CIVIL GROUP INC.
30251 GOLDEN LANTERN,
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92647
(866) 338-5778 PHONE
WWW.ADVANCEDCIVILGROUP.COM

PREPARED BY:

R.C.E. NO. 68795

DATE 3/31/2026

PERVIOUS AREA EXISTING CONDITION 15 ARGONAUT

ALISO VIEJO

2030



	TOTAL AREA	4.56 AC
	TOTAL PERVIOUS AREA	2.36 AC
	% PERVIOUS	52 %
	% IMPERVIOUS	48 %
	DRAINAGE AREA 1	3.16 AC
	TOTAL PERVIOUS AREA	1.12 AC
	% PERVIOUS	35 %
	% IMPERVIOUS	65 %
	DRAINAGE AREA 2	0.35 AC
	TOTAL PERVIOUS AREA	0.31 AC
	% PERVIOUS	89 %
	% IMPERVIOUS	11 %
	DRAINAGE AREA 3	0.26 AC
	TOTAL PERVIOUS AREA	0.24 AC
	% PERVIOUS	92 %
	% IMPERVIOUS	8 %
	DRAINAGE AREA 4	0.79 AC
	TOTAL PERVIOUS AREA	0.69 AC
	% PERVIOUS	87 %
	% IMPERVIOUS	13 %

SCALE 1"=80'

80 40 0 80 160 240

SCALE: 1"=80'

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(866) 338-5778 PHONE
WWW.ADVANCEDCIVILGROUP.COM

PREPARED BY: R. Steven Austin

R.C.E. NO. 68795

DATE 7/8/2026

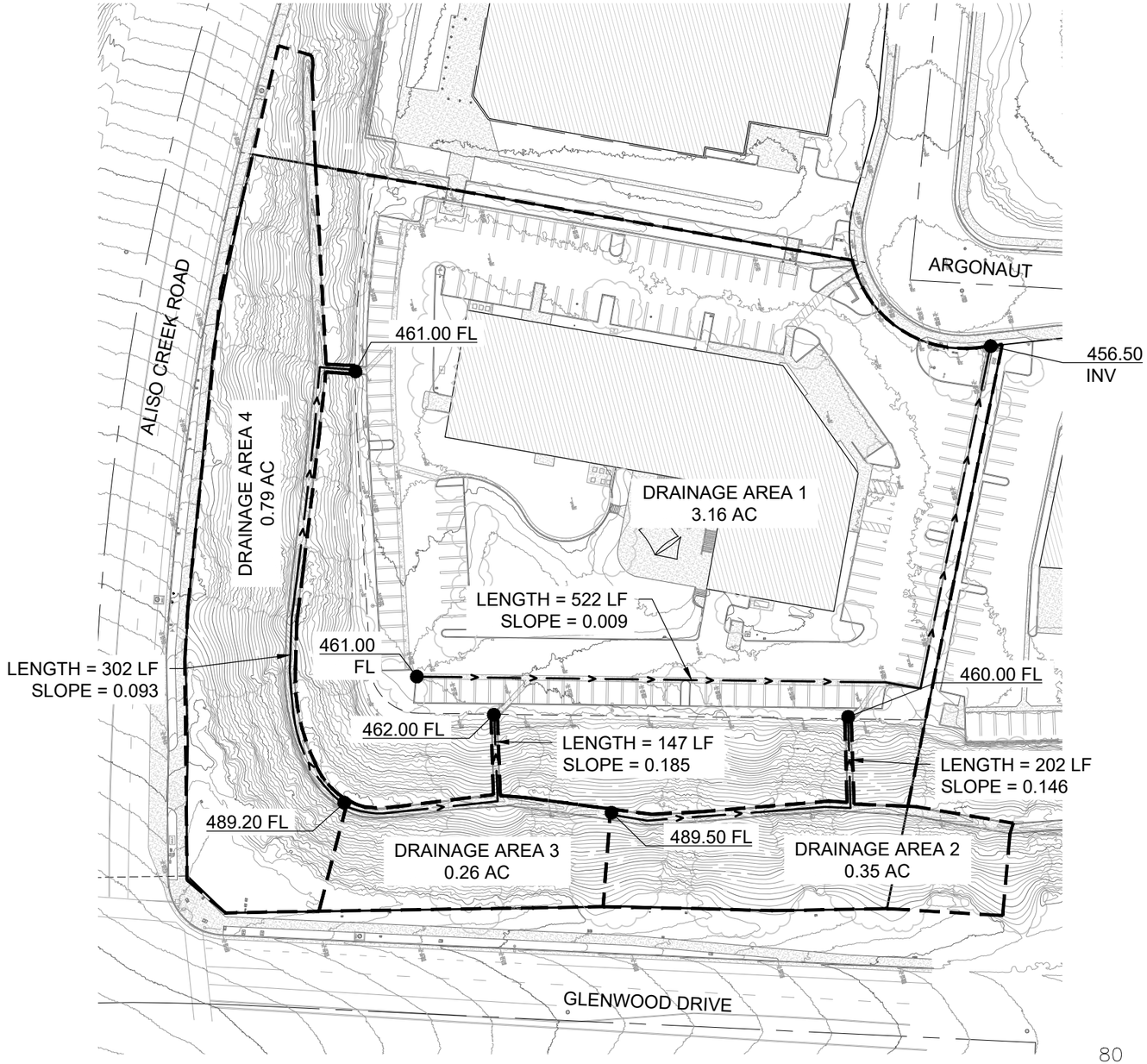
PERVIOUS AREA PROPOSED CONDITION 15 ARGONAUT

ALISO VIEJO

2031

EXISTING HYDROLOGY EXHIBIT

IN THE CITY OF ALISO VIEJO,
COUNTY OF ORANGE, STATE OF CALIFORNIA



PROPERTY ADDRESS:

15 ARGONAUT
ALISO VIEJO, CA 92656

DRAINAGE AREA:

DMA	(AC)
1	3.16
2	0.48
3	0.30
4	0.79

LEGEND:

FLOW PATH

DRAINAGE BOUNDARY

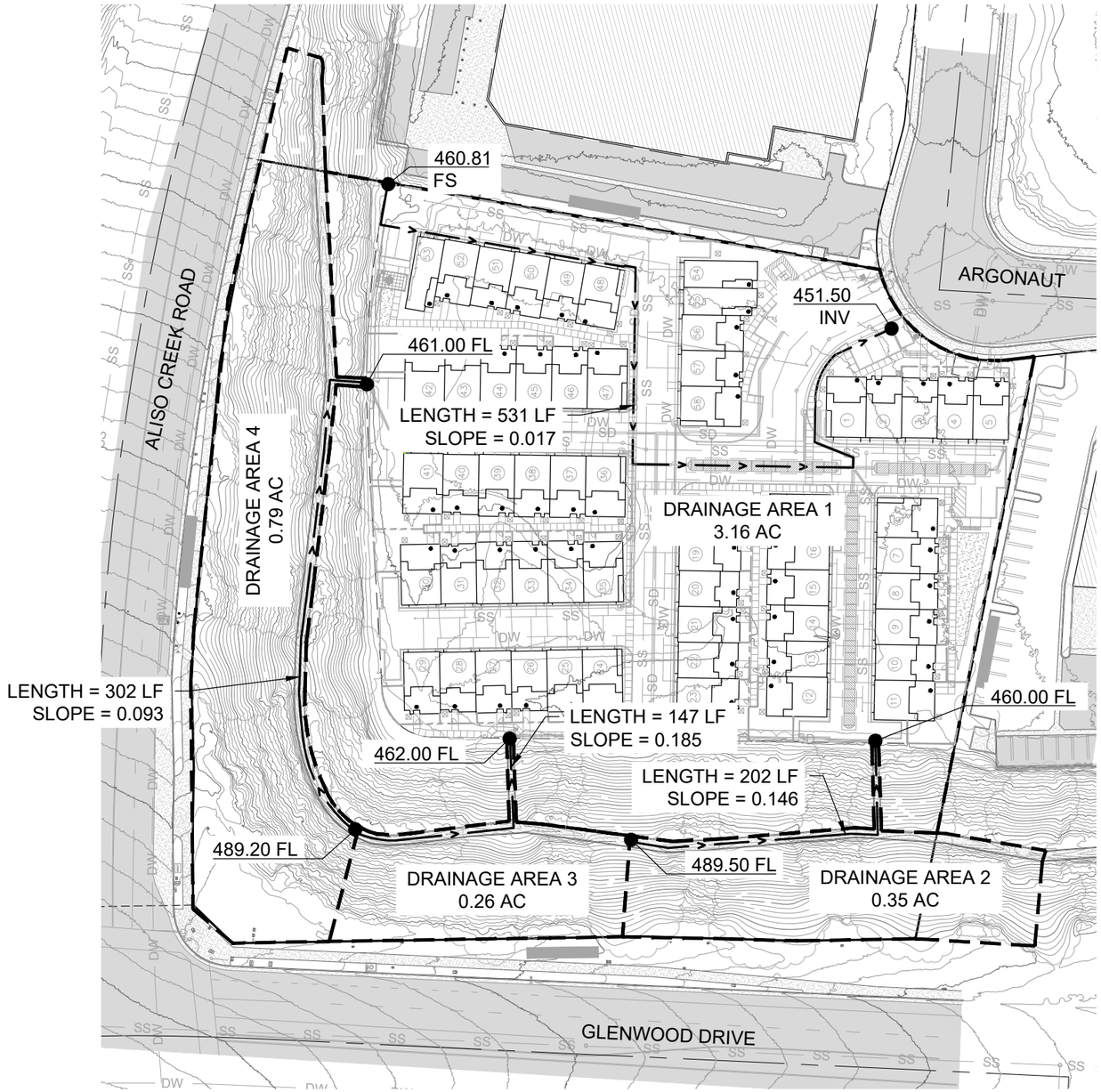
SCALE 1"=80'

80 40 0 80 160 240

SCALE: 1"=80'

PROPOSED HYDROLOGY EXHIBIT

IN THE CITY OF ALISO VIEJO,
COUNTY OF ORANGE, STATE OF CALIFORNIA



PROPERTY ADDRESS:

15 ARGONAUT
ALISO VIEJO, CA 92656

DRAINAGE AREA:

DMA	(AC)
1	3.16
2	0.48
3	0.30
4	0.79

LEGEND:

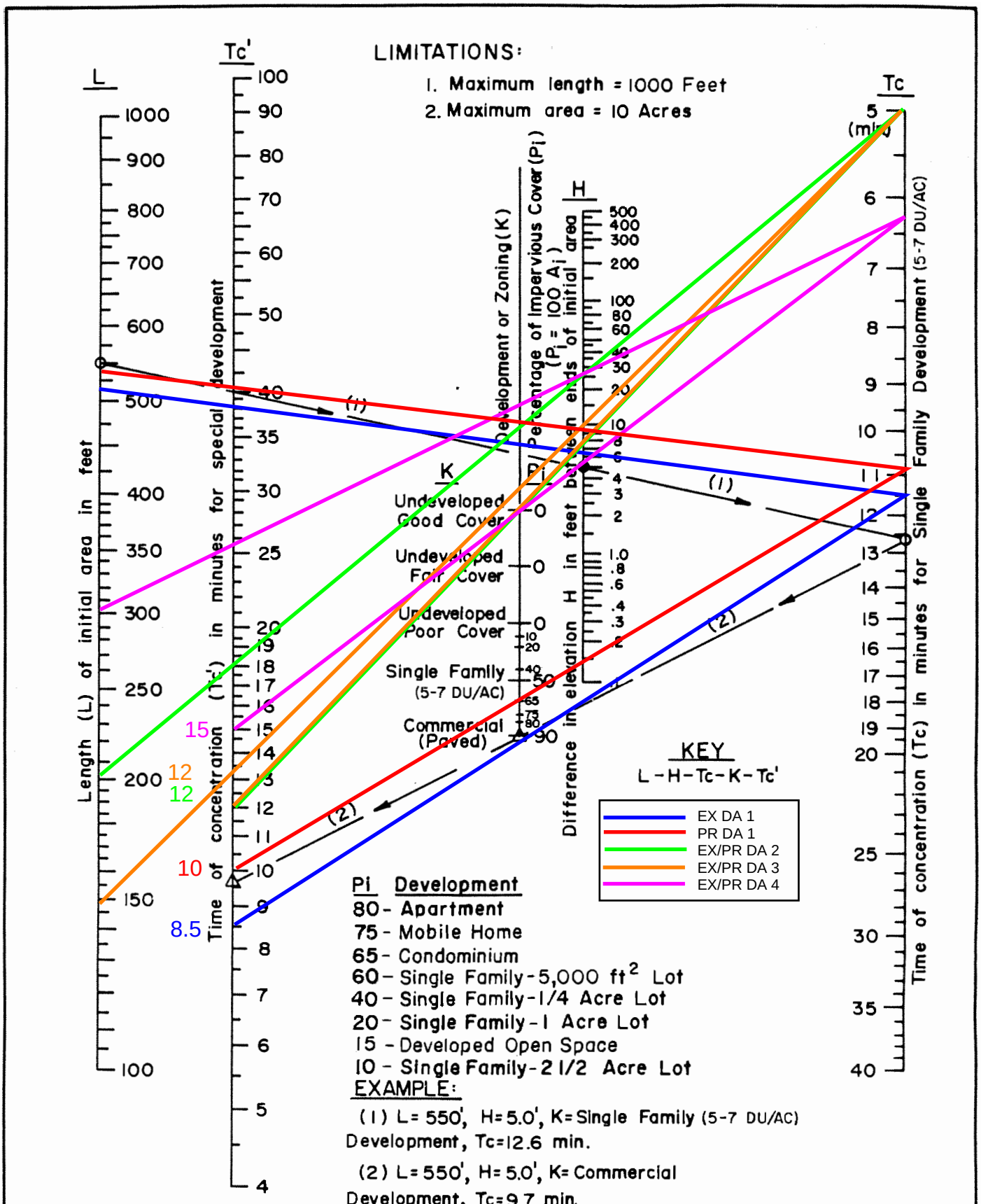
FLOW PATH

DRAINAGE BOUNDARY

SCALE 1"=80'

80 40 0 80 160 240

SCALE: 1"=80'



ORANGE COUNTY

HYDROLOGY MANUAL

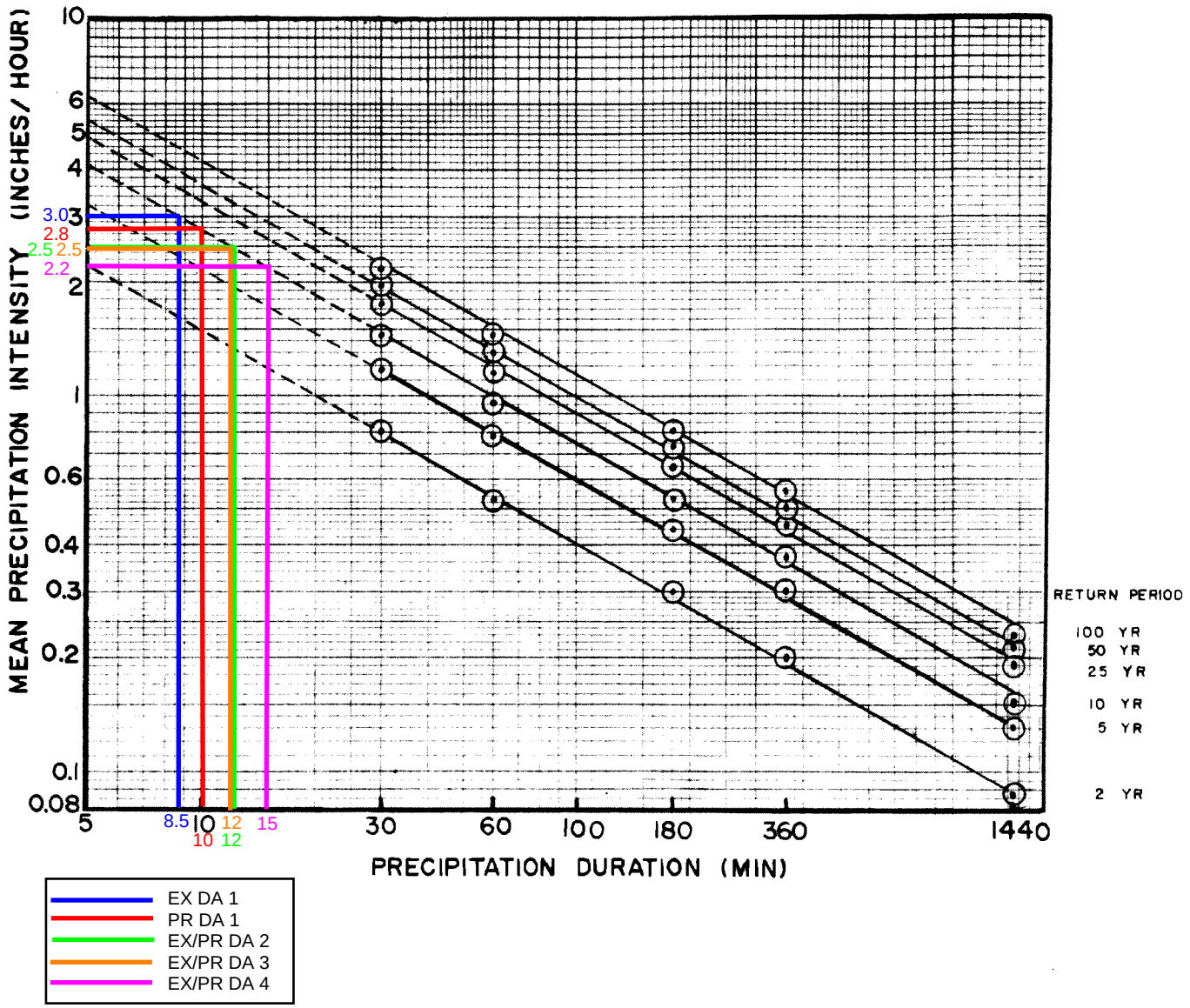
TIME OF CONCENTRATION NOMOGRAPH FOR INITIAL SUBAREA

Figure 2034

Regression Equations: $I(t) = at^b$

(I= Intensity in inches/hour, t= duration in minutes)

Return Frequency (years)	a	b
2	5.702	-0.574
5	7.870	-0.562
10	10.209	-0.573
25	11.995	-0.566
50	13.521	-0.566
100	15.560	-0.573



ORANGE COUNTY

HYDROLOGY MANUAL

MEAN PRECIPITATION INTENSITIES FOR NONMOUNTAINOUS AREAS

Figure 2035

Rational Method Hydrology Calculation

15 Argonaut

5/19/2026

OC Hydrology Manual
Section D - Rational Method
Fp is from Section C.6.4 of OC Hydrology Manual (soil type A)
I is from OC Hydrology Manual Figure B-3

Drainage Area 1
10-Year Existing

ai	0.62	
ap	0.38	
Fp	0.4	in/hr
C	0.85	
I	3.0	in/hr
A	3.16	acres
Q	8.10	cfs

Drainage Area 1
10-Year Proposed

ai	0.65	
ap	0.35	
Fp	0.4	in/hr
C	0.86	
I	2.8	in/hr
A	3.16	acres
Q	7.57	cfs

Drainage Area 2
10-Year Existing

ai	0.11	
ap	0.89	
Fp	0.4	in/hr
C	0.77	
I	2.5	in/hr
A	0.35	acres
Q	0.68	cfs

Drainage Area 2
10-Year Proposed

ai	0.11	
ap	0.89	
Fp	0.4	in/hr
C	0.77	
I	2.5	in/hr
A	0.35	acres
Q	0.68	cfs

Drainage Area 3
10-Year Existing

ai	0.08	
ap	0.92	
Fp	0.4	in/hr
C	0.77	
I	2.5	in/hr
A	0.35	acres
Q	0.67	cfs

Drainage Area 3
10-Year Proposed

ai	0.08	
ap	0.92	
Fp	0.4	in/hr
C	0.77	
I	2.5	in/hr
A	0.35	acres
Q	0.67	cfs

Drainage Area 4
10-Year Existing

ai	0.13	
ap	0.87	
Fp	0.4	in/hr

C	0.76	
I	2.2	in/hr
A	0.35	acres

Q	0.58	cfs

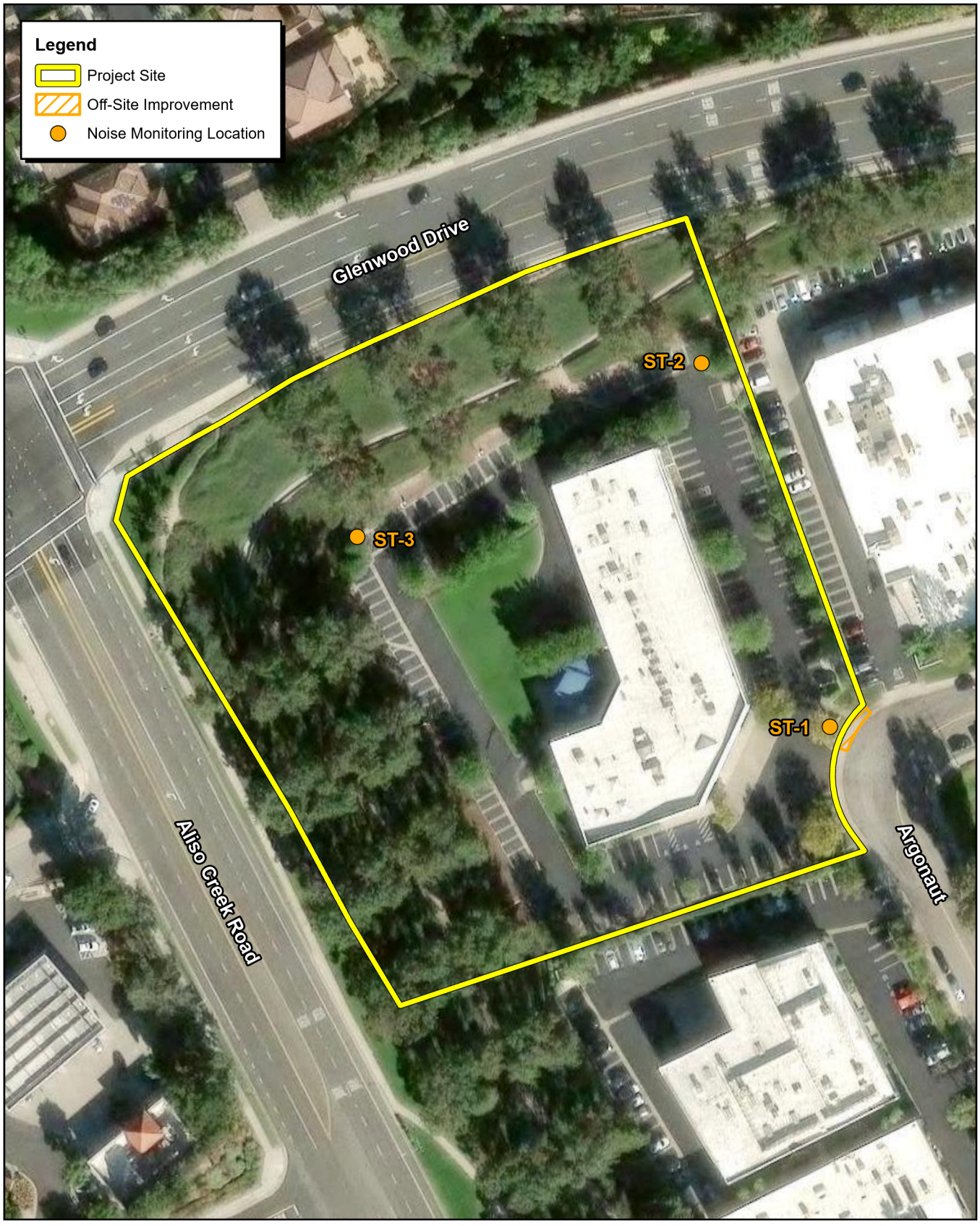
Drainage Area 4
10-Year Proposed

ai	0.13	
ap	0.87	
Fp	0.4	in/hr

C	0.76	
I	2.2	in/hr
A	0.35	acres

Q	0.58	cfs

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Source: Advanced Civil Group Inc. March 20th, 2026.

100 50 0 100 Feet

Noise Monitoring Locations

FCS
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Project Number: 6513.0001 Sheet 1 of 2

Project Name: 15 Argonaut ISMND

Test Personnel: Henry Welch

NOISE MEASUREMENT SURVEY

Site Number: 1 Date: 4/21 Time: From 10:51 to 11:06

Site Location: Southeast corner of property. In the greenbelt directly north of driveway entrance. Just west of metal sign pole.

Primary Noise Sources: Traffic from Glenwood Drive & Aliso Creek Road. HVAC system from lab facility at 7 Argonaut

Measurement Results

	dBA
L_{eq}	50.9
L_{max}	61.4
L_{min}	47.1
L_{peak}	-
L_5	54.7
L_{10}	53.3
L_{50}	49.6
L_{90}	48.2
SEL	-

Observed Noise Sources/Events

Time	Noise Source/Event	dBA
10:58	Airplane	

Comments:

Equipment: LXT 2

Settings: A-Weighted ☑ Other ☐

Measured Difference: 0.15 dBA

Slow ☑ Fast ☐ Windscreen ☑

FCS
An ADEC Innovation

Atmospheric Conditions

Maximum Wind Velocity (mph)	Average Wind Velocity (mph)	Temperature (F)	Relative Humidity (%)	
9.1	3	67	55	

Comments:

Photos Taken

Photo Number	Location/Description
1	Facing North towards
2	Facing South towards
3	Facing West towards
4	Facing East towards

FCS
An ADEC Innovation

Project Number: 6513.0001 Sheet 1 of 2

Project Name: 15 Argonaut ISMND

Test Personnel: Henry Welch

NOISE MEASUREMENT SURVEY

Site Number: 2 Date: 4/21 Time: From 10:56 to 11:

Site Location: Northeast corner of the project site in the parking lot, east of the existing building.

Primary Noise Sources: Traffic from Glenwood Drive & Aliso Creek Road. HVAC system from lab facility at 7 Argonaut

Measurement Results

	dBA
L_{eq}	51.8
L_{max}	60
L_{min}	48.2
L_{peak}	-
L_5	54.5
L_{10}	53.2
L_{50}	51.1
L_{90}	50
SEL	-

Observed Noise Sources/Events

Time	Noise Source/Event	dBA

Comments:

Equipment: LXT 2

Settings: A-Weighted ☑ Other ☐

Measured Difference: 0.15 dBA

Slow ☑ Fast ☐ Windscreen ☑

2042

FCS
An ADEC Innovation

Atmospheric Conditions

Maximum Wind Velocity (mph)	Average Wind Velocity (mph)	Temperature (F)	Relative Humidity (%)	
9.1	3	67	55	

Comments:

Photos Taken

Photo Number	Location/Description
1	Facing North towards parkng space and hillside towards Glenwood Drive
2	Facing South towards Into parking lot of 15 Argonaut
3	Facing West towards towards parking lot of 15 Argonaut
4	Facing East towards planter and neighboring lab facility

FCS
An ADEC Innovation

Project Number: 6513.0001 Sheet 1 of 2

Project Name: 15 Argonaut ISMND

Test Personnel: Henry Welch

NOISE MEASUREMENT SURVEY

Site Number: 3 Date: 4/21 Time: From 12:50 to 1:06

Site Location: Northwest corner of the project site in the parking lot, west of the exiting building.

Primary Noise Sources: Traffic from Glenwood Drive & Aliso Creek Road. HVAC system from lab facility at 7 Argonaut

Measurement Results

	dBA
L_{eq}	47.3
L_{max}	81.7
L_{min}	40.6
L_{peak}	-
L_5	50.4
L_{10}	49.7
L_{50}	46.5
L_{90}	43.2
SEL	-

Observed Noise Sources/Events

Time	Noise Source/Event	dBA
12:53	Airplane	
1:01	Man hitting golfballs nearby. Not very loud	no difference

Comments:

Equipment: LXT 2

Settings: A-Weighted ☑ Other ☐

Measured Difference: dBA

Slow ☑ Fast ☐ Windscreen ☑

FCS
An ADEC Innovation

Atmospheric Conditions

Maximum Wind Velocity (mph)	Average Wind Velocity (mph)	Temperature (F)	Relative Humidity (%)	
7	3.1	68	59	

Comments:

Photos Taken

Photo Number	Location/Description
1	Facing North towards hillside and Glenwood Drive
2	Facing South towards staircase and lunch seating area
3	Facing West towards hillside and Aliso Creek Road
4	Facing East towards building and rusted doors

Mobile Construction Activity Noise Calculation

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	250	1	0	64.0	60.1	1011928.85
Excavator	85	1	40	300	1	0	61.7	57.7	585606.974
Dozer	85	1	40	300	1	0	61.7	57.7	585606.974
Front End Loader	80	1	40	300	1	0	56.7	52.7	185185.185
Backhoe	80	1	40	300	1	0	56.7	52.7	185185.185
						Lmax[5]	64	Leq	64

Notes:
[1] Percentage of time activity occurs each hour based on FHWA usage factors
[2] Distance assumes one piece of equipment adjacent to project boundary and others at the closest reasonable operating distance away
[3] Soft ground terrain between project site and receptor.
[4] Shielding due to terrain or structures
[5] Calculated Lmax is the loudest value.

Distance to Receptor (feet)		8 Hour Average Calculation				
		Time	Hourly Leq	Leq'	0.1*Leq	antiLog
	Night	12:00 AM	0.0	10.0	1	10
		1:00 AM	0.0	10.0	1	10
		2:00 AM	0.0	10.0	1	10
		3:00 AM	0.0	10.0	1	10
		4:00 AM	0.0	10.0	1	10
		5:00 AM	0.0	10.0	1	10
		6:00 AM	0.0	10.0	1	10
	Day	7:00 AM	0.0	0.0	0	1
250		8:00 AM	64.1	64.1	6.407138102	2553513.17
300		9:00 AM	63.3	63.3	6.327806547	2127191.29
350		10:00 AM	61.3	61.3	6.126966178	1339572.36
400		11:00 AM	59.5	59.5	5.952990337	897408.827
Lunch break		12:00 PM	0.0	0.0	0	1
450		1:00 PM	58.0	58.0	5.799532769	630278.902
500		2:00 PM	56.6	56.6	5.662260298	459473.319
550		3:00 PM	55.4	55.4	5.538082242	345209.105
600		4:00 PM	54.2	54.2	5.42471656	265898.912
		5:00 PM	0.0	0.0	0	1
Notes: *Equipment is measured as operating across the project site		6:00 PM	0.0	0.0	0	1
	Evening	7:00 PM	0.0	5.0	0.5	3.16227766
		8:00 PM	0.0	5.0	0.5	3.16227766
		9:00 PM	0.0	5.0	0.5	3.16227766
	Night	10:00 PM	0.0	10.0	1	10
		11:00 PM	0.0	10.0	1	10
				Sum		8618649.37
				Sum/8		1077331.17
				Log10(Sum/8)		6.03234923
				10*Log10(Sum/8)		60.3234923
				8 Hour Average		60

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	300	1	0	69.4	57.7	585606.974
Excavator	85	1	40	300	1	0	69.4	57.7	585606.974
Dozer	85	1	40	300	1	0	69.4	57.7	585606.974
Front End Loader	80	1	40	300	1	0	64.4	52.7	185185.185
Backhoe	80	1	40	300	1	0	64.4	52.7	185185.185
								Leq	63

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	350	1	0	68.1	55.7	368778.736
Excavator	85	1	40	350	1	0	68.1	55.7	368778.736
Dozer	85	1	40	350	1	0	68.1	55.7	368778.736
Front End Loader	80	1	40	350	1	0	63.1	50.7	116618.076
Backhoe	80	1	40	350	1	0	63.1	50.7	116618.076
								Leq	61

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	400	1	0	66.9	53.9	247052.942
Excavator	85	1	40	400	1	0	66.9	53.9	247052.942
Dozer	85	1	40	400	1	0	66.9	53.9	247052.942
Front End Loader	80	1	40	400	1	0	61.9	48.9	78125
Backhoe	80	1	40	400	1	0	61.9	48.9	78125
								Leq	60

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	450	1	0	65.9	52.4	173513.178
Excavator	85	1	40	450	1	0	65.9	52.4	173513.178
Dozer	85	1	40	450	1	0	65.9	52.4	173513.178
Front End Loader	80	1	40	450	1	0	60.9	47.4	54869.6845
Backhoe	80	1	40	450	1	0	60.9	47.4	54869.6845
								Leq	58

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	500	1	0	65.0	51.0	126491.106
Excavator	85	1	40	500	1	0	65.0	51.0	126491.106
Dozer	85	1	40	500	1	0	65.0	51.0	126491.106
Front End Loader	80	1	40	500	1	0	60.0	46.0	40000
Backhoe	80	1	40	500	1	0	60.0	46.0	40000
								Leq	57

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	550	1	0	64.2	49.8	95034.6404
Excavator	85	1	40	550	1	0	64.2	49.8	95034.6404
Dozer	85	1	40	550	1	0	64.2	49.8	95034.6404
Front End Loader	80	1	40	550	1	0	59.2	44.8	30052.592
Backhoe	80	1	40	550	1	0	59.2	44.8	30052.592
								Leq	55

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	600	1	0	63.4	48.6	73200.8718
Excavator	85	1	40	600	1	0	63.4	48.6	73200.8718
Dozer	85	1	40	600	1	0	63.4	48.6	73200.8718
Front End Loader	80	1	40	600	1	0	58.4	43.6	23148.1481
Backhoe	80	1	40	600	1	0	58.4	43.6	23148.1481
								Leq	54

Mobile Construction Activity Noise Calculation

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	250	1	0	64.0	60.1	1011928.85
Excavator	85	1	40	300	1	0	61.7	57.7	585606.974
Dozer	85	1	40	300	1	0	61.7	57.7	585606.974
Front End Loader	80	1	40	300	1	0	56.7	52.7	185185.185
Backhoe	80	1	40	300	1	0	56.7	52.7	185185.185
						Lmax[5]	64	Leq	64

Notes:
[1] Percentage of time activity occurs each hour based on FHWA usage factors
[2] Distance assumes one piece of equipment adjacent to project boundary and others at the closest reasonable operating distance away
[3] Soft ground terrain between project site and receptor.
[4] Shielding due to terrain or structures
[5] Calculated Lmax is the loudest value.

Distance to Receptor (feet)		8 Hour Average Calculation				
			Time	Hourly Leq	Leq'	0.1*Leq	antiLog
		Night	12:00 AM	0.0	10.0	1	10
			1:00 AM	0.0	10.0	1	10
			2:00 AM	0.0	10.0	1	10
			3:00 AM	0.0	10.0	1	10
			4:00 AM	0.0	10.0	1	10
			5:00 AM	0.0	10.0	1	10
			6:00 AM	0.0	10.0	1	10
		Day	7:00 AM	0.0	0.0	0	1
	250		8:00 AM	64.1	64.1	6.407138102	2553513.17
	300		9:00 AM	63.3	63.3	6.327806547	2127191.29
	350		10:00 AM	61.3	61.3	6.126966178	1339572.36
	400		11:00 AM	59.5	59.5	5.952990337	897408.827
	Lunch break		12:00 PM	0.0	0.0	0	1
	450		1:00 PM	58.0	58.0	5.799532769	630278.902
	500		2:00 PM	56.6	56.6	5.662260298	459473.319
	550		3:00 PM	55.4	55.4	5.538082242	345209.105
	600		4:00 PM	54.2	54.2	5.42471656	265898.912
			5:00 PM	0.0	0.0	0	1
Notes: *Equipment is measured as			6:00 PM	0.0	0.0	0	1
operating across the project site		Evening	7:00 PM	0.0	5.0	0.5	3.16227766
			8:00 PM	0.0	5.0	0.5	3.16227766
			9:00 PM	0.0	5.0	0.5	3.16227766
		Night	10:00 PM	0.0	10.0	1	10
			11:00 PM	0.0	10.0	1	10
					Sum		8618649.37
					Sum/8		1077331.17
					Log10(Sum/8)		6.03234923
					10*Log10(Sum/8)		60.3234923
					8 Hour Average		60

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	300	1	0	69.4	57.7	585606.974
Excavator	85	1	40	300	1	0	69.4	57.7	585606.974
Dozer	85	1	40	300	1	0	69.4	57.7	585606.974
Front End Loader	80	1	40	300	1	0	64.4	52.7	185185.185
Backhoe	80	1	40	300	1	0	64.4	52.7	185185.185
								Leq	63

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	350	1	0	68.1	55.7	368778.736
Excavator	85	1	40	350	1	0	68.1	55.7	368778.736
Dozer	85	1	40	350	1	0	68.1	55.7	368778.736
Front End Loader	80	1	40	350	1	0	63.1	50.7	116618.076
Backhoe	80	1	40	350	1	0	63.1	50.7	116618.076
								Leq	61

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	400	1	0	66.9	53.9	247052.942
Excavator	85	1	40	400	1	0	66.9	53.9	247052.942
Dozer	85	1	40	400	1	0	66.9	53.9	247052.942
Front End Loader	80	1	40	400	1	0	61.9	48.9	78125
Backhoe	80	1	40	400	1	0	61.9	48.9	78125
								Leq	60

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	450	1	0	65.9	52.4	173513.178
Excavator	85	1	40	450	1	0	65.9	52.4	173513.178
Dozer	85	1	40	450	1	0	65.9	52.4	173513.178
Front End Loader	80	1	40	450	1	0	60.9	47.4	54869.6845
Backhoe	80	1	40	450	1	0	60.9	47.4	54869.6845
								Leq	58

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	500	1	0	65.0	51.0	126491.106
Excavator	85	1	40	500	1	0	65.0	51.0	126491.106
Dozer	85	1	40	500	1	0	65.0	51.0	126491.106
Front End Loader	80	1	40	500	1	0	60.0	46.0	40000
Backhoe	80	1	40	500	1	0	60.0	46.0	40000
								Leq	57

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	550	1	0	64.2	49.8	95034.6404
Excavator	85	1	40	550	1	0	64.2	49.8	95034.6404
Dozer	85	1	40	550	1	0	64.2	49.8	95034.6404
Front End Loader	80	1	40	550	1	0	59.2	44.8	30052.592
Backhoe	80	1	40	550	1	0	59.2	44.8	30052.592
								Leq	55

Receiving residential land use									
	Reference (dBA) 50 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor [2]	Effect[3]	(dBA)[4]	Lmax	Leq	Energy
Grader	85	1	40	600	1	0	63.4	48.6	73200.8718
Excavator	85	1	40	600	1	0	63.4	48.6	73200.8718
Dozer	85	1	40	600	1	0	63.4	48.6	73200.8718
Front End Loader	80	1	40	600	1	0	58.4	43.6	23148.1481
Backhoe	80	1	40	600	1	0	58.4	43.6	23148.1481
								Leq	54

Residential-Grade Mechanical Equipment Noise Calculation

Receiving residential land use	Noise Level Calculation Prior to Implementation of Noise Attenuation Requirements								
	Reference (dBA) 3 ft		Usage	Distance to	Ground	Shielding	Calculated (dBA)		
Equipment Description	Lmax	Quantity	factor[1]	Receptor	Effect[2]	(dBA)[3]	Lmax	Leq	Energy
Residential grade mechanical ventilation equipment	70	1	80	265	1	0	11.6	10.6	11.606897
Residential grade mechanical ventilation equipment	70	1	80	290	1	0	10.4	9.5	8.8564517
Residential grade mechanical ventilation equipment	70	1	80	315	1	0	9.4	8.4	6.9107008
Residential grade mechanical ventilation equipment	70	1	80	340	1	0	8.4	7.4	5.4956239
								Leq	15

Notes:
[1] Percentage of time activity occurs each hour
[2] Soft ground terrain between project site and receptor.
[3] Shielding due to structural/soundwall shielding

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Appendix H:

Public Service Letters

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H.1 - Orange County Fire Authority

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Outlook

RE: 15 Argonaut Residential Project – Fire Services

From Letterman, Todd <ToddLetterman@ocfa.org>
Date Thu 4/23/2026 9:04 AM
To Heather Carr <hcarr@fcs-intl.com>

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1. Please identify which station(s) will provide service to the proposed project's area.

OCFA Fire Station #57 (1.62 mi)
ALISO VIEJO
57 Journey
Aliso Viejo, CA 92656

OCFA Fire Station #22 (1.63 mi)
LAGUNA HILLS/LAGUNA WOODS
24001 Paseo de Valencia
Laguna Woods, CA 92637

OCFA Fire Station #39 (2.38 mi)
NORTH LAGUNA NIGUEL
24241 Avila Rd.
Laguna Niguel, CA 92677

2. Please describe existing staffing levels and assets (department-wide and at any other station(s) that would serve the Project area). Please include a description of number of firefighters, EMT personnel, engines, hook and ladder trucks, etc., and whether this has changed substantially in the last 20 years. What is the target service ratio that the department would like to achieve?

Fire service response from the three closest stations will consist of 4 engines, 1 truck, and 1 battalion chief for a total of 21 all risk personnel. There has been no substantial change in the last 20 years.

3. Please provide the current average response times for emergency calls for service as a whole and whether this has changed substantially in the last 20 years.

Our current OCFA response time is 8:16 @ the 90th percentile. We do not use averages to calculate response times.

4. Please provide information about the residential and non-residential development fee schedule. What are the current rates?

Through a OCFA Secured Fire Protection Agreement (SFPA), OCFA charges a development impact fee of $600 per residential unit or an equivalent for commercial development square footage may be divided by 1,000 and then multiplied by 0.9 to reach equivalent dwelling units. These rates are currently being updated.

Paul Whittaker
Division Chief, Strategic Services
Orange County Fire Authority
Mobile: 949.217.4771

In Service of Others!

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Wednesday, April 22, 2026 3:17 PM
To: kimgomi@ocfa.org; Evans, Eric <EricEvans@ocfa.org>; Letterman, Todd <ToddLetterman@ocfa.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: Re: 15 Argonaut Residential Project – Fire Services

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Hello Orange County Fire Department Staff,

I am following up on my earlier email requesting input on the applicable Service Questions related to the 15 Argonaut Residential Project we have provided in the letter mentioned below, which I have reattached to this email.

If there are any additional details or questions that you may have regarding the proposed project, please feel free to reach me at your earliest convenience.

Best,
Heather Carr
Environmental Services Analyst I

Phone 714-887-7867

From: Heather Carr
Sent: Tuesday, April 7, 2026 4:50 PM
To: kimgomi@ocfa.org <kimgomi@ocfa.org>; EricEvans@ocfa.org <EricEvans@ocfa.org>; toddletterman@ocfa.org <toddletterman@ocfa.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: 15 Argonaut Residential Project – Fire Services

Dear Orange County Fire Department Staff,

FirstCarbon Solutions (FCS) is preparing a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Residential Project in the City of Aliso Viejo, California that requires review under the California Environmental Quality Act (CEQA).

The attached pdf shows the full letter with project description as well as relevant exhibits maps showing the proposed rezoning areas. Inside you will find the Service Questions we have for Fire Services.

We greatly appreciate your expertise and assistance in this matter. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail no later than **Friday, May 1, 2026**. If you have any questions, please contact me by email at hcarr@fcs-intl.com.

Thank you again.

Sincerely,

Heather Carr
Environmental Services Analyst I

Phone 714-887-7867
LinkedIn linkedin.com/in/heather-carr-a46813115
PDT/UTC-07:00

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H.2 - Orange County Sheriff's Department

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Outlook

Re: [EXTERNAL] Re: 15 Argonaut Residential Project – Police/Sheriff Services

From Buhr, Ryan V <rbuhr@ocsheriff.gov>
Date Wed 4/29/2026 2:23 PM
To Heather Carr <hcarr@fcs-intl.com>; Public-safety@avcity.org <Public-safety@avcity.org>
Cc Regan Del Rosario <rdelrosario@fcs-intl.com>

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Heather,

Please refer to the responses below:

Service Questions

1. What is the target service ratio that the Sheriff Department would like to achieve?
   - We utilize a workload-based staffing model. We do not have a population-to-staff ratio in place. Currently, based on our patrol allocation model, we are short 1 Deputy Sheriff in patrol.

2. Please provide the current average response times for emergency calls for service.
   - The Department's Goal is under 5 minutes for an emergency response. Last month our average was 5:23

3. Please list any existing or planned mutual aid agreements with other agencies.
   - We are the county's mutual aid agency and partner with 13 contract cities in our area.

4. Please describe concerns related to potential population growth associated with the Proposed Project. This includes concerns related to response times, staffing, apparatus, stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges.
   - Similar answer to #1 - we are a workload-based model and staff accordingly.

5. Please describe the emergency response or emergency evacuation plans, including but not limited to, emergencies related to seismic and wildfire events, that are in place. Additionally, what emergency operation centers would serve future development within the Sheriff Department's service area in the event of an emergency?
   - The City of Aliso Viejo has their own internal emergency response plans. The Orange County Sheriff's Department has a fully staffed Emergency Operations Center:
   - https://ocsheriff.gov/commands-divisions/investigations-special-operations-command/emergency-management/hazard-mitigation#docaccess-f5582eae56245e60fe3ef47b2fcd6ea8

6. Do any adopted emergency response plans or emergency evacuation plans need revisions?
   - The OCSD response plan is constantly evaluated.

Ryan Buhr | Captain

Aliso Viejo Police Services | Chief of Police
12 Journey, Suite 100 | Aliso Viejo | CA | 92656
(O) 949-425-2561 | rbuhr@ocsheriff.gov

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Wednesday, April 22, 2026 3:15 PM
To: Public-safety@avcity.org <Public-safety@avcity.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: [EXTERNAL] Re: 15 Argonaut Residential Project – Police/Sheriff Services

Hello Orange County Sheriff Department Staff,

I am following up on my earlier email requesting input on the applicable Service Questions related to the 15 Argonaut Residential Project we have provided in the letter mentioned below, which I have reattached to this email.

If there are any additional details or questions that you may have regarding the proposed project, please feel free to reach me at your earliest convenience.

Best,
Heather Carr
Environmental Services Analyst I

Phone 714-887-7867

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Tuesday, April 7, 2026 4:59 PM
To: Public-safety@avcity.org <Public-safety@avcity.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: 15 Argonaut Residential Project – Police/Sheriff Services

Dear Orange County Sheriff Department Staff,

FirstCarbon Solutions (FCS) is preparing a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Residential Project in the City of Aliso Viejo, California that requires review under the California Environmental Quality Act (CEQA).

The attached pdf shows the full letter with project description as well as relevant exhibits maps showing the proposed rezoning areas. Inside you will find the Service Questions we have for Police/Sheriff Services.

We greatly appreciate your expertise and assistance in this matter. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail no later than **Friday, May 1, 2026**. If you have any questions, please contact me by email at hcarr@fcs-intl.com.

Thank you again.

Sincerely,

Heather Carr

Environmental Services Analyst I

Phone 714-887-7867

LinkedIn linkedin.com/in/heather-carr-a46813115

PDT/UTC-07:00

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H.3 - Aliso Viejo Parks Services

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Outlook

Re: 15 Argonaut Residential Project – Park Services

From So Kim <SKim@avcity.org>
Date Wed 4/22/2026 3:45 PM
To Heather Carr <hcarr@fcs-intl.com>
Cc Regan Del Rosario <rdelrosario@fcs-intl.com>; Lizzy Mendoza <LMendoza@AVCity.org>; Recreation Department <recreation@AVCity.org>; Shaun Pelletier <spelletier@AVCity.org>

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Hi Heather,
Please see responses to your service questions.

1. Please identify the current parks and recreational facility centers of the Aliso Viejo Recreation & Community Services. Please describe the existing conditions of these parks and recreational facility centers. The City oversees the operations at the Aliso Viejo Ranch, Iglesia Community Center, the Aliso Viejo Aquatic Center, and the Aliso Viejo Center. The City owns and manages Iglesia Park and Vista Park. All these facilities and parks are in great condition.
2. Please identify current park and recreational facility center usage for the City. Aliso Viejo Ranch hosts all rental and recreational programs for the City. This facility is managed by the Recreation & Community Services Department. The Iglesia Community Center and Park is a space managed by the Boys & Girls Club of Capistrano Valley as an after-school program for youth in the community. The Aliso Viejo Aquatic Center is managed by Premier Aquatics for swimming lessons. The Aliso Viejo Center is managed by Wedgewood Weddings as a banquet center.
3. Please provide an estimate of the current park acres per 1,000 residents and the target ratio that the Aliso Viejo Recreation & Community Services would like to achieve. The City owns and manages Vista Park and Iglesia Park. The total acreage of these two parks is 7.4 acres. The Master Homeowners Association is responsible for 21 parks and 600 acres of landscape. The City's Conservation/Open Space Element states that as of 2003, the City had a ratio of 5.37 acres of parkland per 1,000 residents. It further states that the standard is 5 acres per 1,000 residents and that new development shall provide fees or dedicate land per the City's code.
4. Please describe concerns related to potential population growth associated with the proposed project. Please describe any measures that you would recommend to reduce potential concerns/challenges. The proposed project may have several concerns related to population rise, such as, potential increase to traffic/congestion, strain on infrastructure, change in character of the immediate and larger area, and other environmental impacts, etc. Examples of mitigation measures may include some type of improvement or upgrades to traffic management, infrastructure, police/fire services etc.

So Kim | Director of Community Development

ALISO VIEJO
Live Life Inspired

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
T: 949-425-2527
avcity.org

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Wednesday, April 22, 2026 3:12 PM
To: Lizzy Mendoza <LMendoza@AVCity.org>; Recreation Department <recreation@AVCity.org>; So Kim <SKim@avcity.org>; Shaun Pelletier <spelletier@AVCity.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: Re: 15 Argonaut Residential Project – Park Services

Some people who received this message don't often get email from hcarr@fcs-intl.com. Learn why this is important

Hello Ms. Mendoza,

I am following up on my earlier email requesting input from the Aliso Viejo Recreation & Community Services on the applicable Service Questions related to the 15 Argonaut Residential Project we have provided in the letter mentioned below, which I have reattached to this email.

If there are any additional details or questions that you may have regarding the proposed project, please feel free to reach me at your earliest convenience.

Best,

Heather Carr
Environmental Services Analyst I

Phone 714-887-7867

From: Heather Carr
Sent: Tuesday, April 7, 2026 4:57 PM
To: LMendoza@AVCity.org <LMendoza@AVCity.org>; recreation@avcity.org <recreation@avcity.org>; SKim@avcity.org <SKim@avcity.org>; spelletier@AVCity.org <spelletier@AVCity.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: 15 Argonaut Residential Project – Park Services

Dear Recreation and Community Services Manager Lizzy Mendoza,

FirstCarbon Solutions (FCS) is preparing a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Residential Project in the City of Aliso Viejo, California that requires review under the California Environmental Quality Act (CEQA).

The attached pdf shows the full letter with project description as well as relevant exhibits maps showing the proposed rezoning areas. Inside you will find the Service Questions we have for Park Services.

We greatly appreciate your expertise and assistance in this matter. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail no later than **Friday, May 1, 2026**. If you have any questions, please contact me by email at hcarr@fcs-intl.com.

Thank you again.

Sincerely,

Heather Carr

Environmental Services Analyst I

Phone 714-887-7867

LinkedIn linkedin.com/in/heather-carr-a46813115

PDT/UTC-07:00

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H.4 - Capistrano Unified School District

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Outlook

RE: 15 Argonaut Residential Project – School Services

From Hampton, Clark D. <CDHAMPTON@capousd.org>
Date Wed 4/15/2026 9:38 AM
To Heather Carr <hcarr@fcs-intl.com>; Mahindrakar, Manoj A. <MAMAHINDRAKAR@capousd.org>; Robles, Emma M. <EMROBLES@capousd.org>; Duarte, George <GDUARTE@capousd.org>
Cc Regan Del Rosario <rdelrosario@fcs-intl.com>

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Hi Heather

The numbers provided are the number of students the project is expected to generate. All schools that serve the development can accommodate those students. However, the developer still needs to pay Level 1 school developer fees when filing for a permit.

Clark

| Clark Hampton | Deputy Superintendent, Business and Support Services |

| Capistrano Unified School District | 33122 Valle Road, San Juan Capistrano, CA 92675 | (949) 234-9211

"A school isn't only a building. It's an expression of beliefs and attitudes about ourselves and the generations of young people for whom it is planned. In its silent language of space, scale and shape, the structure stands for what we are, what we think of ourselves and what we believe we can become."

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Wednesday, April 15, 2026 9:34 AM
To: Hampton, Clark D. <CDHAMPTON@capousd.org>; Mahindrakar, Manoj A. <MAMAHINDRAKAR@capousd.org>; Robles, Emma M. <EMROBLES@capousd.org>; Duarte, George <GDUARTE@capousd.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: Re: 15 Argonaut Residential Project – School Services

Hi Mr. Hampton,

Thank you for your prompt response!

Can you please provide clarification for your answer to number 2? Specifically, do the numbers mentioned reflect an anticipated increase in enrollment within the district due to the proposed 15 Argonaut project, **or** do these numbers represent the students needed to achieve the district's planned enrollment targets?

Please let us know and please provide/confirm both the anticipated increase due to the proposed project *and* the planned enrollment targets if you have those numbers available. This information is incredibly helpful for our evaluation and your insight is appreciated.

Thank you,

Heather Carr
Environmental Services Analyst I

Phone 714-887-7867

From: Hampton, Clark D. <CDHAMPTON@capousd.org>
Sent: Tuesday, April 14, 2026 7:15 PM
To: Heather Carr <hcarr@fcs-intl.com>; Mahindrakar, Manoj A. <MAMAHINDRAKAR@capousd.org>; Robles, Emma M. <EMROBLES@capousd.org>; Duarte, George <GDUARTE@capousd.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: RE: 15 Argonaut Residential Project – School Services

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Good morning Heather

See answers to your questions below:

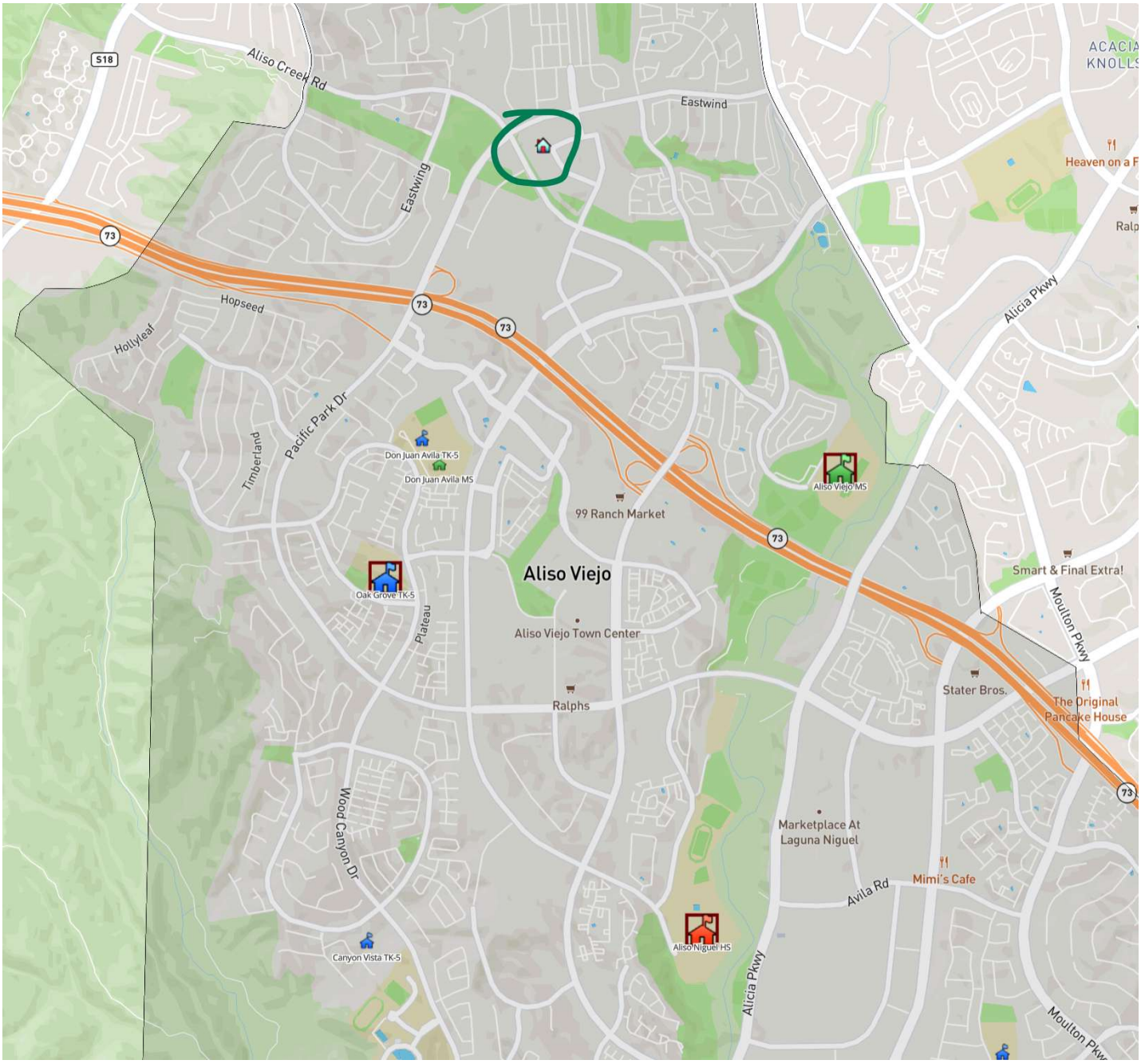
Service Questions

1. Please identify the Capistrano Unified School District's (CUSD) area of enrollment.
   The three schools (shown on attached map) serving the development (circled on attached map) are:
   Oak Grove Elementary School
   Aliso Viejo Middle School
   Aliso Niguel High School

2. Please provide an estimate of the current standard student generation factors for elementary, middle, and high school students used by the CUSD and the target student enrollment that CUSD would like to achieve.
   TK-5 13 students
   6-8 5 students
   9-12 5 students

3. Please describe concerns related to potential population growth associated with the Housing Development Project. Please describe any measures that you would recommend to reduce potential concerns/challenges.

   The District does not have any concerns with the numbers of students generated by this development. Developer would be expected to pay Level 1 developer fees for this project.



| Clark Hampton | Deputy Superintendent, Business and Support Services |

| Capistrano Unified School District | 33122 Valle Road, San Juan Capistrano, CA 92675 | (949) 234-9211

"A school isn't only a building. It's an expression of beliefs and attitudes about ourselves and the generations of young people for whom it is planned. In its silent language of space, scale and shape, the structure stands for what we are, what we think of ourselves and what we believe we can become."

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Tuesday, April 7, 2026 5:44 PM
To: Hampton, Clark D. <CDHAMPTON@capousd.org>; Mahindrakar, Manoj A. <MAMAHINDRAKAR@capousd.org>; Robles, Emma M. <EMROBLES@capousd.org>; Duarte, George <GDUARTE@capousd.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: 15 Argonaut Residential Project – School Services

Dear Deputy Superintendent Clark Hampton and District Principals:

FirstCarbon Solutions (FCS) is preparing a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Residential Project in the City of Aliso Viejo, California that requires review under the California Environmental Quality Act (CEQA).

The attached pdf shows the full letter with project description as well as relevant exhibits maps showing the proposed rezoning areas. Inside you will find the Service Questions we have for School Services. Although the letter is directed to Superintindent Hampton, we have included the principals of schools that would be servicing the project in this email in order to request any additional information that they may be able to provide on student generation factors, enrollment, and anything else they would be able to share regarding potential impacts on school services.

We greatly appreciate your expertise and assistance in this matter. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail no later than **Friday, May 1, 2026**. If you have any questions, please contact me by email at hcarr@fcs-intl.com.

Thank you again.

Sincerely,

Heather Carr
Environmental Services Analyst I

Phone 714-887-7867
LinkedIn linkedin.com/in/heather-carr-a46813115
PDT/UTC-07:00

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H.5 - Orange County Public Libraries

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DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES

MONICA SCHMIDT
DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING & COMMUNITY DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAM PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

OC Community Resources

April 16, 2026

Heather Carr
Environmental Services Analyst I
FCS – An ADEC Innovation

15 Argonaut Residential Project

Library Services Questions:

1. Please identify the Aliso Viejo Library's current library membership for the City.

Aliso Viejo specifically does not have a "membership." OC Public Libraries (OCPL) operates as a countywide system of 29 branches, and every patron has full access to all OCPL locations regardless of where they register. Therefore, the Aliso Viejo Library does not maintain a branch-specific membership count. For reporting purposes, and consistent with OCPL's systemwide service model, the Aliso Viejo Library's usage is measured by annual visitation. In calendar year 2023, the branch recorded **140,931 visitors**, with an average daily attendance of approximately **470 people**. These figures represent the most current pre-closure statistics available, as the branch closed in early 2024 for a tenant enhancement project and reopened in March 2026.

2. Please provide an estimate of the current Aliso Viejo Library services demand and the target ratio that the Aliso Viejo Library would like to achieve.

Usage in 2023 represented a high-traffic community branch, recording 140,931 visitors with an average of 470 daily attendees. These figures reflect a consistent baseline demand for library services at this location prior to closure.
Upon reopening, demand is expected to increase due to anticipated improvements, including quiet study rooms, expanded electrical access, additional seating, and a new program room designed to support expanded programming for all ages. These enhancements historically correlate with notable increases in visitor usage in similar OCPL remodel projects.

3. Please describe concerns related to potential population growth associated with the project. Please describe any measures that you would recommend to reduce potential concerns/challenges.

The proposed project includes 58 three-story townhomes, and using OCPL's standard assumption of three residents per unit, the development is anticipated to introduce approximately 174 new residents into the surrounding area. The site is located approximately 2.3 miles from the Aliso Viejo Library, an increase of this scale is not expected to create a significant impact on library services.

Orange County, CA Public Libraries
1501 E. ST. ANDREW PLACE
SANTA ANA, CA 92705-4930
PHONE: 714.566.3000

OCPL would recommend continued coordination with the City if future development proposals in the vicinity indicate additional population increases beyond current projections.

Sincerely,



Julie Quillman, County Librarian

Outlook

RE: 15 Argonaut Residential Project – Library Services

From Oakley, Julie <Julie.Oakley@occr.ocgov.com>
Date Thu 4/16/2026 4:35 PM
To Heather Carr <hcarr@fcs-intl.com>
Cc Regan Del Rosario <rdelrosario@fcs-intl.com>

1 attachment (422 KB)
15 Argonaut Project OCPL Response 4-2026.pdf;

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Hello Heather

Please see the attached OC Public Libraries Response to the 15 Argonaut Project.

Thank you

Julie A. Oakley
Library Administration
1501 E. St. Andrew Place, Santa Ana, CA 92705
Office: 714-566-3024| **Cell:** 714-788-7312

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Tuesday, April 7, 2026 4:54 PM
To: Oakley, Julie <Julie.Oakley@occr.ocgov.com>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: 15 Argonaut Residential Project – Library Services

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Dear Aliso Viejo Library Staff,

FirstCarbon Solutions (FCS) is preparing a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Residential Project in the City of Aliso Viejo, California that requires review under the California Environmental Quality Act (CEQA).

The attached pdf shows the full letter with project description as well as relevant exhibits maps showing the proposed rezoning areas. Inside you will find the Service Questions we have for Library Services.

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Thank you again.

Sincerely

Heather Carr
Environmental Services Analyst I

Phone 714-887-7867
LinkedIn linkedin.com/in/heather-carr-a46813115
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Presidio at Pacific Park Residential Development

Mitigation Monitoring and Reporting Program

City of Aliso Viejo, Orange County, California

PREPARED FOR:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
949.425.2525

Contact: So Kim, Community Development Director

PREPARED BY:

FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602
714.508.4100

Contact: Cecilia So, Project Director
Tsui Li, Project Manager

September 28, 2026

PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Mitigated Negative Declaration (MND) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

The Draft IS/MND prepared for the proposed Presidio at Pacific Park Residential Development (proposed project) concluded that project implementation could result in potentially significant effects on the environment, and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the Lead Agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the Draft IS/MND.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

Table 1: Presidio at Pacific Park Residential Development Mitigation Monitoring and Reporting Program

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2.4 Biological Resources					
MM BIO-1a: Nesting Bird Pre-construction Surveys					
If ground-disturbing or vegetation-removing construction activities or tree removal is proposed during the breeding/nesting season for migratory birds (February 1 through September 15), a qualified Biologist shall conduct pre-construction surveys for special-status birds and other migratory birds within the construction area, including a 300-foot survey buffer (where accessible), no more than 3 days prior to the start of ground-disturbing activities in the construction area.	Submittal to the City of pre-construction survey reports for nesting birds conducted by a qualified Biologist	Within 3 days prior to the initiation of construction	City of Aliso Viejo Planning Department		
MM BIO-1b: Avoidance of Active Avian Nests					
If an active nest (i.e., occupied by eggs or fledglings) is located during pre-construction surveys or at any point during the construction phase of the proposed project, the City of Aliso Viejo shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until the eggs or fledglings no longer are in the nest or a qualified Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and a 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.	Submittal of reports documenting establishment of avoidance buffer by a qualified Biologist (if active nests are found), monitoring and maintenance of the restrictions under the supervision of a qualified Biologist, final removal of buffers, and documentation that applicable requirements	During pre-construction surveys or at any point during construction	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
	have been implemented before ground-disturbing activities occur within affected areas.				
2.5 Cultural Resources					
MM CUL-1: Worker Environmental Awareness Program					
Prior to the initiation of construction activities, all construction personnel conducting ground disturbance at the site shall be provided a Worker Environmental Awareness Program (WEAP) cultural resources "tailgate" training. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the project site, and procedures to be followed in the event such resources are encountered. The training shall be conducted by an Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology.	Verify documentation of WEAP training materials and employee attendance. Submission to the City of WEAP attendance logs and training date(s) to City	Prior to initiation of construction activities	City of Aliso Viejo Planning Department		
An Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology shall conduct an updated survey of the site following demolition and exposure of native soils and prior to any project-related trenching or grading to check for the inadvertent exposure of cultural materials.	Submit to the City documentation of site survey	Following demolition and exposure of native soils and prior to trenching or grading	City of Aliso Viejo Planning Department		
This shall be followed by archaeological monitoring during the grading and trenching phase of the proposed project. At the completion of these phases, archaeological monitoring shall be reduced to periodic "spot checks." In the event exposed soils indicate cultural materials may be present, this may be followed by	Provide documentation to the City demonstrating implementation of archaeological	During grading and trenching phases, after trenching. In the event of inadvertent	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
regular or full-time archaeological monitoring as determined by the Archaeologist.	monitoring and periodic "spot checks" after trenching. Submit documentation of archaeological monitoring (if cultural materials are found).	discovery of cultural resources			
MM CUL-2: Inadvertent Discovery of Buried Archaeological Resources					
In the event that buried archaeological resources are discovered during construction, operations shall stop within a 100-foot radius of the find and an Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources	Submittal and review of recommendations, and recordation of previously undiscovered archaeological resources on appropriate DPR forms	In the event of inadvertent discovery of buried archaeological resources during construction, prior to resuming operations	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. The Lead Agency, along with other relevant or Tribal officials, shall be contacted upon the discovery of cultural resources to begin coordination on the disposition of the find(s). Treatment of any significant cultural resources shall be undertaken with the approval of the Lead Agency. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Upon coordination with the Lead Agency, any archaeological artifacts recovered shall be donated to an appropriate Tribal custodian or a qualified scientific institution where they would be afforded applicable cultural resources laws and guidelines.					
MM CUL-3: Accidental Discovery or Recognition of Any Human Remains					
In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Section 5097.94 and Section 5097.98 shall be followed. If during the course of project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the site where human remains are discovered and/or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required.	Submission to the City of documentation demonstrating the Orange County Sheriff's Coroner has been contacted.	In the event of the accidental discovery or recognition of any human remains during the course of project development	City of Aliso Viejo Planning Department		
If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American	If the remains are determined to be of	Within 24 hours of determining	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98.	Native American origin, confirm the MLD and NAHC have been contacted, and submit documentation of coordination between County Coroner and NAHC. If human remains are uncovered, confirm compliance with Public Resources Code Section 5097.98.	discovered human remains to be Native American			
2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: • The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.	Submit written evidence of treatment and disposition of remains consistent with applicable regulations.	Prior to resuming construction activities	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2.7 Geology and Soils					
COA GEO-1a: Soil Engineering and Engineering Geology Recommendations					
In accordance with Municipal Code 13.08.170, Soil Engineering and Engineering Geology Reports, a soil engineering and engineering geology report shall be required for grading projects unless otherwise waived by the building official. The reports shall include information appropriate for the site including any information required by the building official. Recommendations included in the reports and approved by the building official shall be incorporated in the grading plans or specifications. Accordingly, prior to issuance of grading permit, the project applicant shall provide grading plans or specifications that include all recommendations from the proposed project's September 26, 2025 Geotechnical Investigation prepared by Alta California Geotechnical, Inc., or from the latest geotechnical study for the proposed project.	Submission of soil engineering and engineering geology report and inclusion in project plans; site inspection; submission of plans	Prior to the issuance of a grading permit; during and following project construction	City of Aliso Viejo Planning Department		
COA GEO-1b: Grading Activities adjacent to Western and Northern Slopes					
Prior to and during grading, all grading activities adjacent to the existing slopes along the western and northern boundaries of the site shall be observed by a licensed California Geotechnical Engineer or Certified Engineering Geologist, consistent with the requirements of Aliso Viejo Municipal Code Chapter 13.08 (Grading and Excavation Code).	Provide letter of retention from licensed California Geotechnical Engineer or Certified Engineering Geologist confirming grading observations	Prior to the issuance of a grading permit	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
If geologic or geotechnical conditions associated with slope instability are encountered that differ from those described in the approved Geotechnical Investigation prepared by Alta California Geotechnical, Inc. (September 26, 2025), the project Geotechnical Consultant shall evaluate such conditions and prepare supplemental geotechnical recommendations, as necessary, in accordance with the California Building Code and California Geological Survey Special Publication 117A.	Provide supplementation geotechnical recommendations for City review and approval.	During construction	City of Aliso Viejo Planning Department		
Any supplemental recommendations or corrective measures shall be incorporated into the grading or construction plans and shall be subject to review and approval by the City Engineer prior to continuation of grading in the affected area, consistent with the Aliso Viejo Municipal Code.	Provide updated grading or construction plans detailing any supplemental recommendations or corrective measures	During construction	City of Aliso Viejo Planning Department		
MM GEO-1: Paleontological Resources Worker Environmental Awareness Program					
The project applicant shall enlist a qualified Paleontologist (meeting the standards of the Society of Vertebrate Paleontology [SVP]) to prepare a Worker Environmental Awareness Program (WEAP) presentation for construction personnel. It will include information on paleontological resources, laws protecting them, types of fossils that could occur at the project site, and protocol for unanticipated discoveries.	Verify documentation of WEAP training materials and employee attendance. Submission to the City of WEAP attendance logs and training date(s) to City	Prior to initiation of construction activities	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
In the event that fossils are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The contractor shall notify the qualified Paleontologist to examine the discovery. The qualified Paleontologist shall document the discovery as needed in accordance with SVP standards, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. Based on the significance of the find, the qualified Paleontologist shall determine procedures to be followed before construction is allowed to resume at the location of the find. If, in consultation with the qualified Paleontologist, it is determined that avoidance is not feasible, the qualified Paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) to outline salvage and recovery procedures. If deemed necessary by the qualified Paleontologist, the PRIMP shall include construction monitoring requirements as well. The PRIMP shall be submitted to the City for review and approval, and the approved plan shall be implemented.	If paleontological resources are discovered, confirm all work within 50 feet has been halted, and confirm a qualified Paleontologist has assessed the find. Submittal of PRIMP to City for approval, and confirmation of implementation of the approved plans.	In the event that fossils are discovered during construction	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2.9 Hazardous Waste and Materials					
MM HAZ-1: Implementation of Asbestos-containing Material, Lead-based Paint, and Petromat Surveys Prior to Site Demolition Activities					
Prior to the issuance of demolition permits, the proposed project shall retain a Qualified Environmental Professional to conduct asbestos-containing material (ACM), lead-based paint (LBP), and Petromat surveys. If ACM or LBP are identified in existing building materials or if asbestos is identified within any Petromat that is part of the existing parking lot, proper removal and disposal of the materials in accordance with applicable local, regional, State, and federal regulations would be required. In addition, the developer shall implement all appropriate engineering controls, work practices, and notification procedures to prevent exposure of workers and the public and shall prepare and submit all necessary compliance documentation to the City.	Submittal and review of ACM, LBP, and Petromat survey reports and, if applicable, documentation of proper removal and disposal, engineering controls, notifications, and regulatory compliance.	Prior to issuance of demolition permits and prior to demolition activities; during removal and disposal if hazardous materials are identified.	City of Aliso Viejo Planning Department		
2.18 Tribal Cultural Resources					
MM TCR-1: Retention of Qualified Archaeologist and Worker Training					
Prior to the issuance of a grading permit by the City of Aliso Viejo, evidence shall be provided to the City that a qualified archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (U.S. Secretary of the Interior 2008) has been retained by the Applicant to conduct any required training, evaluation, or treatment of archaeological resources that might be encountered during implementation of the project. As part of this, prior to the start of grading, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel must be	Submittal of evidence that a qualified archaeologist has been retained; verification of cultural resources sensitivity training materials and construction personnel attendance records.	Prior to issuance of a grading permit and prior to the start of grading	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
informed of the types of archaeological resources that may be encountered (both prehistoric and historical), and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The Applicant must ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. This documentation shall be made available to the City upon request.					
MM TCR-2: Native American Monitoring					
A Native American monitor from or approved by the project's consulting Tribes (Juaneño Band of Mission Indians Acjachemen Nation – 84A and Juaneño Band of Mission Indians Acjachemen Nation – Belardes) shall be present during all earth-moving construction activities. The Native American monitor shall be given the opportunity to participate in the cultural resource sensitivity training described in the preceding condition of approval. At least 30 days prior to issuance of grading permits by the City for the project site and any off-site improvements, a Native American Monitoring Agreement (Monitoring Agreement) shall be developed between the Applicant and the consulting party. The Monitoring Agreement shall pertain to prehistoric archaeological resources and Tribal Cultural Resources, respectively, and shall identify any monitoring requirements and treatment of cultural resources to meet the requirements of the Tribal representative. The Monitoring Agreement shall also address communication protocols in the event of an unanticipated discovery of cultural materials, and the roles, responsibilities, and authorities of the Native American Monitor. The Monitoring Agreement shall also detail the protocols for treatment and final disposition of any Native American cultural	Submit documentation that a Native American monitor has been retained. Submittal and review of the executed Native American Monitoring Agreement; review of monitoring logs, documentation confirming Native American monitoring during earth-moving activities, and documentation of compliance with the Monitoring Agreement, State Health and Safety Code Section 7050.5, and Public Resources	At least 30 days prior to issuance of grading permits; during all earth-moving construction activities	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
resources, sacred sites, and human remains discovered on the site that the Native American Monitor shall implement in consultation and coordination with the Native American Most Likely Descendant, as identified by the NAHC. In accordance with the condition of approval below, discovery and treatment of human remains shall comply with State Health and Safety Code Section 7050.5 and Public Resources Code (PRC) Section 5097.98.	Code (PRC) Section 5097.98.				
MM TCR-3: Archaeological Resource and/or Tribal Cultural Resource Discovery and Treatment					
In the event of the unanticipated discovery of archaeological or other cultural resources, whether discovered through Native American monitoring or not, all work activities in the area (within approximately 100 feet of the discovery) shall be halted or redirected until the discovery can be evaluated by a qualified archaeologist. Construction shall not resume until a qualified archaeologist has conferred with the City and, in the case of prehistoric archaeological resources and tribal cultural resources, the Native American monitor, on the significance of the resource. If it is determined that the discovered archaeological resource and/or tribal cultural resource is significant, avoidance and preservation in place shall be the preferred manner of mitigation, pursuant to PRC Section 21083.2(b) and Section 21084.3. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Treatment Plan shall be prepared and implemented by a qualified archaeologist, in consultation with the City, that provides for the adequate recovery of the scientifically consequential	If archaeological or cultural resources are discovered, confirm all work within 100 feet has been halted and a qualified archaeologist has been retained; review discovery documentation, consultation records, resource evaluation, and, if required, an approved Treatment Plan; field verification that work did not resume until authorized.	Upon discovery of archaeological or tribal cultural resources during construction and prior to resuming work in the discovery area	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
information contained in the archaeological resource or cultural information in the event of a tribal cultural resource. The City and Applicant shall also consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those that are scientifically important, are considered. Any evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards.					
MM TCR-4: Treatment of Human Remains					
In accordance with California Health and Safety Code Section 7050.5, if human remains are found, the Orange County Sheriff's Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains (100 feet or as determined by the project archaeologist) shall occur until the procedures set forth in this measure have been implemented. If the County Coroner determines that the remains are, or are believed to be, Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.	Submit documentation of coordination between Orange County Sheriff's Coroner and NAHC; confirm implementation of the specified procedures	Within 24 hours of determining discovered human remains to be Native American	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM TCR-5: Native American Monitoring					
The project applicant shall retain a Native American Monitor from or approved by the project's consulting Tribes (Juaneño Band of Mission Indians Acjachemen Nation – 84A and Juaneño Band of Mission Indians Acjachemen Nation – Belardes). (a) The monitor shall be retained prior to the commencement of any "ground- disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. (b) A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.	Submittal and review of evidence that an approved Native American Monitor has been retained and provision of a copy of the executed monitoring agreement.	Prior to the earlier of commencement of any ground-disturbing activity or issuance of any permit necessary to commence ground -disturbing activity.	City of Aliso Viejo Planning Department		
1. Construction coordination meeting shall be conducted prior to start of ground disturbing work (grading, trenching, or excavation) with Qualified Archaeologist, Construction Contractor, Tribal Representative(s).	Submittal and review of construction coordination meeting agenda, attendance	Prior to the start of ground-disturbing work	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
	records, and meeting notes				
2. Tribal Cultural Resource Monitoring shall be conducted during all initial ground- disturbing activities until both the Archaeologist and Tribal Monitor determine monitoring is no longer needed. During construction, if cultural materials or features are discovered. Construction contractor, Archaeologist, Tribal Monitor(s) and Lead Agency shall submit a discovery report documenting find, treatment measures, and confirmation that work did not resume until treatment was completed. If human remains are encountered during construction, the construction contractor, County Coroner, NAHC, MLD and Tribal Representative(s) shall follow the following: the coroner shall provide written documentation, the NAHC will be notified, and there shall be confirmation of respectful treatment/reburial as directed by the MLD and Tribe.	Review of daily Tribal monitoring logs; written determination that monitoring is no longer required; and, if resources or human remains are encountered, submittal and review of discovery reports, treatment documentation, required notifications, and confirmation that work resumed only after treatment was completed.	During all initial ground-disturbing activities; during construction; upon discovery of cultural materials, features, or human remains; and prior to resuming work in the discovery area.	City of Aliso Viejo Planning Department		
3. Qualified Archaeologist and/or Tribal Representative(s) shall submit documentation of recovered materials, correspondence confirming tribal disposition decision (e.g., reburial, return, or other treatment) during and following construction, if artifacts are recovered. 4. Qualified Archaeologist shall submit a Final Monitoring and Mitigation Summary Report and submit to project applicant and appropriate CHRIS repository. 5. Lead Agency, Construction Contractor and or Tribal Representative(s) shall submit records of coordination and confirmation that tribal ceremonies or blessings were	Submittal and review of recovered-material documentation and Tribal disposition correspondence, if applicable; confirm submittal of Final Monitoring and Mitigation Summary Report; confirm submittal of records of	During construction, if artifacts are recovered; following completion of monitoring and mitigation; and prior to and/or during construction for requested Tribal ceremonies or blessings	City of Aliso Viejo Planning Department		

Requirements	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
accommodated safely and respectfully prior to and/or during construction, as requested by the Tribe. 6. Responsibility for conditions: (a) Lead Agency shall ensure that all measures are implemented, documented and verified prior to and during construction activities; and (b) Tribal Participation be a consulting and monitoring partner throughout all ground-disturbing activities; and (c) Compliance Verification shall include documentation of implementation, including monitoring logs, consultation records, and correspondence. Records shall be maintained in the project file by the Lead Agency.	consultation and coordination; confirmation of accommodated Tribal ceremonies or blessings, as applicable; and maintenance of compliance records in the project file. Review Compliance Verification documents.				

FCS
An ADEC Innovation

Presidio at Pacific Park Residential Development

FINAL

Initial Study/Mitigated Negative Declaration

State Clearinghouse Number 2026080753

PREPARED FOR:

City of Aliso Viejo
Community Development Department
12 Journey Suite 100
Aliso Viejo, CA 92656
949.425.2525
Contact: So Kim, Community Development Director

PREPARED BY:

FirstCarbon Solutions
250 Commerce, Suite 210
Irvine, CA 92602
714.508.4100

Contact: Cecilia So, Project Director
Tsui Li, Project Manager

September 28, 2026

1 - INTRODUCTION

Although a lead agency is not required to provide written responses to comments on proposed Negative Declarations (NDs) or Mitigated Negative Declarations (MNDs) under the California Environmental Quality Act (CEQA), the City of Aliso Viejo has evaluated the comments received on the Presidio at Pacific Park Residential Development (State Clearinghouse No. 2026080753) (proposed project) Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) and has elected to provide responses to the following environmental comments. None of the comments received results in the need to recirculate the Draft IS/MND or to prepare an Environmental Impact Report (EIR). Furthermore, no comments require revisions or clarifications to the Draft IS/MND.

The Final IS/MND includes the following contents:

- Draft IS/MND (provided under separate cover)
- Draft IS/MND appendices (provided under separate cover)
- Responses to Written Comments
- Mitigation Monitoring and Reporting Program (provided under separate cover)

2 - RESPONSE TO WRITTEN COMMENTS

A list of public agencies, organizations, and individuals that provided comments on the Draft IS/MND is presented below. Each comment has been assigned a code. Individual comments within each communication have been numbered so comments can be crossed-referenced with responses. Following this list, the text of the communication is reprinted and followed by the corresponding response.

Author **Author Code**

State Agencies

California Department of Transportation, District 12 .....A1

California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
https://dot.ca.gov/caltrans-near-me/district12

September 10, 2026

Ms. So Kim
Community Development Director
City of Aliso Viejo
12 Journey Suite 100
Aliso Viejo, CA 92656

File: LDR/CEQA
SCH: 2026080753
12-ORA-2026-03219
SR 73, PM 15.028
I-5, PM 18.329

Dear Ms. Kim,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration for the Presidio at Pacific Park Residential Development Project for the City of Aliso Viejo. The mission of Caltrans is improving lives and communities through transportation.

A1-1

The proposed project involves the demolition of a 41,519 sq ft office building to construct a 58-unit, three-story, for-sale attached townhome community on approximately 4.4 acres. Regional access to the site is provided by State Route 73 (SR 73) and Interstate 5 (I-5). Caltrans is a commenting agency on this project and has the following comments:

1. Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips.

   Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies. Additionally, Caltrans supports the City's progress in meeting its Regional Housing Needs Assessment (RHNA) allocation, and we encourage the City to promote the development of housing units for a variety of income levels.

   A1-2

2. The project is adjacent or close to several existing and planned bicycle facilities. Therefore, Caltrans recommends the inclusion of secure and functional short-term bike parking pursuant to CALGreen code. Short-term bike parking should be place on the ground floor in visible areas that are close to main entrances

   A1-3

and should be installed at least 24" away from walls and other objects (e.g. trash cans, plants, etc.). With the increasing popularity of electric bikes and cargo/utility bikes, bike parking should also be designed to accommodate different styles, sizes, and weights of bikes (e.g. cargo bike, bike with trailer, adult tricycle, etc.). A1-3 cont.

- For additional guidance on providing functional bike parking, see the attached "Essentials of Bike Parking" guidance created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: https://www.apbp.org/Publications).

3. Caltrans encourages the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. Improvements may include providing secure bicycle parking, pedestrian-oriented LED lighting, and comfortable connections to nearby active transportation and/or transit facilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation. A1-4

4. Please consider the addition of high visibility crosswalks and ADA curb ramps on intersections in or adjacent to the project location that currently lack one or both. A1-5

5. Consider adding pedestrian scale lighting along sidewalks within or adjacent to project limits to improve pedestrian safety. A1-6

6. Consider installing or planning for zero- or near zero-emission infrastructure (e.g. EV charging stations for delivery vehicles) to support California's transition to clean freight and reduce local air quality impacts. A1-7

7. Please ensure that all ingress/egress driveways and internal circulation routes are designed to accommodate the turning radii and maneuvering needs of large trucks and trailers, consistent with Caltrans and American Association of State Highway and Transportation Officials (AASHTO) standards. A1-8

8. Consider whether there is a need for short-term delivery parking or package drop-off areas to prevent double-parking or blocking of driveways and sidewalks. Encourage the use of shared package lockers to reduce the number of delivery stops and vehicle idling. A1-9

9. Confirm that internal roads and parking areas are designed for safe truck circulation, including adequate width, turning radii, and clear signage. Emergency access routes should be maintained and not obstructed by truck parking or event staging. A1-10

10. Assess potential conflict points between delivery vehicles and non-motorized users at site entrances, internal walkways, and adjacent sidewalks. Incorporate design features such as clear signage, marked crosswalks, and sight distance improvements to enhance safety for all users. A1-11

11. During construction phase, please ensure that appropriate detours, signage, and safety measures that prioritize the mobility, access and safety of all traffic modes, including bicyclists, pedestrians and transit users. A1-12

    Please also evaluate how construction may alter wayfinding, transit signage and multimodal circulation in the immediate project area and surrounding vicinity. Given the site's proximity to nearby rail and bus service, the project should consider both temporary construction-period access and long-term access for future users, including opportunities to support transit use. A1-13

12. All construction haul vehicles accessing the State Highway System must use routes approved by Caltrans. Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods for the construction and operation phases. Construction truck loads should be covered with a tarpaulin cover. A1-14

13. The applicant shall ensure that construction-related traffic does not adversely impact operations on the State Highway System. All temporary traffic control within or affecting state highways state highways shall comply with the most current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and Caltrans standards. The applicant shall ensure that public safety and mobility are maintained during construction. A1-15

Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Joseph Jamoralin at Joseph.Jamoralin@dot.ca.gov. A1-16

Sincerely,

Scott Shelley (Sep 10, 2026 10:18:38 PDT)

Scott Shelley
Branch Chief, Local Development Review/Climate Resiliency
Caltrans, District 12

State Agencies

California Department of Transportation (A1)

Response to A1-1

The comment does not raise project-specific environmental concerns or comments related to the Draft IS/MND.

Response to A1-2

The City will continue coordinating with Caltrans and other stakeholders to evaluate transportation impacts and support a safe, functional, interconnected multimodal network.

Response to A1-3

The project site is located adjacent to existing Class II bicycle lanes along Glenwood Drive and Aliso Creek Road. In Section 2.17, Transportation of the Draft IS/MND, the analysis found that the project would not conflict with any bicycle facilities, and the proposed project would provide internal pedestrian walkways and sidewalks connecting to the existing pedestrian network. Each townhome would have a private garage which could be used for bicycle storage and parking. In addition, the project is required to comply with all applicable provisions of CALGreen and the California Building Standards Code during final design and building plan review. In response to this comment, the applicant has voluntarily agreed to install additional bike racks, which would be depicted in the final project plans. The City will review final project plans for compliance with applicable bicycle parking requirements.

Response to A1-4

The proposed project includes then “complete street” improvements that were described in the comment, Specifically, the proposed project provides internal pedestrian walkways, landscaped paseos, pedestrian-oriented lighting, sidewalks, and a network of common open space areas that connect residential units to project amenities and the existing public sidewalk system and bike lanes along Argonaut. Incorporation of site design features and public improvements will be reviewed by the City during project design and permitting, as applicable.

Response to A1-5

The project vicinity contains safe pedestrian crossings and ADA curb ramps. Existing pedestrian infrastructure already serves the project vicinity, including sidewalks on Glenwood Drive, Aliso Creek Road, and Argonaut, as well as signalized crosswalks at the Glenwood Drive/Aliso Creek Road intersection and nearby crossings connecting residents to Ridgecrest Park and surrounding destinations. The project would connect directly to this existing pedestrian network through internal sidewalks and walkways extending from the project entrance on Argonaut. As shown on the Project plans, the proposed sidewalks and crosswalks would be constructed of concrete, which provides visual contrast from the adjacent asphalt roadways and clearly delineates pedestrian and vehicular travel areas. ADA-compliant curb ramps would be provided as required by applicable accessibility standards and City development requirements. Any required frontage and accessibility improvements will be reviewed by the City during final site plan review.

Response to A1-6

Section 2.1 of the Draft IS/MND specifically states that the project would incorporate shielded wall-mounted fixtures, pedestrian-scale lighting, and limited pole-mounted lighting designed to illuminate entries, walkways, private streets, parking areas, and common-use spaces while minimizing off-site light spill. Therefore, pedestrian safety considerations associated with lighting are incorporated into the project design and applicable City standards.

Response to A1-7

The project will comply with all applicable State and local building code requirements, including applicable electric vehicle infrastructure requirements in effect at the time of building permit issuance.

The City notes that sustainable design features have been incorporated into the proposed project. Specifically, as described in Section 2.6, Energy of the Draft IS/MND, all 58 residential units would be constructed as solar-powered, all-electric townhomes, eliminating the need for on-site natural gas infrastructure and supporting California's building decarbonization objectives. The proposed project also includes electric vehicle charging infrastructure consistent with applicable CALGreen requirements and EV-capable garage infrastructure to support future electric vehicle ownership by residents.

Response to A1-8

The proposed project has been designed to comply with applicable emergency access and circulation requirements. The proposed development would utilize the existing driveway on Argonaut and includes an internal private roadway system that provides access to all residential units, guest parking spaces, and emergency service vehicles. The site plan includes an Orange County Fire Authority (OCFA) hammerhead turnaround and internal circulation network specifically designed to facilitate emergency response vehicle access throughout the community. Further, as described in the Project Description of the Draft IS/MND, the project has been designed to comply with applicable emergency service provider standards, including a minimum inside turning radius of 20 feet and outside turning radius of 49 feet.

In addition, final engineering plans will be reviewed by the City and OCFA during the Site Development Permit and building permit processes to ensure continued compliance with all applicable circulation, access, and emergency response standards. Therefore, adequate internal circulation and vehicle maneuverability have already been incorporated into the project design.

Response to A1-9

Given the residential nature and relatively small scale of the proposed 58-unit townhome development, delivery activity is expected to be similar to that associated with typical residential neighborhoods and can be accommodated within the project's internal circulation and parking facilities.

Response to A1-10

The proposed project has been designed to comply with applicable City and OFCA access requirements. The project includes an internal private roadway network, emergency access routes, and an OCFA-compliant hammerhead turnaround to facilitate emergency vehicle maneuvering throughout the site. As described in the Project Description of the Draft IS/MND, the internal circulation system has been designed with a minimum inside turning radius of 20 feet and outside turning radius of 49 feet to accommodate emergency and service vehicles. Additionally, final engineering plans will be reviewed by the City and OCFA to ensure continued compliance with applicable circulation and emergency access standards.

Response to A1-11

As described in Section 2.17, Transportation of the Draft IS/MND, the project would not create transportation hazards and would comply with applicable City circulation and design standards. Project access points and internal circulation routes will be subject to final engineering review to ensure adequate sight distance and safe interaction between vehicles and pedestrians. Additionally, ingress and egress areas will be designed to maintain visibility and remain unobstructed by landscaping, signage, or other site features. Accordingly, pedestrian and vehicle interactions have been considered through project design and City review requirements.

Response to A1-12

Construction activities would occur within the project site and would be required to comply with applicable City requirements and permit conditions related to public safety, temporary traffic control, and construction management. The proposed project would maintain access to surrounding roadways and would not require permanent modifications to the existing transportation network. Any temporary traffic control measures required during construction would be implemented in accordance with applicable City standards and permit requirements. Compliance with these requirements would ensure that commenter's recommendation is incorporated into the project and public safety and mobility are maintained during project construction.

Response to A1-13

Section 2.17 of the Draft IS/MND identifies existing transit service in the project vicinity and concludes that the project would not conflict with applicable transportation plans, policies, or programs supporting transit, bicycle, or pedestrian facilities. During construction, the project would comply with applicable City requirements for temporary traffic control, signage, wayfinding, and maintenance of safe pedestrian, bicycle, transit, and vehicular access.

At operation, the proposed project includes pedestrian walkways and sidewalk connections that provide residents with access to the existing transportation network serving the surrounding community.

Response to A1-14

The project applicant and its contractors will be responsible for obtaining any required permits and complying with all applicable federal, State, and local regulations governing construction traffic and transport of oversized equipment.

Response to A1-15

Construction activities associated with the proposed project would occur within the project site and would be subject to all applicable City, State, and agency requirements related to traffic control, public safety, and construction management. Any temporary traffic control measures required during construction would be implemented through applicable permit requirements and would be required to comply with relevant regulatory standards. As discussed in Section 2.17, Transportation of the Draft IS/MND, the proposed project would maintain emergency access and would not result in significant transportation impacts.

Response to A1-16

The comment does not raise project-specific environmental concern or comments related to the Draft IS/MND. The City is committed to ongoing coordination with Caltrans and other stakeholders to ensure that land use decisions are made with a comprehensive understanding of their transportation impacts.

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION AND ASSOCIATED LAND USE MAP FROM BUSINESS PARK TO MEDIUM DENSITY RESIDENTIAL FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11).

WHEREAS, on April 15, 2026, Brandywine Acquisition Group, LLC. ("Applicant") submitted a general plan amendment, zone change, vesting tentative tract map, site development permit, and a development agreement application to demolish an existing office building and accommodate the construction of a multi-family residential community at 15 Argonaut ("Project");

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City is the lead agency for the proposed Project and has prepared an Initial Study/Mitigated Negative Declaration (SCH#2026080753) ("IS/MND") and a Mitigation Monitoring and Reporting Program ("MMRP") for the Project;

WHEREAS, on March 4, 2026, the City Council held a duly noticed public review to receive and provide initial feedback on concept plans for the Project;

WHEREAS, on September 15, 2026, the City gave public notice of the City Council public hearing for consideration of Mitigated Negative Declaration CEQA-2026-01004, General Plan Amendment GPA-2026-01002, Zone Change ZC-2026-00001, Vesting Tentative Tract Map 19489, Site Development Permit SDP-2026-01001 and Development Agreement DA-2026-01002 for the Project by publishing in a newspaper of general circulation; by posting notices at City Hall and the Project site; and by mailing notices to owners of property within 300 feet, to the project applicant, and to local agencies that provide water, sewage, electricity and schools;

WHEREAS, on October 7, 2026, the City Council held a public hearing as prescribed by law and considered written and verbal public testimony that was submitted prior to the hearing and during the hearing, and evidence and recommendations presented by staff in the agenda report and oral presentation; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AS FOLLOWS:

Section 1. **Incorporation of Recitals.** The City Council hereby finds and determines that all of the recitals set forth above are true and correct. The above recitals are hereby incorporated as substantive findings of this Resolution.

Section 2. **CEQA.** Pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (Collectively, "CEQA"), the City Council adopted Resolution No._____, determining that there is no substantial evidence that the approval of the Project would result in a significant adverse effect on the environment, provided appropriate mitigation measures, as identified in the MMRP, are imposed on the Project.

Section 3. **Findings for General Plan Amendment GPA-2026-01002.** Pursuant to AVMC 15.78.020 (General Plan Amendments), the City Council hereby makes the following findings of fact and approves an amendment to the General Plan land use designation and associated land use map from Business Park to Medium Density Residential, as set forth in Exhibit "A", which is attached hereto and incorporated herein by reference.

1. Public Welfare. Approval of the amendment will not create conditions materially detrimental to the public health, safety and general welfare. While the Site is located within a larger business park area, it is situated in proximity to the recently approved 95 Argonaut residential development, which also involved the redevelopment of a business park use for residential use. Similar to 95 Argonaut, the proposed Project would introduce a three-story attached townhome development at a scale compatible with existing residential neighborhoods that are located directly north of the Site across Glenwood Drive, including both multi-family and single-family residential development. The proposed Project incorporates similar architectural features as 95 Argonaut and adjacent residential communities such as stucco exteriors, tile roofs, wrought-iron balconies, recessed entries, and shared open-space areas. As proposed, the Project incorporates architectural and site design elements that are generally consistent with the character of nearby residential development and would provide a transition between the surrounding residential neighborhoods and the remaining business park uses in the area. Both projects feature multi-story attached residential units with comparable architectural character, private garages, guest parking, landscaped common open space, and enhanced site entries. Additionally, the Site is situated in an area with established infrastructure, including roads, utilities, and public services, that can adequately support residential development. As part of the environmental assessment, the Project required comprehensive studies addressing air quality, energy, greenhouse gas emissions, biological resources, cultural resources, geotechnical conditions, hydrology and water quality, noise, and transportation impacts. As discussed further in the Environmental Assessment section, below, these studies concluded that the Project would result in less-than-significant impacts with the implementation of proposed mitigation measures. The Project plans also cleared preliminary review by the Orange County Fire Authority (OCFA). Furthermore, the Project aligns with

the City's housing goals by facilitating the development of new housing opportunities. Future construction on the Site will be subject to plan check review and inspection process to ensure full compliance with applicable building and safety standards.

2. Internal General Plan Consistency. The amendment is internally consistent with those goals, objectives, and policies of the general plan that are not being amended. The proposed amendment is consistent with the goals and policies of the General Plan listed below in that it incorporates landscaping aligned with the City Council-approved plant palette, emphasizing low-water, drought-tolerant species; features building materials, colors, and architectural design that are compatible with the surrounding residential communitiespublic benefit fees ; proposes three affordable housing units restricted to very low-income households, thereby enhancing housing diversity and affordability; and introduces rezoning to facilitate residential development that includes affordable units in support of the City's housing objectives. In the General Plan, 'COS' refers to Conservation and Open Space policies, 'H' for Housing policies and goals, and 'LU' for Land Use policies.

    - Policy COS-1.2 Reduce the amount of water used for landscaping and increase use of native and low water plants. Maximize use of native, low-water plants for landscaping of areas adjacent to sidewalks or other impermeable surfaces.
    - Policy COS-4.2 Encourage and maintain high-quality architectural and landscaping designs that enhance or complement the community's visual character.
    - Policy COS-7.5 Ensure that new development provides park land and/or improvements at a fair share ratio, pursuant to the City's Parkland Ordinance.
    - Goal H-1: Encourage a diversity of housing types and provide affordability levels within Aliso Viejo to meet the needs of community residents.
    - Policy H-1.1 Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community through the disbursement of affordable units in projects.
    - Policy H-1.2 Encourage through the use of density bonuses and rezoning to allow for residential development, development of affordable housing opportunities throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services.
    - Policy H-1.4 Ensure that a portion of future residential development is affordable to low- and very-low-income households by designating certain sites as having the potential to be used for residential uses.
    - Policy H-3.8 Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.

- Policy LU-12.2 As a condition upon new development, require payment of park fees and/or dedication and provision of parkland, recreation facilities and/or multi-use trails that improve the public and private recreation system.

3. Land Use Compatibility. In the case of amendments to the General Plan land use policy map, the new designation is compatible with the designations on nearby properties. The Site is located at the edge of a larger business park and directly across from established multi-family and single-family residential neighborhoods. The proposed project is similar to a recently approved development at 95 Argonaut project, which is located on the same street within the same business park area. Both projects involve the conversion of an office property to a residential townhome community and introduce a land use that is compatible with nearby residential neighborhoods. The adjacent multi-family development shares several characteristics with the Project, including large attached-unit buildings, stucco exteriors, tile roofing, wrought iron balconies, recessed entryways, and shared open space without private driveways. These similarities ensure architectural and functional continuity between the Project and existing residential uses. The proposed land use designation therefore complements the surrounding residential character.

4. Property Suitability. In the case of amendments to the general plan land use policy map, the new designation is suitable for the location, access, visual character and topography of the subject property. The property is located along established roadways with adequate vehicular and pedestrian access and is supported by existing infrastructure, including utilities and public services, sufficient to accommodate residential development. The Site is generally flat within the developed portion, with sloped areas adjacent to Glenwood Drive and Aliso Creek Road. The proposed Project would retain the existing slope, utilize existing access from Argonaut, and incorporate site improvements consistent with applicable engineering and design standards. The proposed residential development includes architectural, landscaping, and site design elements that are similar to those found in nearby residential communities north of the Site, including attached residential development across Glenwood Drive and also the recently approved residential townhomes at 95 Argonaut. In addition, the Site is located between existing residential neighborhoods and surrounding business park uses, making it suitable for the proposed Medium Density Residential land use designation.

Section 4. **Severability**. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

Section 5: **Location of Documents.** The administrative record for the Project is maintained at City Hall located at 12 Journey, Suite 100, Aliso Viejo, CA 92656. The custodian of records is the City Clerk.

Section 6: **Effective Date.** This General Plan Amendment shall not take effect unless and until Zone Change ZC-2026-01001, Vesting Tentative Tract Map 19489, Site Development Permit SDP-2026-01001, and Development Agreement DA-2026-01002 are each approved by the City Council and have become effective, and the associated Development Agreement is approved by the City Council and executed by both parties thereto.

Section 7. **Execution of Resolution**. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this 7th day of October 2026.

_____
Max Duncan, Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Maria Kendig, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I,Maria Kendig, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2026-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 7th day of October 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MARIA KENDIG, CITY CLERK

(SEAL)

Exhibit "A"
Amendment to the General Plan Land Use Map
Case No. GPA-2026-01002

Property Location – 15 Argonaut (see red-circled area below)
Existing Land Use Designation – Business Park ("BP")
Proposed Land Use Designation – Medium Density Residential (Max. 18 units/acre) ("MDR")



ORDINANCE NO. 2026-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A ZONE CHANGE FROM BUSINESS PARK 2 TO MEDIUM DENSITY RESIDENTIAL DISTRICT FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (623-093-10 AND 623-093-11).

WHEREAS, on April 15, 2026, Brandywine Acquisition Group, LLC. ("Applicant") submitted a general plan amendment, zone change, vesting tentative tract map, site development permit, and a development agreement application to demolish an existing office building and accommodate the construction of a multi-family residential community at 15 Argonaut ("Project");

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City is the lead agency for the proposed Project and has prepared an Initial Study/Mitigated Negative Declaration (SCH #2026080753) ("IS/MND") and a Mitigation Monitoring and Reporting Program ("MMRP") for the Project;

WHEREAS, on October 7, 2026, the City Council held a duly noticed public hearing to receive and consider public testimony and evidence regarding the Project;

WHEREAS, on September 15, 2026, the City gave public notice of the City Council public hearing for consideration of Mitigated Negative Declaration CEQA-2026-01004, General Plan Amendment GPA-2026-01002, Zone Change ZC-2026-00001, Vesting Tentative Tract Map 19489, Site Development Permit SDP-2026-01001 and Development Agreement DA-2026-01002 for the Project by publishing in a newspaper of general circulation; by posting notices at City Hall and the Project site; and by mailing notices to owners of property within 300 feet, to the project applicant, and to local agencies that provide water, sewage, electricity and schools;

WHEREAS, on October 7, 2026, the City Council held a duly noticed public hearing as prescribed by law and considered written and verbal public testimony that was submitted prior to the hearing and during the hearing, and evidence and recommendations presented by staff in the agenda report and oral presentation and introduced the Ordinance; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALISO VIEJO DOES ORDAIN AS FOLLOWS:

Section 1. **Incorporation of Recitals.** The City Council hereby finds and determines that all of the recitals set forth above are true and correct. The above recitals are hereby incorporated as substantive findings of this Ordinance.

Section 2. **CEQA.** Pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (Collectively, "CEQA"), the City Council adopted Resolution No._____, determining that there is no substantial evidence that the approval of the Project would result in a significant adverse effect on the environment, provided appropriate mitigation measures, as identified in the MMRP, are imposed on the Project;

Section 3. **Findings for Zone Change ZC-2026-00001**. Pursuant to AVMC 15.78.040 (Zone Change and Prezoning), the City Council hereby makes the following findings of fact and approves the Zone Change ZC-2026-00001 from Business Park 2 to Medium Density Residential, as set forth in Exhibit "A", which is attached hereto and incorporated herein by reference.

1. Public Welfare. Approval of the zone change will not create conditions materially detrimental to the public health, safety and general welfare. While the Site is located within a larger business park area, it is situated in proximity to the recently approved 95 Argonaut residential development, which also involved the redevelopment of a business park use for residential use. Similar to 95 Argonaut, the proposed Project would introduce a three-story attached townhome development at a scale compatible with existing residential neighborhoods that are located directly north of the Site across Glenwood Drive, including both multi-family and single-family residential development. The proposed Project incorporates similar architectural features as 95 Argonaut and adjacent residential communities such as stucco exteriors, tile roofs, wrought-iron balconies, recessed entries, and shared open-space areas. As proposed, the Project incorporates architectural and site design elements that are generally consistent with the character of nearby residential development and would provide a transition between the surrounding residential neighborhoods and the remaining business park uses in the area. Both projects feature multi-story attached residential units with comparable architectural character, private garages, guest parking, landscaped common open space, and enhanced site entries. Additionally, the Site is situated in an area with established infrastructure, including roads, utilities, and public services, that can adequately support residential development. As part of the environmental assessment, the Project required comprehensive studies addressing air quality, energy, greenhouse gas emissions, biological resources, cultural resources, geotechnical conditions, hydrology and water quality, noise, and transportation impacts. As discussed further in the Environmental Assessment section below, these studies concluded that the Project would result in less-than-significant impacts with the implementation of proposed mitigation measures. The Project plans also cleared preliminary review by the Orange County Fire Authority (OCFA). Furthermore, the Project aligns with the City's housing goals by facilitating the development of new

housing opportunities. Future construction on the Site will be subject to plan check review and inspection process to ensure full compliance with applicable building and safety standards.

2. General Plan Consistency. The amendment is internally consistent with those goals, objectives, and policies of the general plan that are not being amended. The proposed amendment is consistent with the goals and policies of the General Plan listed below in that it incorporates landscaping aligned with the City Council-approved plant palette, emphasizing low-water, drought-tolerant species; features building materials, colors, and architectural design that are compatible with the surrounding residential communities;public benefit fees ; proposes three affordable housing units restricted to very low-income households, thereby enhancing housing diversity and affordability; and introduces rezoning to facilitate residential development that includes affordable units in support of the City's housing objectives. In the General Plan, 'COS' refers to Conservation and Open Space policies, 'H' for Housing policies and goals, and 'LU' for Land Use policies.

   - Policy COS-1.2 Reduce the amount of water used for landscaping and increase use of native and low water plants. Maximize use of native, low-water plants for landscaping of areas adjacent to sidewalks or other impermeable surfaces.
   - Policy COS-4.2 Encourage and maintain high-quality architectural and landscaping designs that enhance or complement the community's visual character.
   - Policy COS-7.5 Ensure that new development provides park land and/or improvements at a fair share ratio, pursuant to the City's Parkland Ordinance.
   - Goal H-1: Encourage a diversity of housing types and provide affordability levels within Aliso Viejo to meet the needs of community residents.
   - Policy H-1.1 Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community through the disbursement of affordable units in projects.
   - Policy H-1.2 Encourage through the use of density bonuses and rezoning to allow for residential development, development of affordable housing opportunities throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services.
   - Policy H-1.4 Ensure that a portion of future residential development is affordable to low- and very-low-income households by designating certain sites as having the potential to be used for residential uses.
   - Policy H-3.8 Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
   - Policy LU-12.2 As a condition upon new development, require payment of park fees and/or dedication and provision of parkland, recreation facilities and/or multi-use trails that improve the public and private recreation system.

3. Land Use Compatibility. The zone change is compatible with the zoning and land use on nearby properties. The Site is located at the edge of a larger business park and directly across from established multi-family and single-family residential neighborhoods. The proposed project is similar to a recently approved development at 95 Argonaut project, which is located on the same street within the same business park area. Both projects involve the conversion of an office property to a residential townhome community and introduce a land use that is compatible with nearby residential neighborhoods. The adjacent multi-family development shares several characteristics with the Project, including large attached-unit buildings, stucco exteriors, tile roofing, wrought iron balconies, recessed entryways, and shared open space without private driveways. These similarities ensure architectural and functional continuity between the Project and existing residential uses. The proposed land use designation therefore complements the surrounding residential character.

4. Property Suitability. The zone change is suitable for the location, access, visual character and topography of the subject property. The property is located along established roadways with adequate vehicular and pedestrian access and is supported by existing infrastructure, including utilities and public services, sufficient to accommodate residential development. The Site is generally flat within the developed portion, with sloped areas adjacent to Glenwood Drive and Aliso Creek Road. The proposed Project would retain the existing slope, utilize existing access from Argonaut, and incorporate site improvements consistent with applicable engineering and design standards. The proposed residential development includes architectural, landscaping, and site design elements that are similar to those found in nearby residential communities north of the Site, including attached residential development across Glenwood Drive and also the recently approved residential townhomes at 95 Argonaut. In addition, the Site is located between existing residential neighborhoods and surrounding business park uses, making it suitable for the proposed Medium Density Residential land use designation.

Section 4. **Severability.** If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 5. **Location of Documents.** The administrative record for the Project is maintained at City Hall located at 12 Journey, Suite 100, Aliso Viejo, CA 92656. The custodian of records is the City Clerk.

Section 6. **Effective Date.** This Zone Change Ordinance shall not take effect unless and until General Plan Amendment 2026-01002, Vesting Tentative Tract Map 19489, Site Development Permit SDP-2026-01001 and Development Agreement 2026-

01002 are each approved by the City Council and have become effective, and the associated Development Agreement is approved by the City Council and executed by both parties thereto.

Section 7. **City Clerk's Certification.** The City Clerk shall certify to the adoption of this Ordinance and cause a summary thereof to be published five days prior to the date of adoption of this Ordinance, and, within 15 days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

PASSED, APPROVED AND ADOPTED this 21st day of October, 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Maria Kendig, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, Maria Kendig, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Ordinance No. 2026-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 21st day of October 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MARIA KENDIG, CITY CLERK

(SEAL)

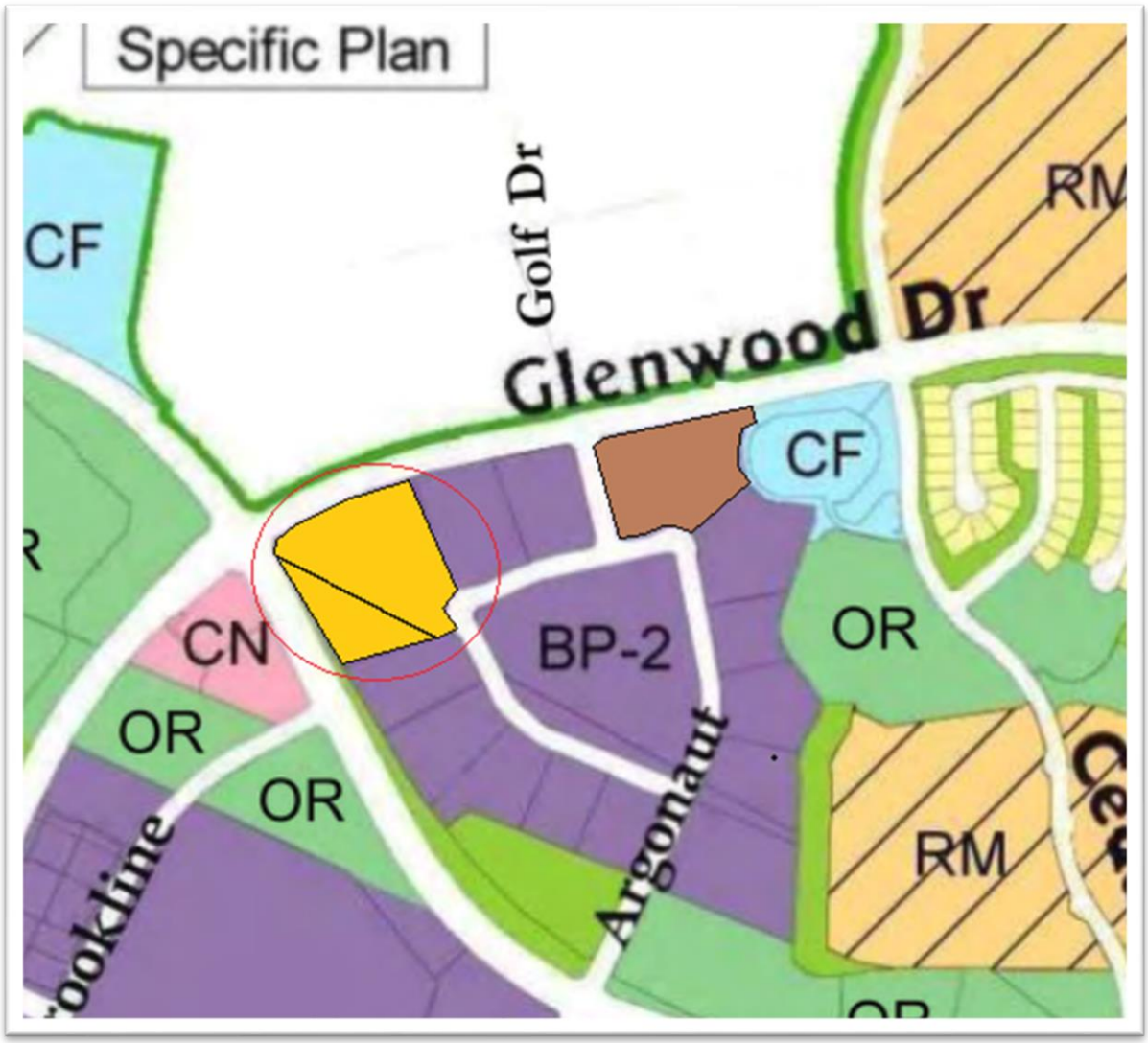
I hereby certify that the foregoing is the original of Ordinance No. 2026-__ duly passed and adopted by the Aliso Viejo City Council at its regular meeting held October 21, 2026, and that the Summary of the Ordinance was published on _____ and _____ in the Laguna Niguel News.

_____
MARIA KENDIG, CITY CLERK

(SEAL)

Exhibit "A"
Zone Change Map
Case No. ZC-2026-01001

Property Location – 15 Argonaut (see red-circled area below)
Existing Zoning District Designation – Business Park 2 ("BP-2")
Proposed Zoning District Designation – Medium Density Residential (Max. 18 units/acre) ("MDR")



RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 19489 FOR SUBDIVISION INTO CONDOMINIUM PURPOSES AND SITE DEVELOPMENT PERMIT (SDP-2026-01001) TO ALLOW THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11).

WHEREAS, on April 15, 2026, Brandywine Acquisition Group, LLC. ("Applicant") submitted a general plan amendment, zone change, vesting tentative tract map, site development permit, and a development agreement application to demolish an existing office building and accommodate the construction of a multi-family residential community at 15 Argonaut ("Project");

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City is the lead agency for the proposed Project and has prepared an Initial Study/Mitigated Negative Declaration (SCH#2026080753) ("IS/MND") and a Mitigation Monitoring and Reporting Program ("MMRP") for the Project;

WHEREAS, the public benefits include, among other things, park in-lieu fees, as authorized by law and the City's ordinances, to rehabilitate and improve existing open space and recreational facilities in the City, including but not limited to, the Aquatic Center, Iglesia Community Center and Park, and the Ranch ("Facilities") in order to maintain the City's high standard of recreation and community services while accommodating a growing population, including future residents of the proposed subdivision;

WHEREAS, residents throughout the City regularly use the Facilities due to the variety of programs and services offered. Although the Facilities are located outside of the subdivision, future residents of the subdivision will undoubtedly use and benefit from use of the Facilities as well;

WHEREAS, on March 4, 2026, the City Council held a duly noticed public review to receive and provide initial feedback on concept plans for the Project;

WHEREAS, on September 15, 2026, the City gave public notice of the City Council public hearing for consideration of Mitigated Negative Declaration CEQA-2026-01004, General Plan Amendment GPA-2026-01002, Zone Change ZC-2026-00001, Vesting Tentative Tract Map 19489, Site Development Permit SDP-2026-01001 and Development Agreement DA-2026-01002 for the Project by publishing in a newspaper of general circulation; by posting notices at City Hall and the Project site; and by mailing notices to owners of property within 300 feet, to the project applicant, and to local agencies that provide water, sewage, electricity and schools;

WHEREAS, on October 7, 2026, the City Council held a public hearing as prescribed by law and considered written and verbal public testimony that was submitted prior to the hearing and during the hearing, and evidence and recommendations presented by staff in the agenda report and oral presentation; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AS FOLLOWS:

Section 1. **Incorporation of Recitals.** The City Council hereby finds and determines that all of the recitals set forth above are true and correct. The above recitals are hereby incorporated as substantive findings of this Resolution.

Section 2. **CEQA**. Pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (Collectively, "CEQA"), the City Council adopted Resolution No. _____, determining that there is no substantial evidence that the approval of the Project would result in a significant adverse effect on the environment, provided appropriate mitigation measures, as identified in the MMRP, are imposed on the Project.

Section 3. **Findings for Vesting Tentative Tract Map 19489.** Pursuant to the requirements of the California Subdivision Map Act (Government Code Section 66410 *et. seq.)* and AVMC Title 14 (Subdivisions), the City Council hereby makes the following findings of fact and approves the Vesting Tentative Tract Map ("VTTM") 19489 as set forth in the Project plans as set forth in Exhibit "B", Sheets 1 and 2 and subject to the conditions of approval as set forth in Exhibit "A", which are attached hereto and incorporated herein by reference.

A. The proposed map is consistent with the applicable General and Specific Plans. The Site has a General Plan land use designation of Business Park. The Applicant proposes a General Plan Amendment to re-designate the property for Medium Density Residential, which allows for residential development of eight to 18 dwelling units per acre. The Vesting Tentative Tract Map proposes 58 multi-family homes on 4.4 acres, resulting in a density of 13.2 dwelling units per acre. As conditioned, the Vesting Tentative Tract Map will not take effect unless the General Plan Amendment, Zone Change, Site Development Permit, and Development Agreement take effect. Accordingly, the proposed map would be consistent with the applicable General Plan Land Use designation. There is no applicable Specific Plan for the Site.

B. The design or improvement of the proposed subdivision is consistent with the General and Specific Plans. The Project is consistent with the goals and policies of the Conservation and Open Space (COS), Housing (H), and Land Use element (LU) listed below in that the Project promotes orderly growth,

provides a compatible transition between non-residential and residential uses, supports housing objectives by creating new residential opportunities, and utilizes existing infrastructure in a manner consistent with the community's long-term vision and planning framework. The Project is also subject to mitigation measures and conditions of approval that address potential impacts related to traffic, noise, air quality, and emergency access. There is no applicable Specific Plan for the Project site.

- Policy COS-1.2 Reduce the amount of water used for landscaping and increase use of native and low water plants. Maximize use of native, low-water plants for landscaping of areas adjacent to sidewalks or other impermeable surfaces.
- Policy COS-4.2 Encourage and maintain high-quality architectural and landscaping designs that enhance or complement the community's visual character.
- Policy COS-7.5 Ensure that new development provides park land and/or improvements at a fair share ratio, pursuant to the City's Parkland Ordinance.
- Goal H-1: Encourage a diversity of housing types and provide affordability levels within Aliso Viejo to meet the needs of community residents.
- Policy H-1.1 Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community through the disbursement of affordable units in projects.
- Policy H-1.2 Encourage through the use of density bonuses and rezoning to allow for residential development, development of affordable housing opportunities throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services.
- Policy H-1.4 Ensure that a portion of future residential development is affordable to low- and very-low-income households by designating certain sites as having the potential to be used for residential uses.
- Policy H-3.8 Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
- Policy LU-12.2 As a condition upon new development, require payment of park fees and/or dedication and provision of parkland, recreation facilities and/or multi-use trails that improve the public and private recreation system.

C. The proposed subdivision conforms to all applicable zoning standards set forth in AVMC Title, as required by AVMC Section 14.08.050. With the proposed zone change to Medium Density Residential, together with the associated development, the Project conforms with all applicable zoning standards set forth in the AVMC. The Project includes requests for incentives, concessions, and waivers pursuant to California State Density Bonus Law (Government Code Section 65915). The Project provides three deed-restricted very low-income units, representing at least five percent of the total units, and therefore

qualifies for consideration of the requested density bonus incentives and waivers. The requested modifications include a one-foot increase in building height, a reduction in common open space, reduced perimeter setbacks, and reduced minimum boundary landscaping standards.

In addition, the Project qualifies for a reduced parking requirement under State Density Bonus Law. Based on the applicable density bonus parking ratio, the Project is required to provide a minimum of 130 parking spaces. The Project proposes 140 parking spaces, consisting of 116 private residential parking spaces within garages and 24 unenclosed guest parking spaces, including one ADA-accessible space. Accordingly, the Project exceeds the minimum parking requirement established under State Density Bonus Law.

With these provisions, the Project conforms to the permitted use requirements and development standards of the zoning code and remains consistent with all applicable Specific Plan regulations.

D. The site is physically suitable for the type of development. The Site is generally level, has adequate access from existing public streets, and is served by established infrastructure systems including water, sewer, storm drainage, and utilities. The Site's size, configuration, and surrounding land use context are appropriate to accommodate the Project consistent with applicable zoning and General Plan designations. No unusual topographic, geologic, or environmental conditions have been identified that would render the site unsuitable for residential use.

E. The site is physically suitable for the proposed density of development. The Project includes a General Plan Amendment to re-designate the property to Medium Density Residential, which permits residential development at a range of eight to 18 dwelling units per acre. The Vesting Tentative Tract Map proposes 58 multi-family homes on 4.4 acres, resulting in a density of approximately 13.2 dwelling units per acre. This proposed density falls within the allowable range for the Medium-Density Residential designation.

F. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The Project site is currently developed with an office building, surface parking lot, and landscaping. There is no fish, wildlife, or any habitat that would be affected by the Project.

G. The design of the subdivision or type of improvements is not likely to cause serious public health problems. The Project will be served by existing off-site infrastructure, with new on-site water, sewer, and storm drain facilities designed to connect to and extend those systems. All facilities have adequate capacity to accommodate the proposed residential use. The subdivision design incorporates standard improvements, including paved streets, sidewalks, street lighting, and utility connections that will be constructed in compliance with

applicable building codes and City engineering standards. The Initial Study prepared for the Project did not identify any conditions that would result in significant public health impacts, and all potentially significant effects have been mitigated to less-than-significant levels.

H. The design of the subdivision or the type of improvements will not conflict with existing easements, acquired by the public at large, for access through or use of property within the subdivision. The Project as conditioned requires the Applicant to obtain easement holders' authorization for any improvements or encroachments prior to building permit issuance.

I. The advisory agency shall determine whether the discharge of waste from the proposed subdivision into an existing sanitary sewer system would result in or add to a violation of existing requirements prescribed by either the Santa Ana or San Diego Regional Water Quality Control Boards. The Initial Study/Mitigated Negative Declaration (IS/MND) identified the Moulton Niguel Water District (MNWD) collection system for treatment at existing regional treatment facilities and concluded that the project would not violate any water quality standards or waste discharge requirements, nor substantially degrade surface water or groundwater quality. In correspondence dated October 1, 2025, MNWD indicated that it will provide water, recycled water, and wastewater service to the proposed development and that a preliminary review suggests adequate water supply and sewer capacity are available to serve the project. The project remains subject to all applicable federal, State, regional, and local water quality regulations, including National Pollutant Discharge Elimination System requirements, implementation of the approved Water Quality Management Plan, and applicable Regional Water Quality Control Board regulations.

J. If the advisory agency approves or conditionally approves a tentative map which deviates from any standard of design as allowed by AVMC, the advisory agency shall make a finding that each such deviation has been individually considered and found to be justified based upon specific special circumstances. No deviations from the subdivision design standards are proposed as part of the Vesting Tentative Tract Map. Accordingly, no deviations require consideration or justification based on special circumstances, and this finding is not applicable.

Section 4. **Findings for Site Development Permit SDP-2026-01001.** Pursuant to AVMC 15.74.020 (Site Development Permits), the City Council hereby makes the following findings of fact and approves the Site Development Permit SDP-2026-01001, subject to the conditions of approval as set forth in Exhibit "A" and Project plans as set forth in Exhibit "B", which are attached hereto and incorporated herein by reference.

A. Consistency with General Plan. The project is consistent with the general plan and any applicable specific plan. The Project with the General Plan

Amendment to Medium Density Residential is consistent with the goals and policies of the General Plan as listed below in that it incorporates landscaping aligned with the City Council-approved plant palette, emphasizing low-water, drought-tolerant species; features building materials, colors, and architectural design that are compatible with the surrounding residential communities; includes a development impact fee that a portion of which is consistent the City's parkland ordinance; proposes three affordable housing units restricted to very low-income households, thereby enhancing housing diversity and affordability; and introduces rezoning to facilitate residential development that includes affordable units in support of the City's housing objectives.

- Policy COS-1.2 Reduce the amount of water used for landscaping and increase use of native and low water plants. Maximize use of native, low-water plants for landscaping of areas adjacent to sidewalks or other impermeable surfaces.
- Policy COS-4.2 Encourage and maintain high-quality architectural and landscaping designs that enhance or complement the community's visual character.
- Policy COS-7.5 Ensure that new development provides park land and/or improvements at a fair share ratio, pursuant to the City's Parkland Ordinance.
- Goal H-1: Encourage a diversity of housing types and provide affordability levels within Aliso Viejo to meet the needs of community residents.
- Policy H-1.1 Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community through the disbursement of affordable units in projects.
- Policy H-1.2 Encourage through the use of density bonuses and rezoning to allow for residential development, development of affordable housing opportunities throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services.
- Policy H-1.4 Ensure that a portion of future residential development is affordable to low- and very-low-income households by designating certain sites as having the potential to be used for residential uses.
- Policy H-3.8 Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
- Policy LU-12.2 As a condition upon new development, require payment of park fees and/or dedication and provision of parkland, recreation facilities and/or multi-use trails that improve the public and private recreation system.

B. Consistency with Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of this zoning code and is consistent with this code and any applicable specific plan. The proposed zone change to Medium Density Residential, together with the

associated development, is compatible with surrounding land uses, providing a transition that complements the existing neighborhood character. The property is suitable for residential use based on its location, access, visual character, and topography, and existing infrastructure is adequate to support the proposed development. The Project includes requests for incentives, concessions, and waivers pursuant to California State Density Bonus Law (Government Code Section 65915). The Project provides three deed-restricted very low-income units, representing at least five percent of the total units, and therefore qualifies for consideration of the requested density bonus incentives and waivers. The requested modifications include a one-foot increase in building height, a reduction in common open space, reduced perimeter setbacks, and reduced minimum boundary landscaping standards. In addition, the Project qualifies for a reduced parking requirement under State Density Bonus Law. Based on the applicable density bonus parking ratio, the Project is required to provide a minimum of 130 parking spaces. The Project proposes 140 parking spaces, consisting of 116 private residential parking spaces within garages and 24 unenclosed guest parking spaces, including one ADA-accessible space. Accordingly, the Project exceeds the minimum parking requirement established under State Density Bonus Law. With these provisions, the Project conforms to the permitted use requirements and development standards of the zoning code and remains consistent with all applicable Specific Plan regulations.

C. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act. An Initial Study (“IS”) was prepared for the project, which identified potentially significant environmental impacts. However, these impacts can be mitigated to less than significant levels through revisions and implementation of mitigation measures. As such, a Mitigated Negative Declaration (“MND”) was prepared and circulated for a 20-day public review period from August 28 through September 17, 2026, with distribution to the State Clearinghouse, public agencies, nearby property owners, and interested parties. One comment was received from the California Department of Transportation (Caltrans), and its recommendation regarding construction haul routes using the state route highway system has been incorporated as conditions of approval. The IS determined that the project would not result in significant impacts to most resource areas, and identified mitigation measures for biological resources, cultural resources, tribal cultural resources, and geology and soils, which are included in the Mitigation Monitoring Program and Conditions of Approval.

D. Architectural Design. Directly north of the site are established multi-family and single-family residential communities. The adjacent multi-family development, in particular, shares several defining characteristics with the Project, including similarly scaled buildings composed of six attached units. The architectural style is complementary, featuring stucco exteriors, tile roofing, wrought iron balconies, recessed entryways, and communal open space without private

driveways. The surrounding single-family tract homes also reflect a consistent architectural design, with comparable color palettes, exterior finishes, and material selections. The Project further enhances this compatibility through the inclusion of framed windows, some accented with faux shutters, as well as a mix of hip and gable roof forms, which reflects the roof styles found in nearby residences. The proposed Project consists of similar attached townhome units with comparable building massing, architectural features, private garages, guest parking, landscaped common open-space amenities as the recently approved 95 Argonaut development, further demonstrating architectural compatibility. Both projects are designed to transition former office properties to residential communities while maintaining architectural consistency with surrounding neighborhoods. Collectively, these design elements ensure compatibility with the surrounding development

E. Site Design. Based on the analysis provided in the Initial Study and supporting documentation, the Project will retain the existing single-entry driveway at the southern end of the site along Argonaut. The internal private roadway system designed to provide two-way access to residential garages and guest parking spaces, emergency access, hydrant placement has been reviewed and conceptually approved by both the Building Division and the OCFA. Each unit will include an enclosed private garage with dedicated space for trash bin storage. Approximately 9% of the site will be dedicated to open space, including a private park, shared yards, pedestrian walkways, and perimeter landscaping. Perimeter fencing and exterior mechanical equipment will be screened with additional landscaping, and the site entrance will be enhanced with decorative paving, signage, and accent trees. Lighting throughout the site, including streetlights, bollards, and shade structures, will be designed with recessed, downward-facing fixtures to minimize light spill which are compatible with the designs of the surrounding residential communities.

F. Landscape Design. Project landscaping, including but not limited to the location, type, size, color, texture, and coverage of plant materials, has been designed so as to provide visual relief, complement buildings, visually emphasize prominent design elements and vistas, screen undesirable views, provide a harmonious transition between adjacent land uses and between development and open space, and provide an overall unifying influence to enhance the visual continuity of the project. The Project incorporates a landscape plan that enhances the overall visual continuity of the site and complements the architectural character of the development. Existing landscaped slopes and mature screening trees along the northern and western boundaries will be preserved, maintaining established landscape buffers adjacent to Glenwood Drive and Aliso Creek Road. The Project provides common open-space amenities, including a community garden, dog play area, shade structure, barbeque area, pedestrian walkways, and landscaped gathering areas. In addition, approximately 7,611 square feet of private yard area is provided for individual residential units, and preserved open-space

slope areas remain throughout the Site. Landscaping is also proposed around the exterior mechanical equipment and perimeter fencing to screen undesirable views. The site entrance is designed to create a welcoming and visually prominent focal point, enhanced with decorative paving, signage, and accent trees. The proposed landscaping aligns with the City Council-approved plant palette, emphasizing low-water, drought-tolerant species.

Section 5.**Severability**. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

Section 6. **Location of Documents.** The administrative record for the Project is maintained at City Hall located at 12 Journey, Suite 100, Aliso Viejo, CA 92656. The custodian of records is the City Clerk.

Section 7. **Effective Date.** This Vesting Tentative Tract Map 19489, Site Development Permit SDP-206-01001 shall not take effect unless and until General Plan Amendment 2026-01002, Zone Change ZC-2026-01001, and the Development Agreement DA-2026-01002 are each approved by the City Council and have become effective, and the associated Development Agreement is approved by the City Council and executed by both parties thereto.

Section 8. **Execution of Resolution**. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this 7th day of October 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Maria Kendig City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, Maria Kendig, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2026-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 7th day of October, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MARIA KENDIG, CITY CLERK

(SEAL)

Exhibit "A"
Conditions of Approval
Case Nos. GPA-2026-01002, ZC 2026-01001, VTTM 19489, and SDP-2026-01001

General

1. Indemnification. The Applicant shall indemnify, protect, defend, and hold the city, and/or any of its officials (appointed or elected), officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively 'Actions'), brought against the city, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the city and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the city) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, Planning and Zoning Law, Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed the city shall have the right to approve, which approval will not be unreasonably withheld, legal counsel providing the city's defense, and that Applicant shall reimburse city for any costs and expenses directly and necessarily incurred by the city in the course of the defense. The city shall promptly notify the Applicant of any action brought, and city shall cooperate with the Applicant in defense of the action.

2. Other Agency Approvals. The Applicant shall comply with all applicable requirements of outside agencies having jurisdiction, including but not limited to the local fire authority, water district, and any other local, regional, State, or Federal agencies.

3. **Prior to approval of the Final Map or issuance of a grading permit, whichever occurs first**, the Applicant shall provide documentation from applicable utility providers confirming the availability and capacity of water, sewer, electric, communications, and other required utility services necessary to serve the project.

4. **Prior to issuance of a certificate of occupancy for the first residential unit**, the Applicant shall submit a Solid Waste Management Plan demonstrating compliance with applicable State recycling and organics requirements, including provisions for the storage, collection, and handling of solid waste, recyclable

materials, and organic waste. Any required waste collection areas shall be screened and maintained in accordance with the Municipal Code.

5. Public Works. If applicable, the Applicant shall apply for and obtain encroachment permits or other permits from the Public Works Department for any work or placement within the public right-of-way.

Development Agreement and Vesting Tentative Tract Map

6. **Prior to issuance of any permit,** the Applicant shall execute the Development Agreement with the City. The Applicant shall comply with all terms and conditions of the agreement.

7. Payment of the full $2,057,651 fee amount shall be made to the City **prior to the issuance of a building permit** for the Project. No permit shall be issued until the City has received the full payment and confirmed compliance with all applicable fee requirements. The City shall have no obligation to issue any permit until and unless such payment is received in full, any delay resulting from non-payment shall be solely the responsibility of the Applicant.

8. The Applicant shall provide a minimum of 3 dwelling units on-site as for-sale housing, which shall be deed restricted to very low-income households. Each unit shall be designed and located in full compliance with the plans reviewed by the City Council on October 7, 2026. **Prior to issuance of any permit,** the Applicant shall execute the Density Bonus Housing Agreement as provided in the Development Agreement. The Applicant shall comply with all terms and conditions of the Density Bonus Housing Agreement and the Development Agreement.

Vesting Tentative Tract Map

9. **Prior to approval of the Final Map or issuance of a permit,** the Applicant shall submit a Fire Master Plan to Orange County Fire Authority for review.

10. **Prior to approval of the Final Map**, the property owners shall sign the ownership certification on the map. If an authorized person is to sign for an owner, the Applicant shall submit documentation of such authorization to the City for review and approval.

11. Utility lines, including, but not limited to, electric, communications, street lighting, and cable television, shall be placed underground. The Applicant is responsible for making the necessary arrangements with the utility companies for the installation of such facilities. Appurtenances and associated equipment such as, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes, meter cabinets, and concealed ducts in an underground system may be placed above ground within the street right-of-way where sufficient right-of-way width exists so as not to pose a serious hazard to pedestrian traffic.

12. All lots shall be connected to a sanitary sewer system.

Construction

13. The approved project involves the demolition of an existing office building development and construction of a new 58-unit townhome complex with associated parking lot and open space amenities. The project shall be constructed and maintained in full compliance with the approved plans and specifications, including but not limited to all details regarding building height, setbacks, site layout, parking, circulation, architectural features, and other design elements, reviewed by the City Council on October 7, 2026. Any modifications or deviations from the approved plans shall require prior review and approval by the City pursuant to AVMC 15.74.110 (Modifications to discretionary permits).

14. The approved project shall comply with all applicable provisions of the Aliso Viejo Municipal Code, including but not limited to building codes and any conditions imposed as part of the approval process.

15. **Prior to issuance of any permits,** the Applicant shall submit and obtain City approval of a construction plan detailing the phasing and timing of demolition of the existing office building, site grading, infrastructure installation, landscape/open space installation and construction of the approved 58-unit townhome community. All work shall proceed in accordance with the approved construction plan, and any substantive changes to phasing or timing shall require prior written authorization from the City.

16. **Prior to issuance of any permits**, the Applicant shall submit a proposed haul route for the transport of earth, materials, and equipment to and from the site. The haul route shall be reviewed and approved by the City to ensure public safety, minimize traffic impacts, and protect adjacent properties. No grading or excavation shall occur until the haul route has received written approval, and any subsequent modifications shall require prior authorization by the City.

17. **Following completion of grading and prior to issuance of any building permits**, the Applicant shall submit a pad certification prepared and signed by a licensed civil engineer or geotechnical engineer, verifying that all building pads have been graded in accordance with the approved grading plans and are suitable for the intended construction. The certification shall be reviewed and approved by the City prior to any construction.

18. Construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday. No construction shall occur on Sundays or on Federal holidays. Use of rock crusher on site is prohibited.

19. **Prior to issuance of any grading permit**, the Applicant shall submit a final drainage report, including detailed drainage and hydrology calculations, for review and approval by the City Engineer. The final drainage report shall demonstrate consistency with the approved preliminary drainage concept and confirm that proposed drainage improvements adequately convey, treat, detain, and discharge stormwater in accordance with applicable City and County standards.

20. **Prior to issuance of a precise grading permit**, the Applicant shall submit to the Director of Public Works for review and approval, street improvement plans including drainage plans and hydraulic calculations prepared by a California Registered Civil Engineer.

21. **Prior to grading or building permit issuance**, the Applicant shall prepare and submit for approval a Project Specific Final Water Quality Management Plan (F-WQMP) for the subject project. The F-WQMP shall be consistent with the approved Preliminary Water Quality Management Plan and in full conformance with the Technical Guidance Document.
    a. The Final Water Quality Management Plan shall include a copy of the applicable final Conditions of Approval, complete and thorough contents for all attachments, and a copy of the draft construction plan set, including project-specific details for all proposed water quality systems.
    b. The Water Quality Management Plan site plan shall show all applicable features proposed in the project narratives, including all source control and structural BMPs, including but not limited to catch basins, catch basin filters, catch basin stencils, drainage swales, parking lots, buildings, pump facilities, trash enclosures, retaining wall locations, landscaped areas, areas not a part of the project, and the point of compliance. The site plan shall be included in the Operations and Maintenance Plan and shall identify all BMPs required to be maintained in perpetuity.
    c. The Final Water Quality Management Plan shall: revise Section 3.4 to reflect all applicable impairments to Aliso Creek; revise Sections 4.1 and 4.3 to reflect the true proposed path of travel for on-site flows; revise Section 5.2 to accurately represent the proposed LID BMPs; and revise Section 6 to include all information necessary to accurately describe the proposed project.
    d. The Operations and Maintenance Plan shall be revised to include all applicable source control and structural control BMPs, including the proposed pump, catch basin inspection and maintenance, and street sweeping. The Applicant shall remove any items that are not relevant to this project.
    e. The Applicant shall revise the stormwater documentation to ensure consistency and accurate representation of the project's impervious area, including reconciliation of the discrepancy between the SOHM report impervious area and the impervious area stated elsewhere in the Water Quality Management Plan.

22. **Prior to issuance of any permit**, during all grading and construction activities, the construction contractor shall post a clearly visible sign at the project site boundary listing a contact name and telephone number.

23. **At least ten (10) days prior to commencement of mass grading, demolition, or major earth-moving activities**, the Applicant shall provide written notice to surrounding property owners and occupants describing the anticipated construction schedule, duration of activities, hours of construction, haul routes, and a project contact telephone number. **Prior to issuance of any permit,** the Applicant shall submit a copy of the written notice to the City for review.

24. **Prior to building permit final of any unit,** perimeter fencing shall be installed on two sides of the property as referenced in the approved plans. The use of chain link, barbed wire, razor wire or electrified fencing are prohibited.

25. Project identification sign is required. Prior to installation of this sign, the project name shall be approved by the City to ensure appropriateness, aid in identification for emergency services and to avoid duplication with other projects in the City. Placement of any permanent and temporary signs may be permitted pursuant to AVMC Chapter 15.34.

26. Screening of Equipment and Facilities. Mechanical equipment, ground-mounted utility, mechanical, and other similar equipment shall be screened pursuant to AVMC 15.14.120 (Screening of Equipment and Facilities).

27. Landscaping shall comply with AVMC 15.62.060 (Landscaping and screening). All landscaping and common areas on site shall be maintained in perpetuity by the Applicant or an established homeowners' association.

28. **Prior to issuance of any demolition or grading permit**, the Applicant shall submit a Construction Waste Management Plan for review and approval by the Director of Public Works. The plan shall identify methods for recycling, salvaging, and diverting construction and demolition debris generated by the project and shall comply with applicable City waste reduction requirements. The Applicant shall demonstrate a minimum diversion rate of 75 percent from landfill disposal.

29. During construction, the Applicant and its contractors shall protect all existing survey monuments. Any survey monument disturbed or destroyed during construction shall be replaced or reset by a licensed land surveyor in accordance with applicable State law and City requirements.

30. **Prior to issuance of any grading permit**, the Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), if required by State law, and shall obtain coverage under applicable National Pollutant Discharge Elimination System (NPDES) permits. Documentation demonstrating compliance shall be provided to the Director of Public Works.

31. The Applicant shall retain a Qualified SWPPP Developer (QSD) and Qualified SWPPP Practitioner (QSP), as required by the State Construction General Permit, to prepare and implement all stormwater pollution prevention measures during construction activities.

32. If project grading activities require the import or export of more than 500 cubic yards of material, the Applicant shall obtain approval from the Director of Public Works prior to commencement of hauling operations. Any required haul route plan shall identify truck routes, hours of operation, traffic control measures, and street maintenance responsibilities.

Temporary Use Permits

33. The temporary placement of a trailer, recreational vehicle or other relocatable building, or the temporary use of a permanent structure on an active construction or grading site to serve as a construction and/or guard office may be permitted subject to approval of a temporary use permit pursuant to AVMC 15.14.170 (Construction and Guard Offices).

34. Temporary model home complexes and real estate sales offices may be established subject to approval of a temporary use permit pursuant to AVMC 15.14.180 (Model Home Offices).

Permit Validity

35. Expiration. This approval shall expire and be of no further force or effect if:
    a. The permit is not established within two years of the permit's effective date or such other time period designated by the permit approval, by state law, or by this code; or
    b. After establishment, the use or activity for which the permit was approved is discontinued or abandoned for a period of one year.

36. Time Extensions. Upon application before expiration of the period of validity, the City Council may grant or conditionally grant an extension to the period of validity for up to one year per extension if it finds that such an extension is justified by the circumstances of the original findings for the project can still be made with, if necessary, the imposition of conditions not originally imposed on the project. The filing of an application for extension shall stay expiration of the permit until action is taken on the time extension by the decision-making authority. No more than two one-year extensions may be granted or conditionally granted.

37. Revocation of discretionary permits. Any discretionary permit may be revoked by the original decision-making authority pursuant to the provisions of AVMC 15.74.120 (Revocation of Discretionary Permits).

Orange County Fire Authority ("OCFA")

38. **Prior to building permit issuance,** submit plans for review and approval of the following: underground piping for private hydrants and fire sprinkler systems, and fire sprinkler systems.

39. **Prior to concealing interior construction**, submit plan for review and approval of the fire alarm system.

Mitigation Measures

Biological Resources

45. MM BIO-1a: Nesting Bird Pre-construction Surveys If ground-disturbing or vegetation-removing construction activities or tree removal is proposed during the breeding/nesting season for migratory birds (February 1 through September 15), a qualified Biologist shall conduct pre-construction surveys for special-status birds and other migratory birds within the construction area, including a 300-foot survey buffer (where accessible), no more than three (3) days prior to the start of ground-disturbing activities in the construction area.

46. MM BIO-1b: Avoidance of Active Avian Nests If an active nest (i.e., occupied by eggs or fledglings) is located during pre-construction surveys or at any point during the construction phase of the proposed project, the City of Aliso Viejo shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until the eggs or fledglings no longer are in the nest or a qualified Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and a 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.

Cultural Resources

47. MM CUL-1: Prior to the initiation of construction activities, all construction personnel conducting ground disturbance at the site shall be provided a Worker Environmental Awareness Program (WEAP) cultural resources "tailgate" training. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the project site, and procedures to be followed in the event such resources are encountered. The training shall be conducted by an Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology. An Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology shall conduct an updated survey of the site following demolition and exposure of native soils and prior to any project-related trenching or grading to check for the inadvertent exposure of cultural materials. This shall be followed by archaeological monitoring during the grading and trenching phase of the

proposed project. At the completion of these phases, archaeological monitoring shall be reduced to periodic “spot checks.” In the event exposed soils indicate cultural materials may be present, this may be followed by regular or full-time archaeological monitoring as determined by the Archaeologist.

48. MM CUL-2: In the event that buried archaeological resources are discovered during construction, operations shall stop within a 100-foot radius of the find and an Archaeologist who meets the Secretary of Interior’s Professional Qualification Standards for archaeology shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. The Lead Agency, along with other relevant or Tribal officials, shall be contacted upon the discovery of cultural resources to begin coordination on the disposition of the find(s). Treatment of any significant cultural resources shall be undertaken with the approval of the Lead Agency. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Upon coordination with the Lead Agency, any archaeological artifacts recovered shall be donated to an appropriate Tribal custodian or a qualified scientific institution where they would be afforded applicable cultural resources laws and guidelines.

49. MM CUL-3: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. If during the course of project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the site where human remains are discovered and/or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage

Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance:

a. The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.
b. The descendant identified fails to make a recommendation.
c. The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Geology and Soils

50. COA GEO-1a: In accordance with Municipal Code 13.08.170, Soil Engineering and Engineering Geology Reports, a soil engineering and engineering geology report shall be required for grading projects unless otherwise waived by the building official. The reports shall include information appropriate for the site including any information required by the building official. Recommendations included in the reports and approved by the building official shall be incorporated in the grading plans or specifications. Accordingly, prior to issuance of grading permit, the project applicant shall provide grading plans or specifications that include all recommendations from the proposed project's September 26, 2025, Geotechnical Investigation prepared by Alta California Geotechnical, Inc., or from the latest geotechnical study for the proposed project.

51. COA GEO-1b: Prior to and during grading, all grading activities adjacent to the existing slopes along the western and northern boundaries of the site shall be observed by a licensed California Geotechnical Engineer or Certified Engineering Geologist, consistent with the requirements of Aliso Viejo Municipal Code Chapter 13.08 (Grading and Excavation Code). If geologic or geotechnical conditions associated with slope instability are encountered that differ from those described in the approved Geotechnical Investigation prepared by Alta California Geotechnical, Inc. (September 26, 2025), the project Geotechnical Consultant shall evaluate such conditions and prepare supplemental geotechnical recommendations, as necessary, in accordance with the California Building Code and California Geological Survey Special Publication 117A. Any supplemental recommendations or corrective measures shall be incorporated into the grading or construction plans and shall be subject

to review and approval by the City Engineer prior to continuation of grading in the affected area, consistent with the Aliso Viejo Municipal Code.

52. MM GEO-1: The project applicant shall enlist a qualified Paleontologist (meeting the standards of the Society of Vertebrate Paleontology [SVP]) to prepare a Worker Environmental Awareness Program (WEAP) presentation for construction personnel. It will include information on paleontological resources, laws protecting them, types of fossils that could occur at the project site, and protocol for unanticipated discoveries. In the event that fossils are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The contractor shall notify the qualified Paleontologist to examine the discovery. The qualified Paleontologist shall document the discovery as needed in accordance with SVP standards, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. Based on the significance of the find, the qualified Paleontologist shall determine procedures to be followed before construction is allowed to resume at the location of the find. If, in consultation with the qualified Paleontologist, it is determined that avoidance is not feasible, the qualified Paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) to outline salvage and recovery procedures. If deemed necessary by the qualified Paleontologist, the PRIMP shall include construction monitoring requirements as well. The PRIMP shall be submitted to the City for review and approval and the approved plan shall be implemented.

Hazards and Hazardous Materials

53. MM HAZ-1: Implementation of Asbestos-containing Material, Lead-based Paint, and Petromat Surveys Prior to Site Demolition Activities: Prior to the issuance of demolition permits, the proposed project shall retain a Qualified Environmental Professional to conduct asbestos-containing material (ACM), lead-based paint (LBP), and Petromat surveys. If ACM or LBP are identified in existing building materials or if asbestos is identified within any Petromat that is part of the existing parking lot, proper removal and disposal of the materials in accordance with applicable local, regional, State, and federal regulations would be required. In addition, the developer shall implement all appropriate engineering controls, work practices, and notification procedures to prevent exposure of workers and the public and shall prepare and submit all necessary compliance documentation to the City.

Tribal Cultural Resources

54. MM TCR-1: Retention of Qualified Archaeologist and Worker Training. Prior to the issuance of a grading permit by the City of Aliso Viejo, evidence shall be provided to the City that a qualified archaeologist meeting the Secretary of the Interior's Standards for professional archaeology has been retained by the Applicant to conduct any required training, evaluation, or treatment of archaeological resources that might be encountered during implementation of

the project. Prior to the start of grading, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel must be informed of the types of archaeological resources that may be encountered, both prehistoric and historical, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The Applicant must ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. This documentation shall be made available to the City upon request.

55. MM TCR-2: Native American Monitoring. A Native American monitor from or approved by the project's consulting Tribes (Juaneño Band of Mission Indians Acjachemen Nation – 84A and Juaneño Band of Mission Indians Acjachemen Nation – Belardes) shall be present during all earth-moving construction activities. The Native American monitor shall be given the opportunity to participate in the cultural resource sensitivity training. At least 30 days prior to issuance of grading permits by the City for the project site and any off-site improvements, a Native American Monitoring Agreement shall be developed between the Applicant and the consulting party. The Monitoring Agreement shall identify monitoring requirements, treatment of cultural resources, communication protocols in the event of an unanticipated discovery, and the roles, responsibilities, and authorities of the Native American Monitor. The Monitoring Agreement shall also detail protocols for treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site that the Native American Monitor shall implement in consultation and coordination with the Native American Most Likely Descendant, as identified by the NAHC. Discovery and treatment of human remains shall comply with State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98.

56. MM TCR-3: Archaeological Resource and/or Tribal Cultural Resource Discovery and Treatment. In the event of the unanticipated discovery of archaeological or other cultural resources, whether discovered through Native American monitoring or not, all work activities in the area within approximately 100 feet of the discovery shall be halted or redirected until the discovery can be evaluated by a qualified archaeologist. Construction shall not resume until a qualified archaeologist has conferred with the City and, in the case of prehistoric archaeological resources and tribal cultural resources, the Native American monitor, on the significance of the resource. If the discovered archaeological resource and/or tribal cultural resource is significant, avoidance and preservation in place shall be the preferred manner of mitigation pursuant to Public Resources Code Sections 21083.2(b) and 21084.3. If preservation in place is infeasible and data recovery through excavation is the only feasible mitigation available, a Treatment Plan shall be prepared and implemented by a qualified archaeologist, in consultation with the City. The City and Applicant shall also consult with appropriate Native American representatives in

determining treatment for prehistoric or Native American resources. Any evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards.

57. MM TCR-4: Treatment of Human Remains. In accordance with California Health and Safety Code Section 7050.5, if human remains are found, the Orange County Sheriff's Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains, approximately 100 feet or as determined by the project archaeologist, shall occur until the procedures set forth in this measure have been implemented. If the County Coroner determines that the remains are, or are believed to be, Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

58. MM TCR-5: Native American Monitoring. The project applicant shall retain a Native American Monitor from or approved by the project's consulting Tribes (Juaneño Band of Mission Indians Acjachemen Nation – 84A and Juaneño Band of Mission Indians Acjachemen Nation – Belardes). The monitor shall be retained prior to the commencement of any ground-disturbing activity for the project at all project locations, including on-site and any off-site locations included in the project description or required in connection with the project. Ground-disturbing activity shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity or issuance of any permit necessary to commence a ground-disturbing activity. A construction coordination meeting shall be conducted prior to the start of ground-disturbing work with the Qualified Archaeologist, Construction Contractor, and Tribal Representative(s). Tribal Cultural Resource monitoring shall be conducted during all initial ground-disturbing activities until both the Archaeologist and Tribal Monitor determine monitoring is no longer needed. If cultural materials, features, human remains, or artifacts are discovered, the applicable reporting, consultation, treatment, documentation, and respectful reburial or disposition procedures required by the IS/MND shall be followed. The Qualified Archaeologist shall submit a Final Monitoring and Mitigation Summary Report to the project applicant and appropriate CHRIS repository. The Lead Agency shall ensure that all measures are implemented, documented, and verified prior to and during construction activities, and records shall be maintained in the project file.

Public Works

P1. **Prior to any work being conducted within the City right of way**, the Owner/Developer shall obtain all necessary encroachment permits from the Public Works Department. Separate deposit is required for plan check/inspection of encroachment permit.

P2. **Prior to issuance of a Grading Permit**, the Owner/Developer shall submit to the Director of Public Works for review and approval, street improvement plans including drainage plans and hydraulic calculations prepared by a California Registered Civil Engineer.

P3. Water Quality Management Plan. **Prior to issuance of a grading permit,** the Owner/Developer shall submit and obtain approval of a final project-specific WQMP consistent with the applicable local WQMP or BMP Design Manual and the San Diego Regional MS4 Permit, Order No. R9-2013-0001, as amended by Order Nos. R9-2015-0001 and R9-2015-0100, or the applicable successor order. The WQMP shall address applicable low impact development, pollutant control, and hydromodification management requirements. The approved WQMP shall govern implementation and long-term maintenance of the project's water quality features. The Owner/Developer shall implement its requirements and allow City verification of compliance.

P4. **Prior to issuance of a construction or grading permit and before clearing, grading, or excavation**, the Owner/Developer shall provide evidence of coverage under the State Water Resources Control Board Construction General Permit, Order WQ 2022-0057-DWQ, or the applicable successor order, when coverage is required. Evidence shall include the applicable Notice of Intent and Waste Discharge Identification number or other documentation accepted by the Public Works Director. The Owner/Developer shall maintain required coverage throughout construction and satisfy applicable permit termination requirements.

P5. Other Water Board Approvals. **Before undertaking work requiring separate authorization,** the Owner/Developer shall obtain all applicable Regional Water Quality Control Board and State Water Resources Control Board permits and clearances, including those applicable to grading, clearing, and grubbing. Copies shall be furnished to the Public Works Director before the affected work begins.

P6. Storm Water Pollution Prevention Plan. Where required by the Construction General Permit, the Owner/Developer shall have a Qualified SWPPP Developer prepare a Storm Water Pollution Prevention Plan (SWPPP) addressing potential pollutant sources, construction pollution prevention, and solid waste management. The SWPPP shall identify the design and placement of BMPs to prevent pollutants from entering the storm drain system. The

Owner/Developer shall retain a Qualified SWPPP Practitioner to implement the SWPPP and perform required inspections, monitoring, and corrective actions. The project shall provide onsite QSP oversight during construction as required by the applicable permit and City-approved construction controls.

P7. Erosion and Sediment Control Plan. **Prior to issuance of a grading permit,** the Owner/Developer shall submit an Erosion and Sediment Control Plan prepared by a qualified civil engineer. The plan shall address construction impacts and long-term effects on downstream environments and watersheds, relevant NPDES requirements, and appropriate best available technology. The plan shall identify temporary soil cover, inlet protection, vegetative filtering, debris basins, silt fences, sediment traps, and other controls suited to the site. Graded slopes shall be protected with approved cover or equivalent measures from October 1 through April 30.

P8. Construction BMPs on Project Plans. Construction plans shall identify applicable measures from the California Stormwater BMP Handbooks and the approved SWPPP and Erosion and Sediment Control Plan. Controls shall include temporary soil cover such as hydroseeding, mulch, binders, or erosion-control blankets; protection of storm drain inlets and drainage courses; grading contours that reduce flow concentration and velocity; runoff diversion; reduced soil exposure during the October-through-April rainy season; sediment traps or basins; and inspection and maintenance of all controls.

P9. Construction and Demolition Waste Management Plan and Recycling Permit. **Prior to issuance of the first permit authorizing demolition, grading, or construction**, the Owner/Developer shall submit and obtain City approval of a construction and demolition (C&D) Waste Management Plan and obtain any C&D recycling permit required by the City. The plan shall identify waste reduction measures, anticipated material types and quantities, materials to be salvaged or recycled, proposed haulers and receiving facilities, onsite separation or approved commingled processing, the responsible coordinator, and documentation procedures. The plan shall demonstrate compliance with the applicable CALGreen code and City waste reduction ordinance. For covered work, at least 65 percent of nonhazardous C&D waste shall be recycled or salvaged for reuse, or a more stringent applicable local standard shall be met. Any code-authorized alternative compliance method or exception requires documented approval by the enforcing agency. Calculations shall use the measurement basis and exclusions required by the applicable code and City program.

P10. Operational Solid Waste Management Plan and Enclosure Design. **Prior to issuance of a grading permit,** the Owner/Developer shall submit an operational Solid Waste Management Plan to the Public Works Director for approval. The plan shall address trash, recyclable materials, and organic waste, including food scraps and landscape waste as applicable to the project and local collection program. It shall identify anticipated waste volumes, container capacity,

collection frequency, separation procedures, and storage and enclosure locations. Enclosures shall comply with City screening and access standards, provide adequate space for required waste streams, and allow safe collection access. Containers shall be covered and maintained to prevent precipitation entry, litter, leakage, and pollutant discharge. Enclosure drainage and cleaning shall comply with the approved WQMP; wash water shall not enter storm drains. The plan shall be reviewed by the City-authorized or franchise waste hauler and revised as necessary for effective collection. Applicable commercial recycling and organics requirements, including AB 341, AB 1826, SB 1383, and local implementing requirements, shall be addressed.

P11. Drainage Improvement Plans and Security. **Prior to issuance of a grading permit**, the Owner/Developer shall submit drainage and related street improvement plans, with hydraulic calculations, prepared by a California registered civil engineer. The Owner/Developer shall post security required by the City to guarantee construction of the approved improvements.

P12. Hydrology Study and Final Drainage Plan. **Prior to issuance of a grading permit**, the Owner/Developer shall submit a hydrology study and final drainage plan addressing the onsite surface drainage system, underground facilities, and capacity of the offsite system to accommodate project-generated flows. Plans and calculations shall identify pre- and post-development runoff quantities and flow rates, watercourses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, and detention facilities. For an Orange County project, the study and plans shall follow the applicable Orange County Flood Control District Hydrology Manual, Orange County Local Drainage Manual, and Orange County Flood Control District Design Manual, as required by the City.

P13. Permanent Stormwater Facilities. A California registered civil engineer shall design the structural BMPs required by the approved WQMP as part of the drainage improvement plans. The Owner/Developer shall provide the approved infiltration, detention, treatment, and other BMPs and establish the maintenance mechanism required below. Selection and sizing of facilities shall follow the approved WQMP; a generic oil or grease trap shall not substitute for a required treatment or hydromodification BMP without City approval.

P14. Permanent Erosion Control Design. The grading and drainage plans shall consider drainage swales, subsurface and slope drains, storm drains, inlet and outlet protection, sediment traps, check dams, permanent desilting basins, grass-lined swales and other permanent vegetation, scour protection, and infiltration areas. The Owner/Developer shall incorporate the features required by the Public Works Director to control permanent erosion sources.

P15. Onsite Collection and Municipal Connection. The Owner/Developer shall collect surface drainage in an onsite private storm drain system before discharge

to the approved municipal storm drain connection. Sheet or concentrated flow shall not leave the site across adjacent property or discharge uncontrolled into the public right-of-way. Surface water shall be conveyed into the onsite underground drainage system; parkway drains beneath sidewalks shall not be permitted.

P16. Protection of Adjacent Properties. The development shall not increase or concentrate surface drainage onto adjacent properties. The Owner/Developer shall provide all drainage improvements necessary to mitigate project stormwater flows and shall use reasonable efforts to minimize surface drainage across onsite sidewalks and driveways, to the Public Works Director's satisfaction.

P17. Storm Drain Capacity. Storm drains and catch basins shall be designed to carry at least the 20-year storm, or a larger design event where required by applicable City or flood-control standards. The Owner/Developer shall demonstrate that the selected design meets the standards applicable to the project.

P18. Flood Protection. The Owner/Developer shall demonstrate that habitable structures and other structures that are not floodproof will be protected from the 100-year flood level, to the Public Works Director's satisfaction.

P19. Conveyance to the Final Discharge Point. The Owner/Developer shall design and install all necessary onsite and offsite drainage facilities and appurtenances to safely contain and convey storm flows to the approved final discharge point. Facilities identified in approved drainage studies shall be shown on the final drainage plans.

P20. Ditches and Drainage Easements. Flows from V-ditches, ribbon gutters, and similar facilities shall enter the storm drain system before reaching streets, as required by the Public Works Director. Where necessary, the Owner/Developer shall extend facilities through recorded easements to eliminate surface flow between parcels. Maintenance responsibility for private facilities and associated easements shall be assigned to the property owner or other City-approved responsible entity.

P21. Detention Basin Design. Detention basins shall be designed to be safe, accessible for maintenance, and compatible with the site's landscaping and appearance. Basin design shall avoid creating an attractive nuisance.

P22. Appearance of Drainage Structures. **Prior to issuance of a grading permit**, the Owner/Developer shall obtain approval of the color and appearance of exposed concrete drainage structures from the Public Works Director and Community Development Director. Natural features and landscaping shall be incorporated where practical to reduce visibility without impairing function or maintenance access.

P23. Disturbance and Staged Grading. The Owner/Developer shall minimize disturbance of natural groundcover until needed for construction and limit disturbance to the active construction phase. Requests for staged grading shall be approved by the Public Works Director. Daily disturbed area shall be limited to five acres or less. Stockpiles shall be located and managed under an approved grading plan. Street-cleaning and repair security shall be provided when required by the Public Works Director.

P24. Temporary stabilization. Temporary irrigation, hydroseeding, and/or approved erosion controls shall be installed on partially completed grading and other disturbed ground that remains, or is expected to remain, unfinished or undisturbed in its altered condition for more than 30 days or until the beginning of the rainy season, whichever occurs first. Earlier stabilization shall be provided where required by the SWPPP or applicable permit.

P25. Rainy season grading. Grading between October 15 and April 15 shall require the Public Works Director's approval and installation of erosion controls. Erosion-control facilities shall remain installed and functional between October 1 and April 30. Revised erosion-control plans shall be submitted by September 1 of each year from the start of clearing or grading until release of the grading bond. These dates do not waive year-round permit obligations or storm-event preparation requirements.

P26. NPDES Compliance Superintendent. The Owner/Developer shall designate an onsite superintendent responsible for NPDES compliance during grading and clearing through release of the grading bond. The superintendent shall have authority to hire personnel, obtain equipment, and purchase materials necessary to implement BMPs. The superintendent shall be present before and during grading or clearing, Monday through Friday, and on Saturdays when the probability of rain is 40 percent or greater. Before designation, the Owner/Developer shall provide evidence of at least eight hours of Public Works Director-approved training in NPDES compliance and BMP implementation. This position does not replace required QSD or QSP responsibilities.

P27. Temporary Stormwater Diversions. During site preparation and construction, the Owner/Developer shall install and maintain temporary stormwater diversion structures approved by the Public Works Director. Diversions shall be coordinated with the approved erosion and sediment controls.

P28. Vehicle Trackout Controls. The Owner/Developer shall remove mud and dirt from heavy construction vehicles before they leave the site. Approved wheel or vehicle wash-down facilities shall be provided where necessary to prevent tracking onto public streets. Wash water and sediment shall be contained and managed so they do not discharge to the storm drain system.

P29. Stabilization and Street Sweeping. Inactive disturbed areas shall be stabilized using approved nonhazardous stabilizers or suitable soil-binding vegetation. Nearby public streets shall be swept periodically, and as directed by the Public Works Director, to remove silt deposited by construction vehicles, wind, or runoff. Sediment shall be collected and properly disposed of.

P30. Construction Housekeeping and Equipment Maintenance. The Owner/Developer shall continuously maintain the site free of litter and debris in accordance with the SWPPP and applicable worker-safety requirements. The Owner/Developer shall provide schedules and procedures for maintenance of earthmoving and other heavy equipment and document proper disposal of used oil and lubricants. Construction materials and wastes shall be managed to prevent pollutant discharge.

P31. Contractor Recycling and Diversion Records. The Owner/Developer shall require all contractors and subcontractors to implement the approved C&D Waste Management Plan and use authorized hauling and lawful receiving facilities. Provide designated containers or an approved commingled recovery system; protect waste from wind, precipitation, and runoff; and keep hazardous waste out of nonhazardous C&D recycling streams. Retain weight tickets, facility receipts, salvage and reuse records, and other City-required documentation identifying the project, material, quantity, destination, and recovered or disposed amount. Submit progress documentation when required by the City. These records shall support the applicable diversion calculation; shipment to a processing facility alone shall not establish that all material was diverted.

P32. Permanent Slope Planting. Graded slopes shall be permanently planted in a timely manner with groundcover, trees, and shrubs that stabilize slopes and minimize erosion. Planting shall conform to the approved landscape plan and meet the Public Works Director’s approval.

P33. Recorded Stormwater Maintenance Covenant. **Prior to issuance of certificate of occupancy**, the Owner/Developer shall execute and record a City-approved stormwater BMP maintenance covenant against the property in the official records of the County Recorder and provide the City with a conformed recorded copy and recording information. The covenant shall run with the land and bind successors and assigns. It shall identify the BMPs and responsible maintenance party; incorporate or reference the approved WQMP and operation and maintenance requirements; establish responsibility and funding for inspection, maintenance, repair, and replacement; and provide City-approved access, inspection, and enforcement provisions. Required drainage, access, and maintenance easements and ownership instruments shall also be recorded. The Owner/Developer shall provide evidence of these arrangements to the Public Works Director before occupancy clearance. This condition implements the maintenance-mechanism and recordation obligations in Regional MS4 Permit Provisions E.3.c.(4) and E.3.e.(1)(c).

P34. Post Construction BMP Certification. **Prior to issuance of certificate of occupancy**, the Owner/Developer shall submit a post-construction BMP installation and operational certification, signed and stamped by the California registered civil engineer responsible for the stormwater design, or another appropriately licensed professional accepted by the Public Works Director. The certification shall identify each permanent structural BMP and confirm, based on construction observations and supporting records, that it has been installed in accordance with the approved WQMP, plans, specifications, and approved revisions and is functioning as designed. The submittal shall include record drawings, a BMP inventory and location plan, photographs and applicable testing or inspection records, and the final operation and maintenance information. Unapproved deviations and deficiencies shall be corrected, and revised documentation shall be accepted by the Public Works Director before occupancy clearance. This certification supports the City's verification under Regional MS4 Permit Provision E.3.e.(1)(d) and does not replace the required final inspection.

P35. Final WQMP Inspection and City Acceptance. **Prior to issuance of certificate of occupancy**, the Owner/Developer shall request and obtain a satisfactory final WQMP inspection and written stormwater clearance from the Public Works Director. The inspection shall verify that each permanent structural BMP has been constructed and is operating in compliance with the approved WQMP, specifications, plans, permits, applicable ordinances, and Regional MS4 Permit requirements. The inspection shall also verify required source controls, drainage connections, inlet labels, maintenance access, and correction of construction-related sediment accumulation or damage. All deficiencies shall be corrected and any required reinspection completed before occupancy or intended use. The recorded maintenance covenant and accepted post-construction BMP certification shall be provided before the City issues stormwater clearance. This condition implements Regional MS4 Permit Provision E.3.e.(1)(d).

P36. Solid Waste Recycling and Organic Waste Collection. **Prior to issuance of certificate of occupancy**,, the Owner/Developer shall provide evidence of active or scheduled-to-commence trash, recycling, and organic waste collection services through the City-authorized waste hauler. Evidence shall identify the site, required waste streams, container sizes, and collection frequency. Any applicable waiver or lawful alternative compliance method shall be documented and accepted by the City. Approved enclosures and adequately sized, accessible, properly labeled or color-coded containers shall be installed and ready for use before occupancy. Collection shall begin no later than occupancy or intended use.

P37. C and D Diversion Verification and Permit Closeout. **Prior to issuance of certificate of occupancy**, the Owner/Developer shall submit a final C&D diversion report with supporting receipts, weight tickets, and salvage or reuse records demonstrating compliance with the approved Waste Management Plan

and applicable diversion requirement or approved alternative. Obtain City acceptance and close out any required C&D recycling permit. For phased construction or temporary occupancy, submit interim records and obtain City approval of the remaining reporting and closeout schedule; temporary occupancy shall not waive outstanding diversion obligations.

P38. Perpetual BMP Maintenance. The property owner or City-approved responsible entity shall inspect, operate, maintain, repair, and replace all structural and nonstructural BMPs in accordance with the approved WQMP, recorded covenant, and approved operation and maintenance plan. Applicable CC&Rs shall incorporate the maintenance obligations. Responsibilities shall continue through ownership transfers. Maintenance records shall be retained and made available to the City, and the responsible entity shall allow inspections and complete corrective actions required by the City.

P39. Landscaping and Irrigation Runoff. Landscaping shall be permanently maintained in a healthy condition. Irrigation shall be designed, operated, and maintained to eliminate runoff to the extent practical and promote surface filtration. Fertilizer and pesticide use shall be minimized to reduce urban runoff pollution.

P40. Storm Drain Inlet Labeling. All onsite storm drain inlets shall be labeled “Don’t Dump Drains to Ocean,” or with equivalent wording approved by the City. Labels shall remain legible and shall be replaced as necessary.

P41. Storm Drain Cleaning. All onsite storm drains shall be cleaned using approved methods at least twice annually, once immediately before October 1 and once in January. Additional cleaning shall be performed when required by the approved WQMP, facility condition, or the Public Works Director, including during construction.

P42. Sweeping and Wash Water Management. Parking, circulation, and street surfaces shall be maintained in good condition and swept at least as frequently as City public streets. Common sidewalks, walkways, and parking areas shall be swept regularly to prevent litter and debris accumulation. During sweeping or washing, debris shall be captured and collected. Cleaning agents and wash water shall not enter storm drains. Wash water proposed for sanitary-sewer disposal shall be collected and discharged only with the applicable sanitary-sewer agency’s approval.

P43. Ongoing Collection Separation and Education. The property owner or responsible operator shall maintain sufficient trash, recycling, and organic waste collection service and container capacity throughout operation, consistent with the approved Solid Waste Management Plan and applicable City requirements. Occupants and landscape contractors shall separate materials according to the local collection program. Required indoor and outdoor collection containers shall

have compliant labels or colors and be placed in required locations. The responsible operator shall provide required sorting education to employees, contractors, tenants, and customers, inspect for contamination, and correct improper sorting and overflowing containers. Applicable business education shall occur at least annually, with required information provided to new tenants within 14 days of occupancy. Maintain service and compliance records for City review and update service levels when occupancy or waste generation changes.

P44. Litter and Debris Removal. Common areas shall be maintained free of litter and debris. Waste storage areas shall remain functional and shall be operated in accordance with the approved solid waste management plan and WQMP source controls.

P45. Outdoor Vehicle Maintenance and Washing. Outdoor vehicle maintenance shall be prohibited. Car washing shall be prohibited unless a dedicated area is designed and approved to meet applicable water quality requirements. If proposed, the location and design of the washing area shall be approved by the Public Works Director and Community Development Director before issuance of a precise grading permit. Wash water shall not enter storm drains.

Exhibit “B”
Project Plans



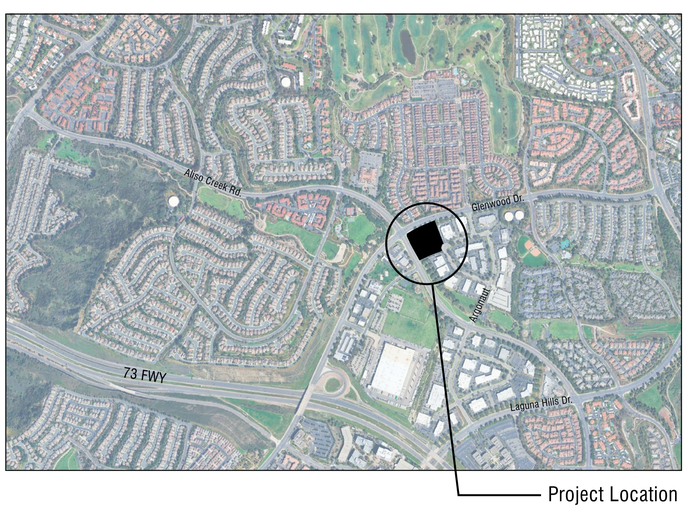
BRANDYWINE HOMES
PRESIDIO

15 ARGONAUT ALISO VIEJO, CA 92656

Submittal Log:

Pre-Application Submittal Date:	01-30-2026
Entitlement Submittal Date:	04-15-2026
Second Entitlement Submittal Date:	06-01-2026
Third Entitlement Submittal Date:	07-20-2026

LOCATION MAP:



OUR TEAM:

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951.699.8100

PHOTOMETRIC CONSULTANT
Intelligent Lighting Systems
Contact: James Love, CEO
424.666.9071 | www.ilightingsystems.com

SHEET INDEX:

ARCHITECTURE

PI-1	Project Information
SP-1	Conceptual Site Plan
SP-2	Conceptual Open Space Plan
SP-3	Trash Staging Plan
A.0	ARGONAUT | Entry Perspective
A.1	6-PLEX 'A' | Exterior Elevations
A.2	6-PLEX 'A' | Composite Floor Plans
A.3	6-PLEX 'A' | Composite Floor Plans
A.4	6-PLEX 'B' | Exterior Elevations
A.5	6-PLEX 'B' | Composite Floor Plans
A.6	6-PLEX 'B' | Composite Floor Plans
A.7	6-PLEX 'C' | Exterior Elevations
A.8	6-PLEX 'C' | Composite Floor Plans
A.9	5-PLEX 'A' | Exterior Elevations
A.10	5-PLEX 'A' | Composite Floor Plans
A.11	5-PLEX 'B' | Exterior Elevations
A.12	5-PLEX 'B' | Composite Floor Plans
A.13	PLAN 1 | Unit Floor Plan
A.14	PLAN 2 | Unit Floor Plan
A.15	PLAN 3 | Unit Floor Plan
A.16	PLAN 4 | Unit Floor Plan

COLOR

CM	Color and Materials

LANDSCAPE

L-1	Schematic Landscape Plan
L-2	Schematic Open Space Enlargements
L-3	Schematic Wall & Fence Plan
L-4	Schematic Planting Plan
L-5	Schematic Planting Images

PHOTOMETRIC

1	Photometric Plan

CIVIL

1	Vesting Tentative Tract Map
2	Existing Conditions
3	Grading Plan
4	Conceptual Utility Plan
5	Sections
6	Fire Site Plan
7	Conceptual Earthwork
C-1	Fire Truck Access
C-2	Trash Truck Access
C-3	Car Parking Access

Project Description

PRESIDIO AT PACIFIC PARK – CITY OF ALISO VIEJO

Brandywine Acquisition Group, LLC is proud to present a proposal for a thoughtfully planned townhome style community located at 15 Argonaut in the City of Aliso Viejo.

Rooted in Brandywine's mission to build lasting neighborhoods for California families, this new community reflects a careful balance of design, open space, and character—integrating seamlessly into the surrounding environment while delivering much-needed for-sale housing.

The vision of this community is centered around place making, open space, and thoughtful architecture. A dog play area, a community garden, a recreation lawn, BBQ area with shade structure, meandering paseos, all work together to create an inviting and connected place to call home. The site design prioritizes preserved open space, livability and neighborhood character while celebrating the Aliso Viejo lifestyle.

The proposed architecture embraces a refined, grounded style tailored specifically for the city, featuring three-story townhome-style homes that offer spacious layouts for families to grow and thrive. Each of the 58 for-sale solar-powered, all-electric homes will range in size from approximately 1,320 to 1,827 square feet and will include two car private garages (116 total spaces), accessed by common drive aisles to ensure privacy and convenience.

The community will offer 55 market-rate homes and 3 inclusionary below market rate units, for very low-income households. Every home is designed with livability in mind and will feature individual entry front door, and oversized decks, reinforcing the strong indoor-outdoor lifestyle that is so valued by Aliso Viejo families. The homes will be arranged across 10 residential buildings in total, reflecting 5 unique architectural building types, with 4 distinct floor plans offered to future residents. The community is further enhanced by shared and private landscaped spaces and 24 guest parking stalls, consisting of 23 guest spaces and 1 unassigned accessible ADA space.

This new neighborhood has been designed to comply with all applicable objective General Plan and Subdivision standards as outlined in Government Code Section 65589.5(j) and qualifies as a housing development project under Government Code Section 65589.5(h)(2). The project is also consistent with an adopted community plan under CEQA Guidelines Section 15183.

To bring this vision to life, Brandywine Acquisition Group, LLC is requesting a General Plan Amendment, a Vesting Tentative Tract Map, Site Development Permit, CEQA – MND, Zoning Change, and State Density Bonus Law (SB 330, AB52, SB18). As part of the Density Bonus application, Brandywine is requesting waivers of development standards to physically accommodate the permitted density, as well as one incentive and concession, with details outlined on submittal. The project is also eligible for a reduced parking ratio pursuant to Government Code Section 65915(p)(1).

Brandywine is excited to collaborate with the City of Aliso Viejo on a community that will bring vitality, housing opportunity, and architectural integrity to the neighborhood. We are proud to offer solar, all-electric homes designed for today's families and look forward to working together to make this community a reality.

Zoning Summary - RM - Medium Density Residential

ZONING CODE	REQUIRED	PROPOSED
Maximum Density	18 du/ac	13.2 du/ac
Maximum Building Height	35 feet	Not to exceed 36 feet (Applying waiver for Setback per State Density Bonus Law)
Maximum Building Coverage	60%	22.4%
Minimum Common Open Space Area	25%	9% (Concession for Open Space per State Density Bonus Law)
Minimum Perimeter Setback	20 feet	>20' along majority of property boundary except two building corners at 5' and one at 14.9' (Applying waiver for Setback per State Density Bonus Law)
Minimum Boundary Landscaping	15 feet minimum, 20 feet minimum average	>20' along majority of property boundary except four building corners between 5' and 14.4' (Applying waiver for Setback per State Density Bonus Law)
Parking	2.0 Spaces per Unit in a Garage (116 Spaces) Guest: 0.5 Space per Unit (29 Spaces) Total: 145 Spaces per Unit	Parking Reqd. Per State Density Bonus Law: 130 Spaces 22.5 spaces (1.5 spaces per 3 bedroom unit) 107.5 spaces (2.5 spaces per 4 bedroom unit) Parking Provided: 140 Spaces (2.4 Spaces per Unit) 2-car Garage per unit (58 units X 2 = 116 Spaces) Guest: 24 Open Spaces (Incl. 1 Accessible Stall)

PROJECT INFORMATION

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Project Summary

Gross Site Area: ±4.4 Acres
Net Site Area: ±2.47 Acres

Total Units: 58 Homes
- (03) Plan 1 | ±1,320 SF | 3 BD | 3 BA | Tandem Garage
- (12) Plan 2 | ±1,538 SF | 3 BD | 2.5 BA
- (28) Plan 3 | ±1,580 SF | 4 BD | 3.5 BA
- (15) Plan 4 | ±1,827 SF | 4 BD | 3.5 BA

Total Saleable SF: 94,061 SF

Gross Density: 13.2 Homes per Acre
Net Density: 23.5 Homes per Acre

Parking:
Required: 130 Spaces (per State Density Bonus Law)
- 22.5 spaces (1.5 spaces per 3 bedroom unit)
- 107.5 spaces (2.5 spaces per 4 bedroom unit)

Provided: 140 Spaces (2.41 spaces per home)
- Garage: 116 Spaces
- Head in: 24 Spaces (incl. 1 accessible space)

G: Guest Spaces ♿: Accessible Space

Common Usable Open Space:
Required: ±47,955 SF (25% of site area)
Provided: ±17,214 SF (9%)
- ±3,194 SF (Amenity Spaces)
- ±14,020 SF (Paseos & Landscaped Areas)

Additonal Open Space Provided:
- ±7,611 SF (Private Yards)
- ±84,050 SF (Additional open space dedicated to slope ~ ±1.93 acres)

Building Coverage: 22.4% (±42,924 SF); 60% Max. Allowed

CONCEPTUAL SITE PLAN

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

SP-1

0 20 40 80

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Open Space Summary

Common Usable Open Space:
Required: ±47,955 SF (25% of site area)
Provided: ±17,214 SF (9%)
- ±3,194 SF (Amenity Spaces)
- ±14,020 SF (Paseos & Landscaped Areas)

Additonal Open Space Provided:
- ±7,611 SF (Private Yards)
- ±84,050 SF (Additional open space dedicated to slope ~ ±1.93 acres)

CONCEPTUAL OPEN SPACE PLAN

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

SP-2

0 20 40 80

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Legend

- **Trash**
- **Recycle**
- **Organics/Compost**

Trash containers will be placed on private driveway aprons for each unit.

TRASH STAGING PLAN

PRESIDIO

ALISO VIEJO, CA

SP-3

0 20 40 80

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BRANDYWINE HOMES

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ARGONAUT | Entry Perspective

BRANDYWINE HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

PRESIDIO

ALISO VIEJO, CA

A.0

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Right



Rear



Left



Color Scheme 2

Front

MATERIALS

Roof:	Concrete 'S' Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Metal Gable End Detail
Accent:	Decorative Shutters
Exterior:	Stucco
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Doors
Windows:	Window Grid Patterns Shown (Tan)

6-PLEX 'A' | Exterior Elevations

BRANDYWINE HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

PRESIDIO

ALISO VIEJO, CA

A.1

0 4 8 16

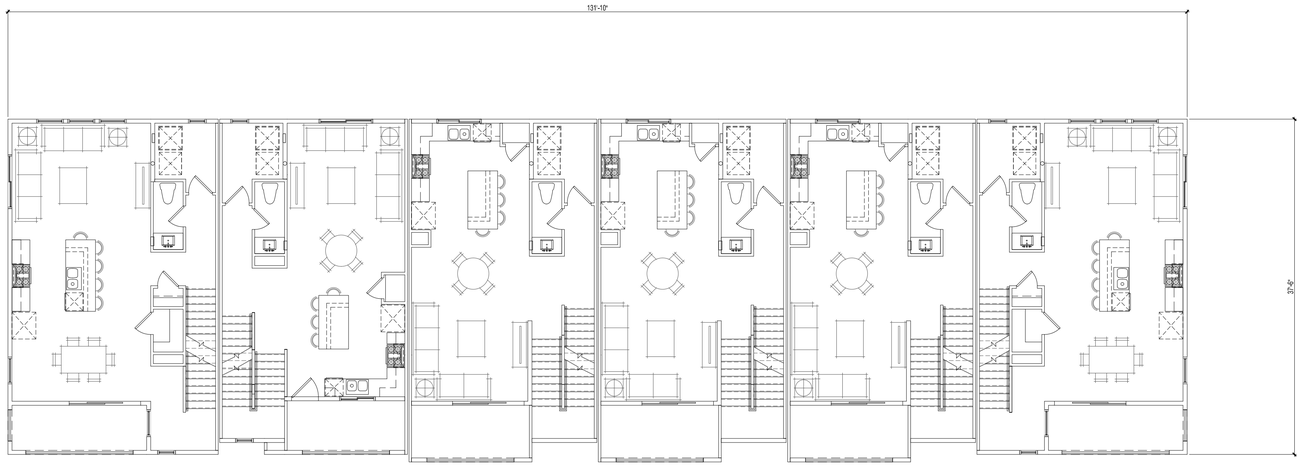
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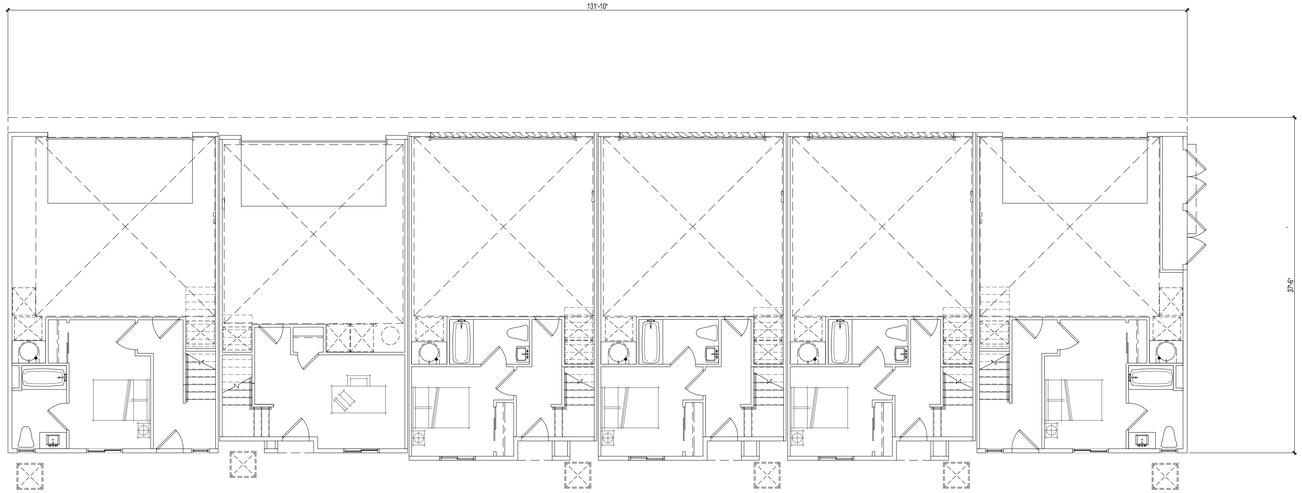
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PLAN 4 | PLAN 2 | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 4

Second Level



PLAN 4 | PLAN 2 | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 4

First Level

6-PLEX 'A' | Composite Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.2

0 4 8 16

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PLAN 4 | PLAN 2 | PLAN 3 | PLAN 3 | PLAN 3 | PLAN 4

Third Level

6-PLEX 'A' | Composite Floor Plans

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

A.3

0 4 8 16

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Right



Rear



Left



Color Scheme 1

Front

MATERIALS

Roof:	Concrete 'S' Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Metal Gable End Detail
Accent:	Decorative Shutters
Exterior:	Stucco
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Doors
Windows:	Window Grid Patterns Shown (Tan)

6-PLEX 'B' | Exterior Elevations

BRANDYWINE HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

PRESIDIO

ALISO VIEJO, CA

A.4

0 4 8 16

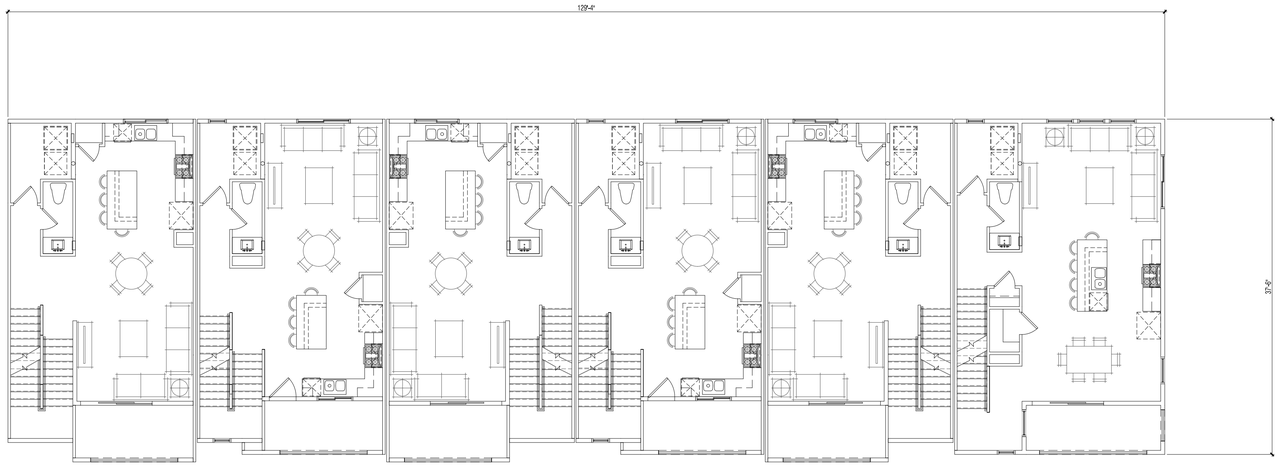
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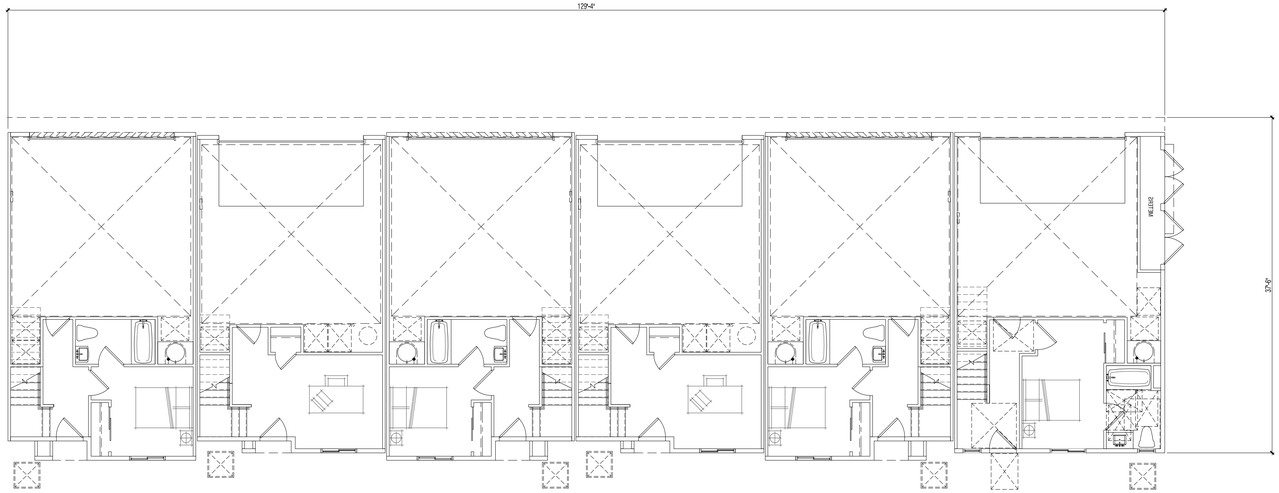
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PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 3 PLAN 4

Second Level



PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 3 PLAN 4

First Level

6-PLEX 'B' | Composite Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

A.5

0 4 8 16

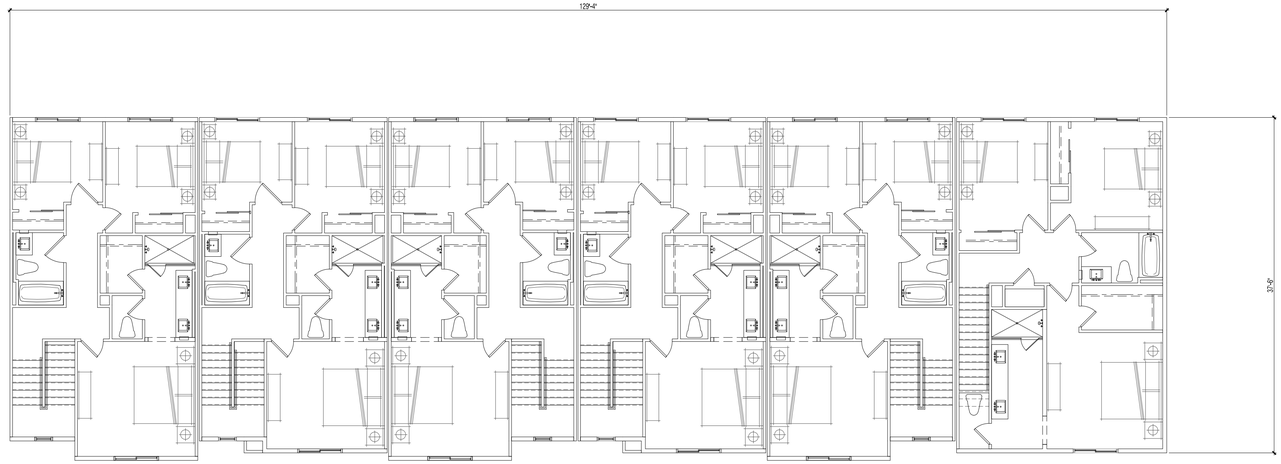
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PLAN 3 | PLAN 2 | PLAN 3 | PLAN 2 | PLAN 3 | PLAN 4

Third Level

6-PLEX 'B' | Composite Floor Plans

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

A.6

0 4 8 16

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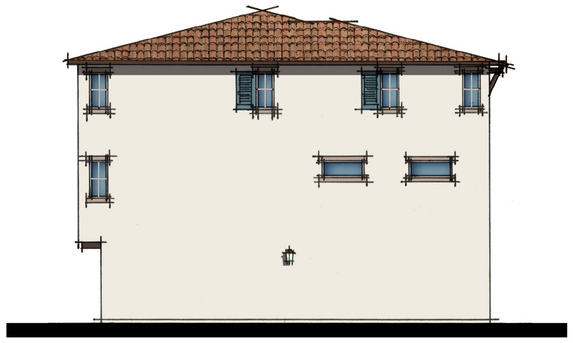
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Right



Rear



Left



Color Scheme 2

Front

MATERIALS

Roof:	Concrete 'S' Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Metal Gable End Detail
Accent:	Decorative Shutters
Exterior:	Stucco
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Doors
Windows:	Window Grid Patterns Shown (Tan)

6-PLEX 'C' | Exterior Elevations

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

A.7

0 4 8 16

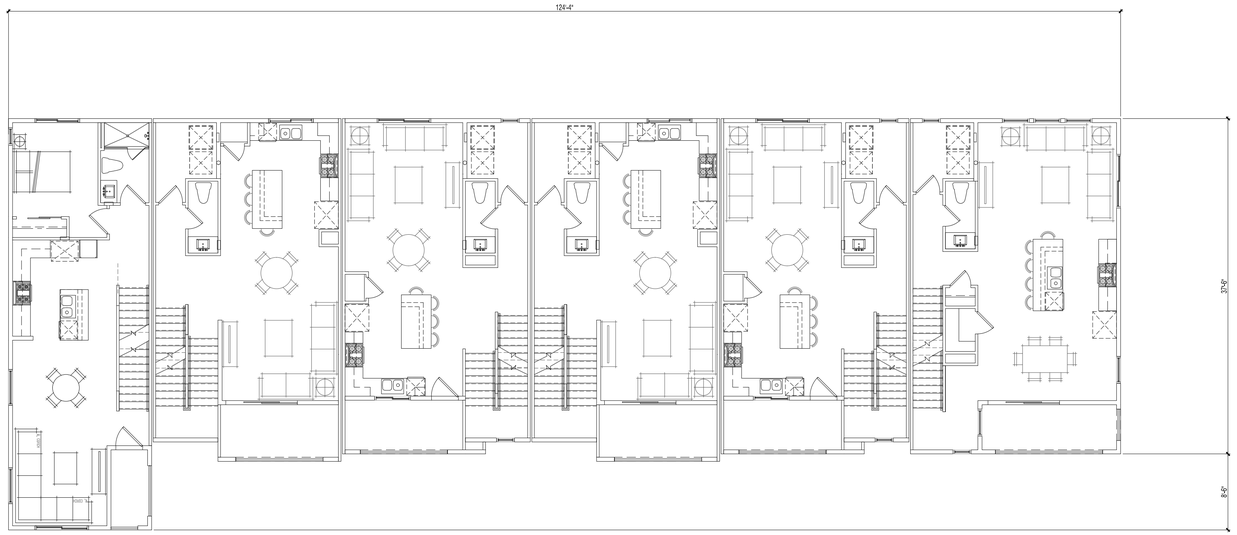
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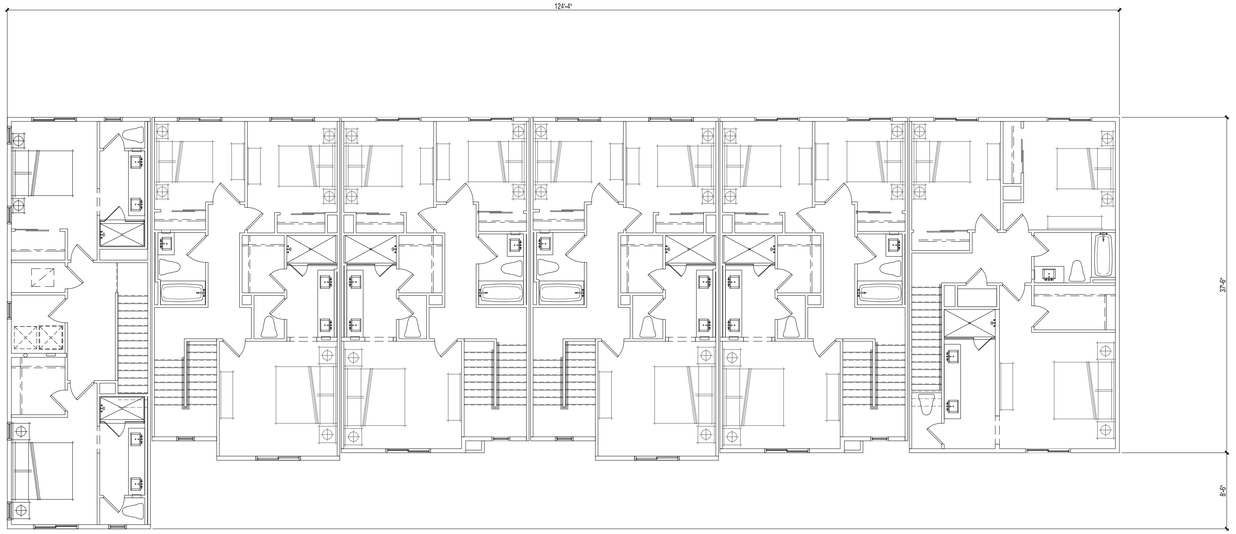
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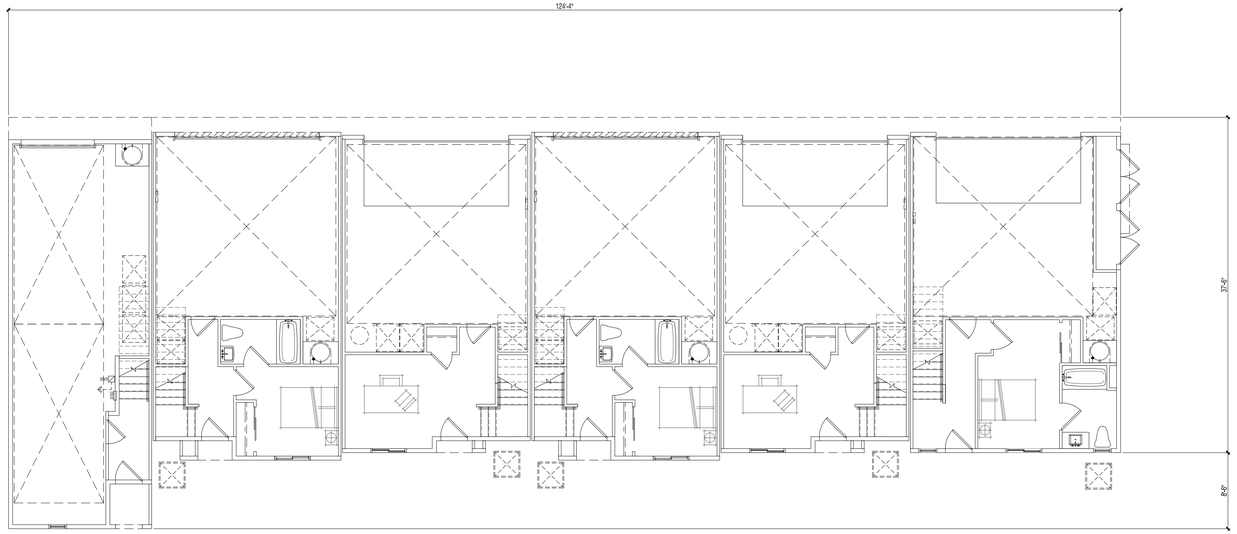
PLAN 1 PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 4

Second Level



PLAN 1 PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 4

Third Level



PLAN 1 PLAN 3 PLAN 2 PLAN 3 PLAN 2 PLAN 4

First Level

6-PLEX 'C' | Composite Floor Plans

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

A.8

0 4 8 16

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Right



Rear



Left



Color Scheme 1

Front

MATERIALS

Roof:	Concrete 'S' Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Metal Gable End Detail
Accent:	Decorative Shutters
Exterior:	Stucco
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Doors
Windows:	Window Grid Patterns Shown (Tan)

5-PLEX 'A' | Exterior Elevations

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

A.9

0 4 8 16

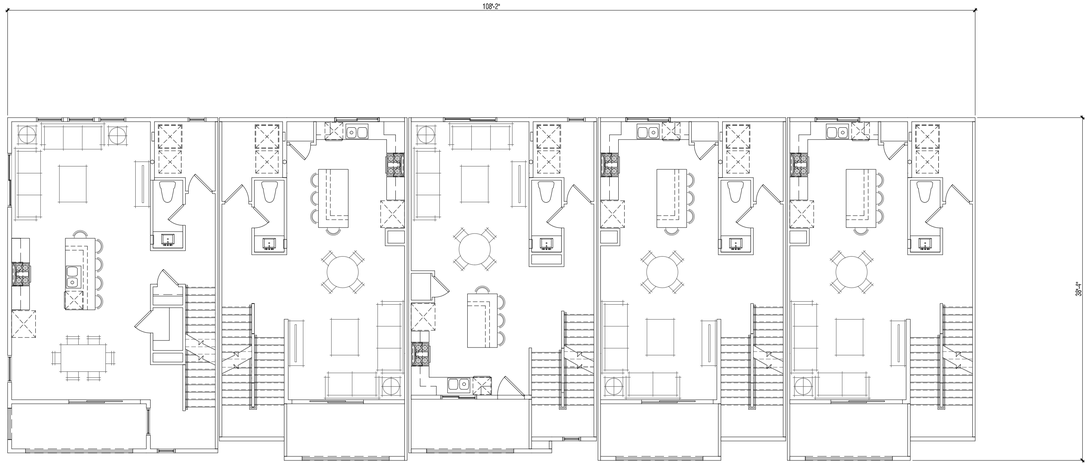
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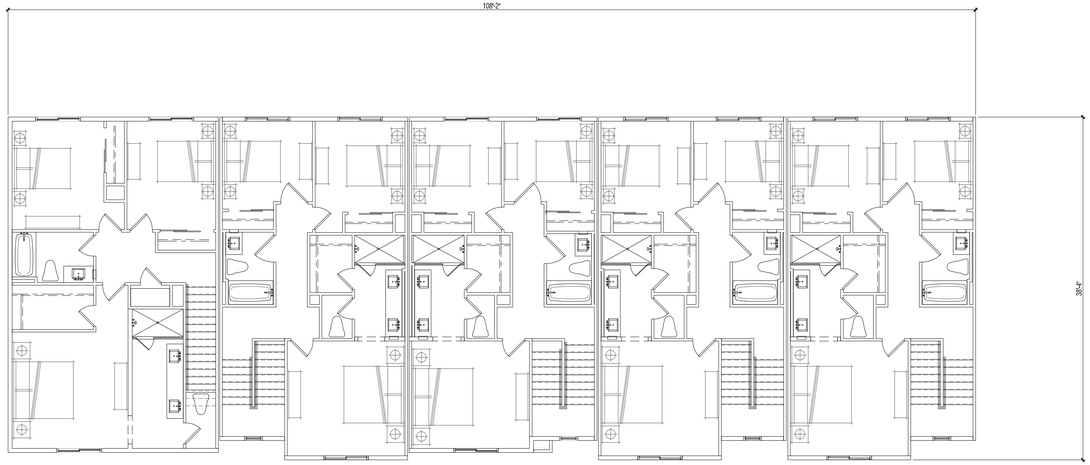
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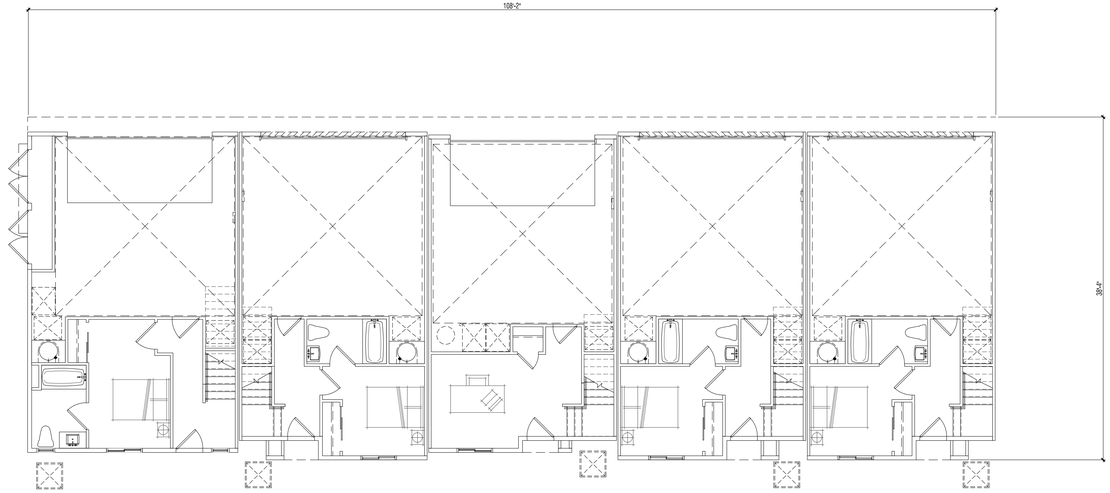
PLAN 4 PLAN 3 PLAN 2 PLAN 3 PLAN 3

Second Level



PLAN 4 PLAN 3 PLAN 2 PLAN 3 PLAN 3

Third Level



PLAN 4 PLAN 3 PLAN 2 PLAN 3 PLAN 3

First Level

5-PLEX 'A' | Composite Floor Plans

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

A.10

0 4 8 16

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Right



Rear



Left



Color Scheme 2

Front

MATERIALS

Roof:	Concrete 'S' Tile
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Gable:	Decorative Metal Gable End Detail
Accent:	Decorative Shutters
Exterior:	Stucco
Entry Door:	Decorative Front Entry Door
Garage Door:	Decorative Metal Roll-Up Garage Doors
Windows:	Window Grid Patterns Shown (Tan)

5-PLEX 'B' | Exterior Elevations

BRANDYWINE HOMES

Note: Artist's Conception; Colors, Materials and Application May Vary.

PRESIDIO

ALISO VIEJO, CA

A.11

0 4 8 16

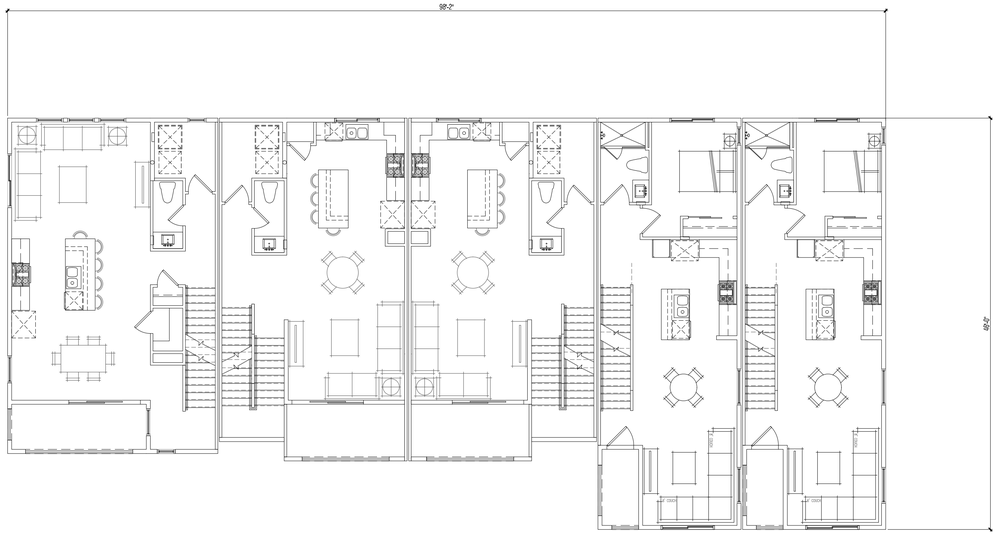
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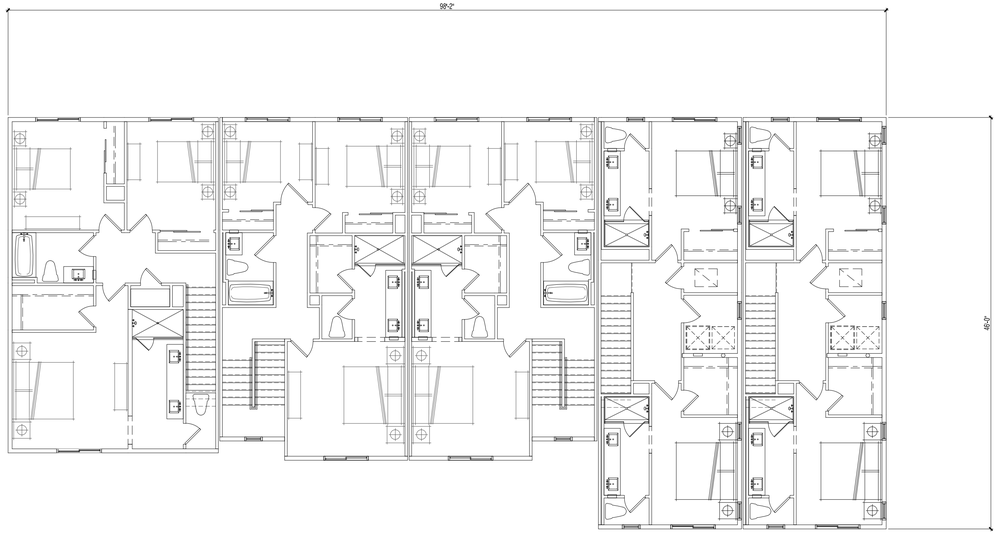
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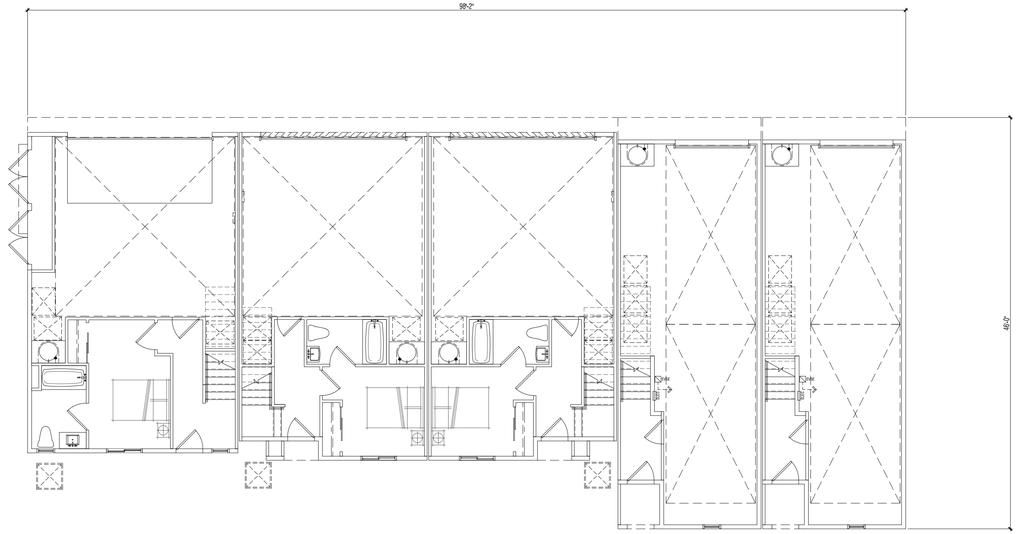
PLAN 4 PLAN 3 PLAN 3 PLAN 1 PLAN 1

Second Level



PLAN 4 PLAN 3 PLAN 3 PLAN 1 PLAN 1

Third Level



PLAN 4 PLAN 3 PLAN 3 PLAN 1 PLAN 1

First Level

5-PLEX 'B' | Composite Floor Plans

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

A.12

0 4 8 16

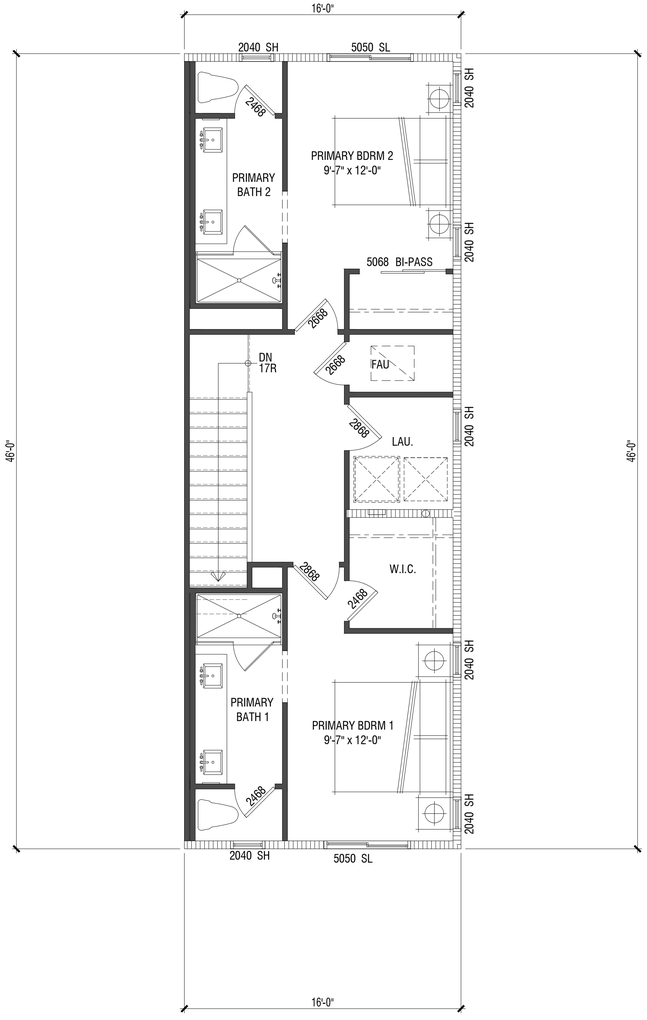
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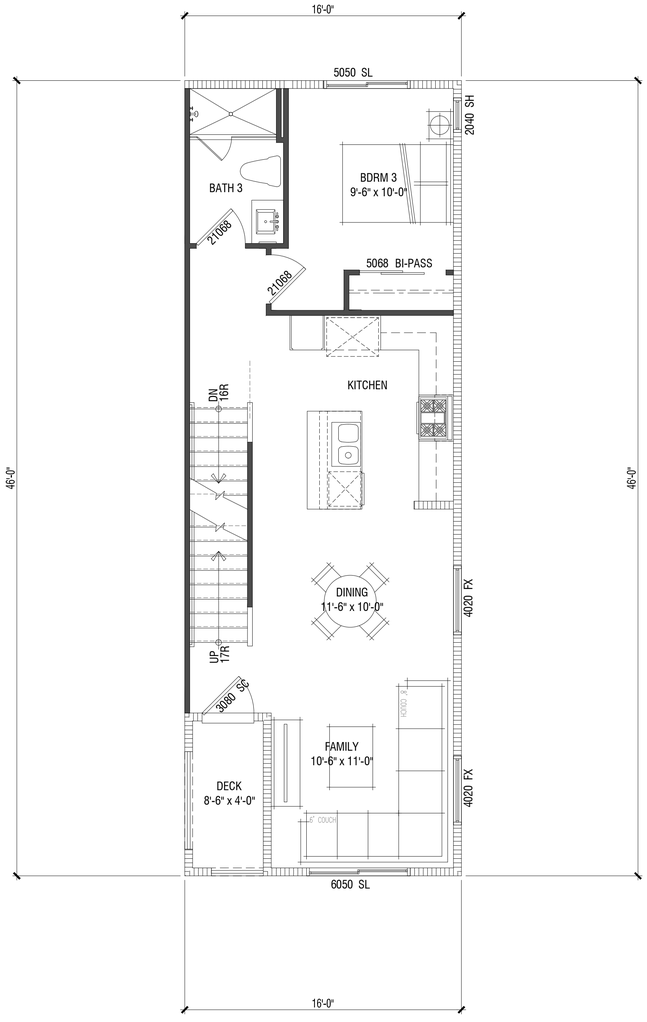
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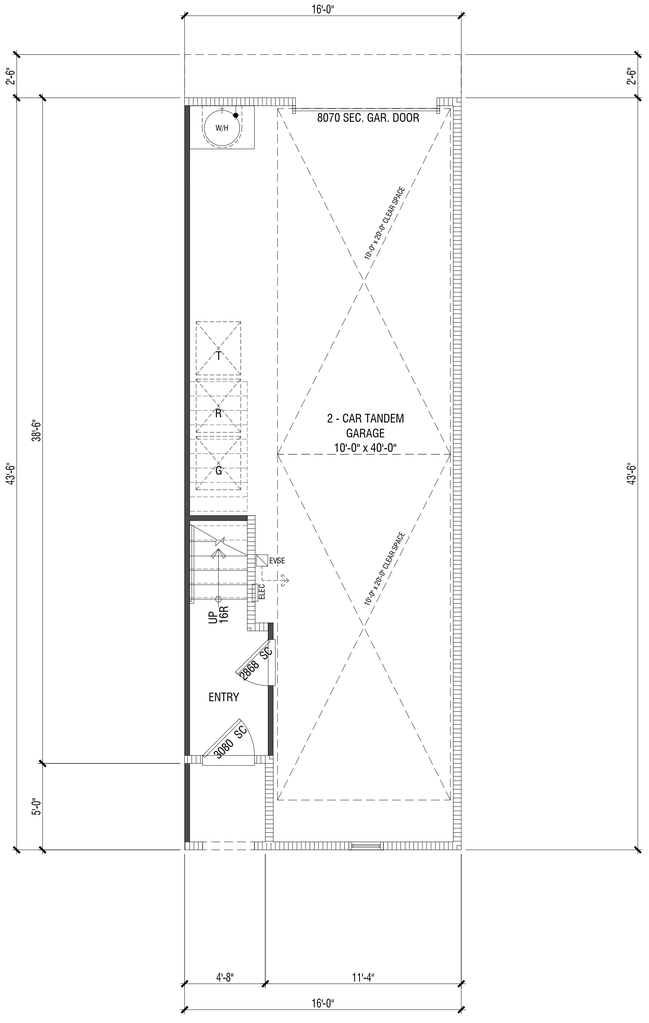
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Third Level



Second Level



First Level

1,320 SF

3 Bedroom | 3 Bath
2-Car Tandem Garage

PLAN 1 | Unit Floor Plans

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

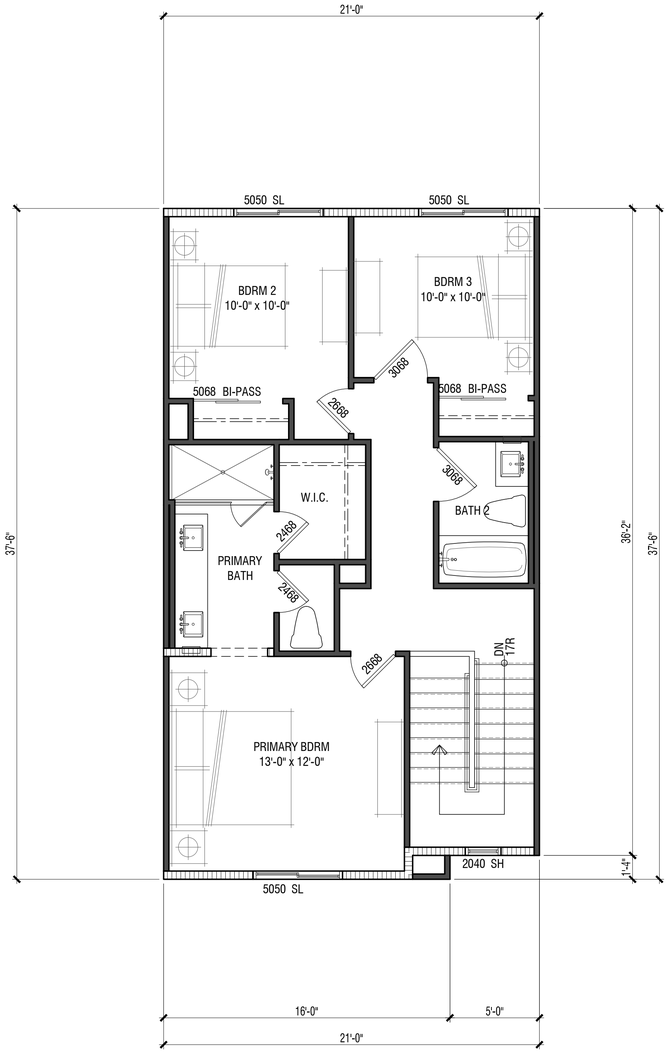
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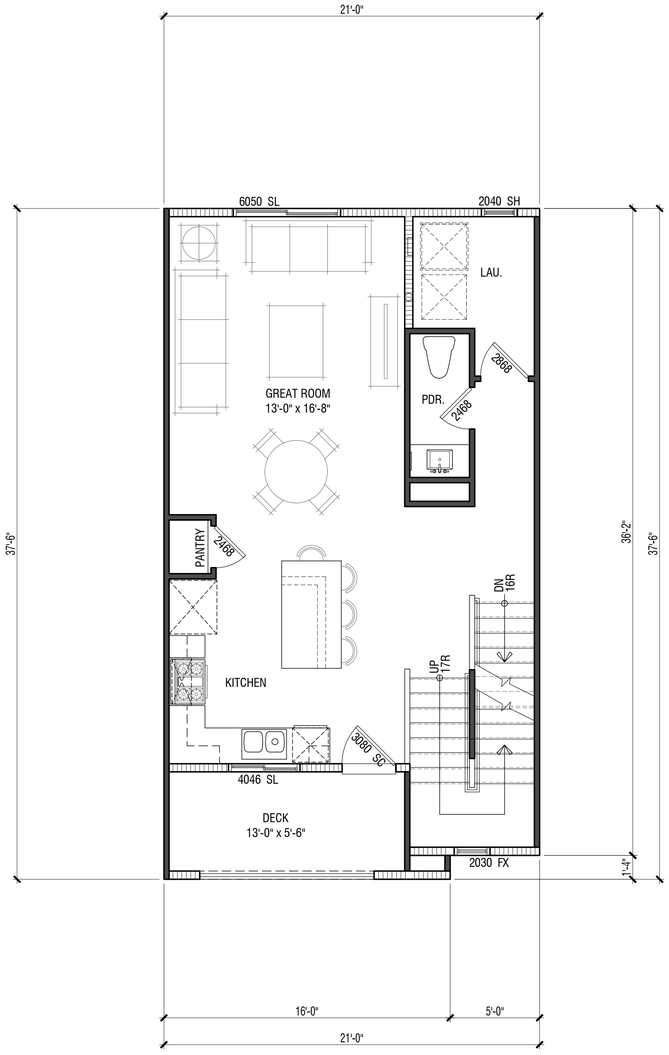
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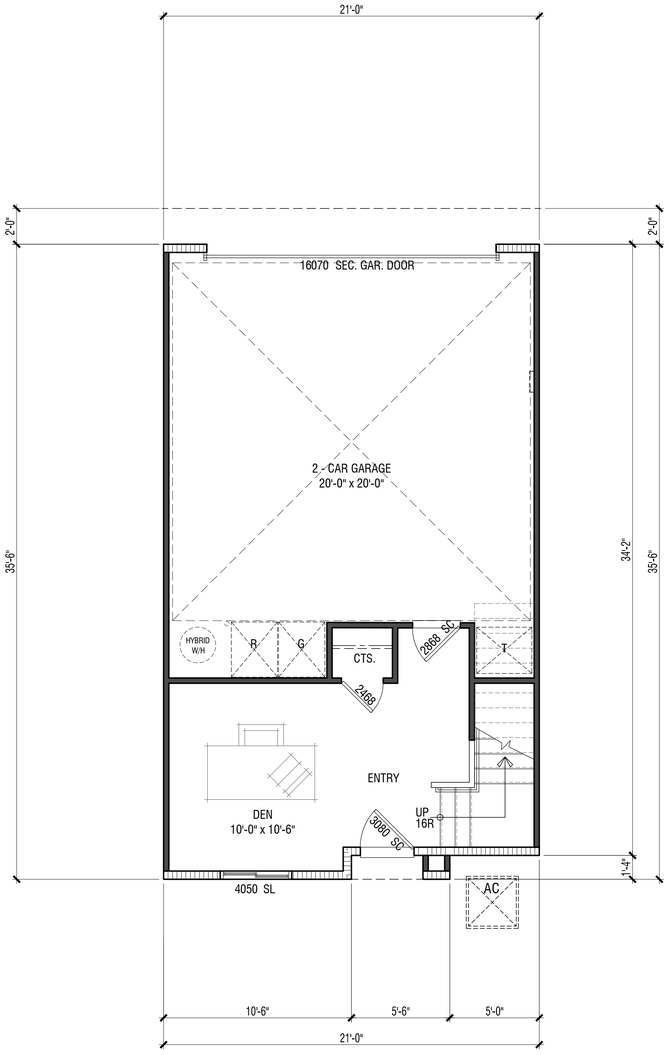
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Third Level



Second Level



First Level

1,538 SF

3 Bedroom | 2.5 Bath | Den
2-Car Garage

PLAN 2 | Unit Floor Plans

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

A.14

0 2 4 8

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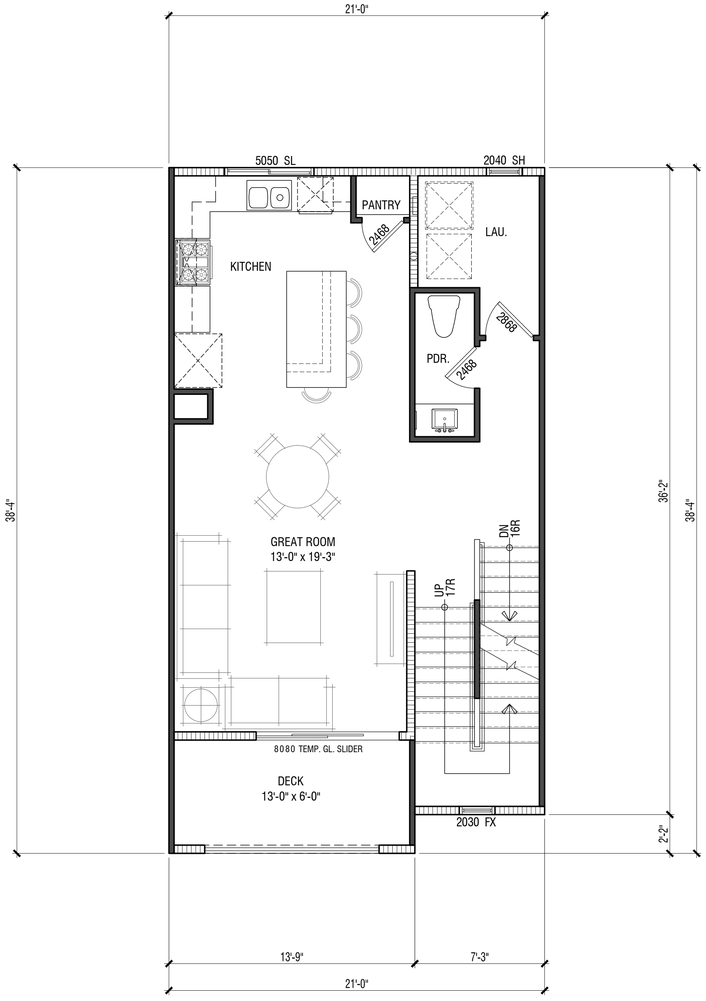
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

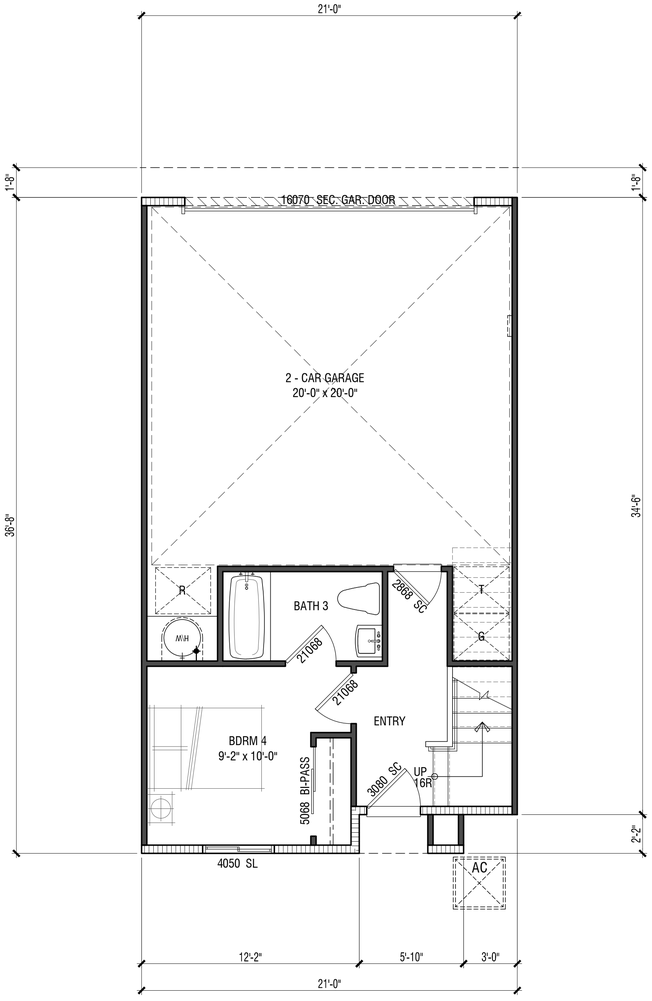
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Level



Second Level



First Level

1,580 SF
4 Bedroom | 3.5 Bath
2-Car Garage

PLAN 3 | Unit Floor Plans

PRESIDIO

ALISO VIEJO, CA

BRANDYWINE HOMES

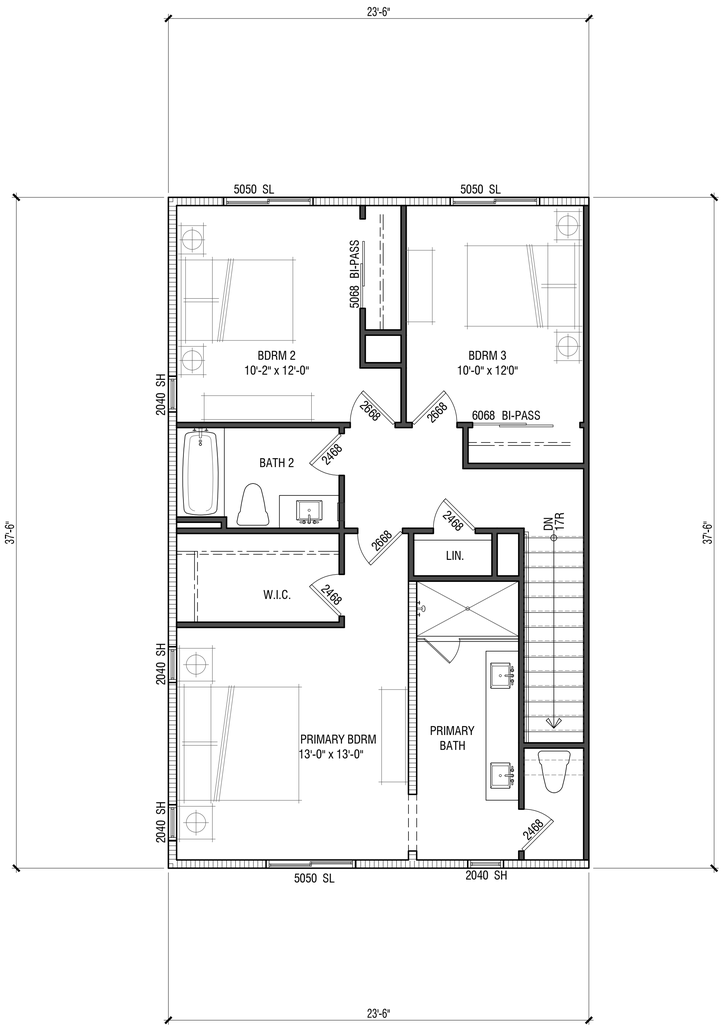
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0 2 4 8

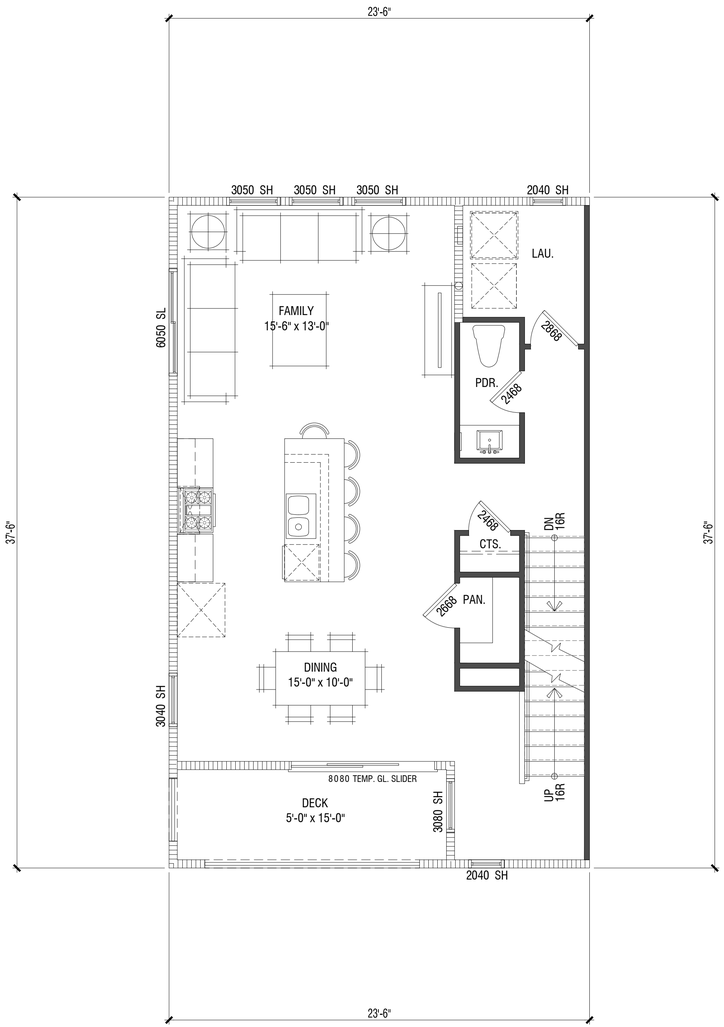
THIRD ENTITLEMENT SUBMITTAL

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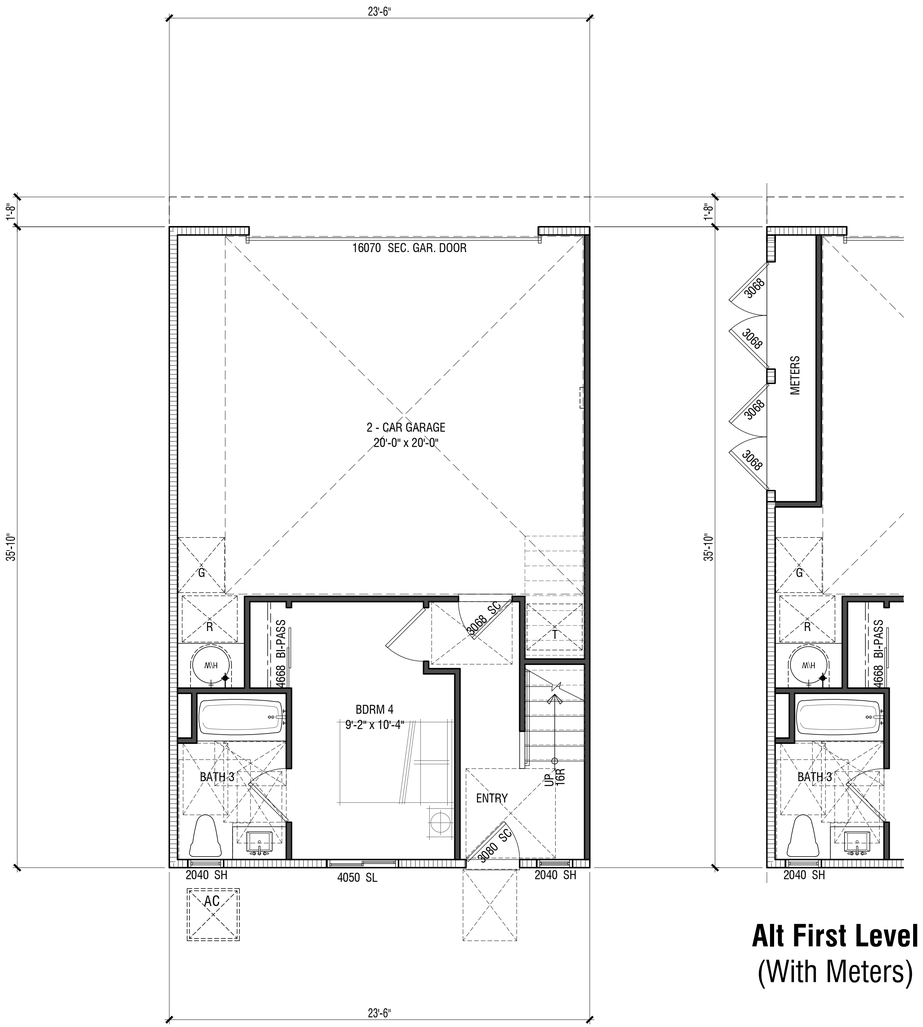
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY .. LOS ANGELES .. BAY AREA .. SACRAMENTO



Third Level



Second Level



First Level

Alt First Level
(With Meters)

1,827 SF
4 Bedroom | 3.5 Bath
2-Car Garage

PLAN 4 | Unit Floor Plans

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

A.16

0 2 4 8

THIRD ENTITLEMENT SUBMITTAL

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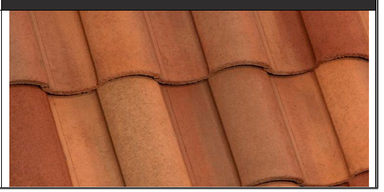
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

Color Scheme 1

SCHEME #		COLORS & MATERIALS
FRONT DOORS & GARAGE DOORS	SW 2808 ROOKWOOD DARK BROWN	
STUCCO BODY, FASCIA & PRECAST (PAINT MATCH)	SW 7008 ALABASTER	
STUCCO TRIM, CORBALS, ACCENT STUCCO & UTILITY DOORS	SW 9174 MOTH WING	
METAL RAILING & WROUGHT IRON	SW 6258 TRICORN BLACK	
SHUTTERS	SW 9140 BLUSTERY SKY	
GUTTERS & DOWNSPOUTS	MUSKET BROWN	
"S" TILE ROOF (CAPISTRANO)	3816	

All color & material samples are approximate. Any photo images only represent the general characteristics and colors of the material, but may not satisfactorily represent the actual material or availability at the time.

Color Scheme 2

SCHEME #		COLORS & MATERIALS
GARAGE DOORS, FASCIA	SW 2808 ROOKWOOD DARK BROWN	
STUCCO BODY & PRECAST (PAINT MATCH)	SW 7008 ALABASTER	
STUCCO TRIM	SW 9174 MOTH WING	
FRONT DOORS	SW 2808 ROOKWOOD DARK BROWN	
SHUTTERS	SW 0032 NEEDLEPOINT NAVY	
METAL RAILING & WROUGHT IRON	SW 7020 BLACK FOX	
GUTTERS & DOWNSPOUTS	MUSKET BROWN	
"S" TILE ROOF (CAPISTRANO)	SMC 8403	

All color & material samples are approximate. Any photo images only represent the general characteristics and colors of the material, but may not satisfactorily represent the actual material or availability at the time.

Color and Materials

BRANDYWINE HOMES

PRESIDIO

ALISO VIEJO, CA

CM

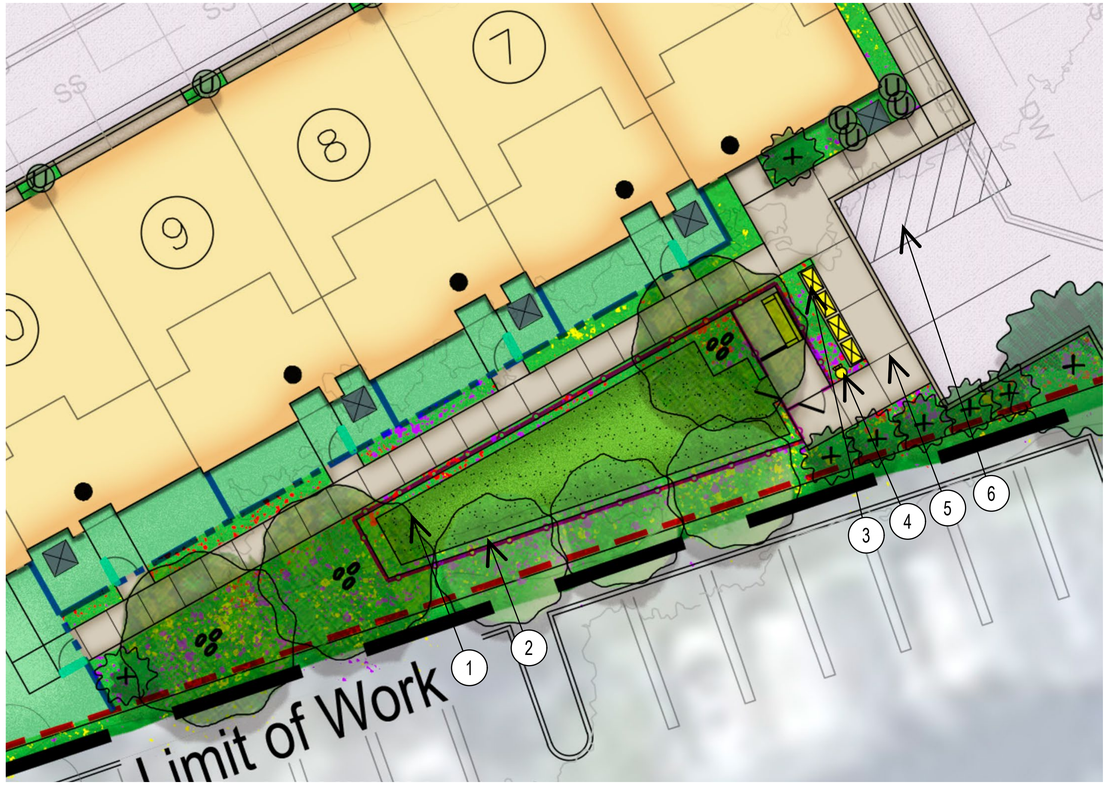
0 2 4 8

PRE APP SUBMITTAL

2025186 | 04-15-26

Laura Lindsey
Color Consultant


Limit of Work
Limit of Work
Limit of Work
Limit of Work
ADA
ADA
ADA



Plan View - South Dog Park

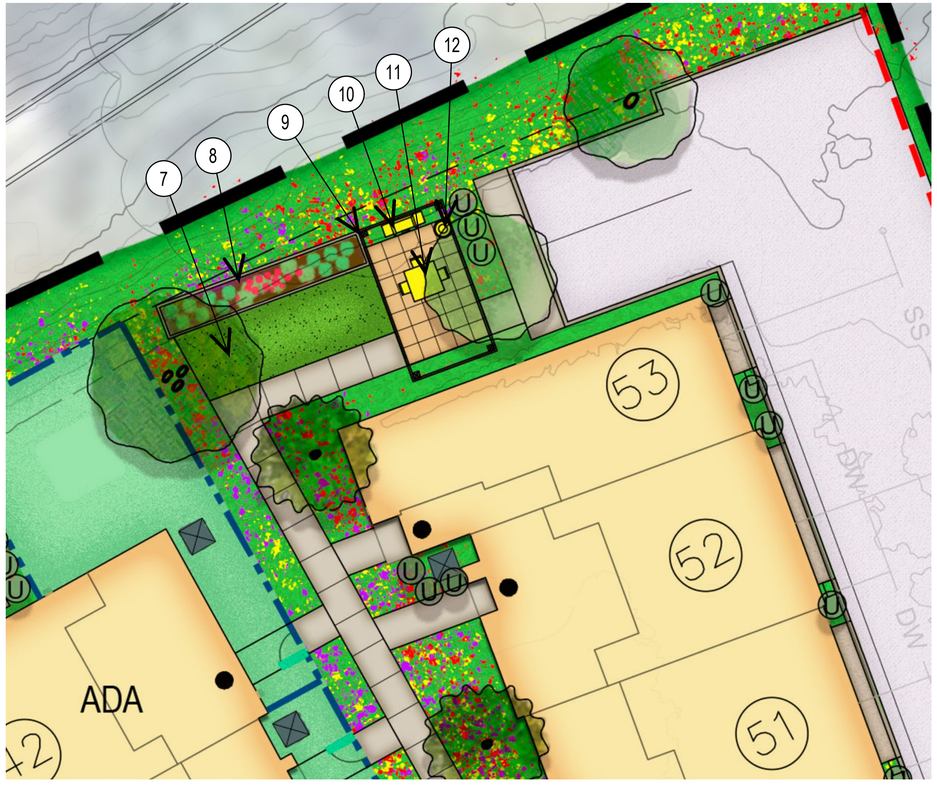
Scale: 1/8" = 1'-0"

LEGEND

1. Community dog park with real lawn.
2. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
3. Four community cluster mailboxes, per USPS review and approval.
4. Dog bag station.
5. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
6. Accessible parking stall and striping, per Civil plans.
7. Community open space / real lawn area.
8. Raised community garden, with herbs and spices.
9. Metal shade structure.
10. Coal BBQ grill, with coal ash disposal bin.
11. Picnic seating tables.
12. Metal trash receptacle.







Plan View - North Community O.S.

Scale: 1/8" = 1'-0"







Schematic Open Space Enlargements

Brandywine Homes

2nd City Submittal | Project No.: BH06-D
Date: June 01, 2026

L-2

Presidio, Aliso Viejo, CA

studio PAD
Landscape Architecture
25196 La Caleora Drive (Ste 103)
Laguna Hills, CA 92653 www.studio



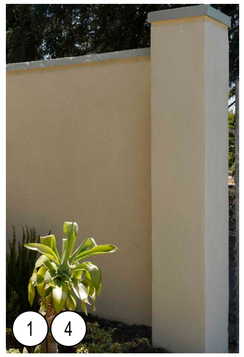
Schematic Wall & Fence Plan

WALL, FENCE & GATE LEGEND

1. 5'-9" High stucco over CMU wall, with 2" high precision CMU cap (tan color).
2. 3'-0" High stucco over CMU patio wall, with flat stucco cap (Alabaster color).
3. 4'-0" High tubular steel fence (black color).
4. 6'-0" High stucco (Alabaster color) over (16" sq.) precision block pilaster, with 20" sq. (4" H.) CMU cap.
5. 3'-0" High vinyl private yard gate (white color).
6. 4'-0" High Tubular steel gate (Black color).
7. 7'-6" High stucco (Alabaster color) over (30" sq.) Monument pilaster feature, with peaked cap.

ADA Path of Travel.

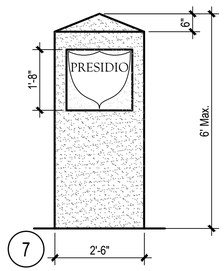












Schematic Monument / Signage Features:

To be installed per AVMC 15.34 standards.
Sign / lettering are will not be more than 40 sq. ft with 6' maximum height.
Final design to be provided in future construction document phase for city review / approval.

0 15' 30' 60'
Scale: 1" = 30'

Brandywine Homes

2nd City Submittal | Project No.: BH06-D
Date: June 01, 2026

L-3

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Laguna Hills, CA 92653 www.studiopad.com

2181



PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R3)	Qty.
	TREES					
	Specimen	Olea europaea 'Wilsonii' (Wilson Fruitless Olive)	Single	36" Box	Low	2
	Focal	Magnolia grandiflora 'Little Gem (Southern Magnolia)	Single	24" Box	Mod.	2
	Canopy Deciduous	Platanus acerifolia 'Columbia' (London Plane Tree)	Single	24" Box	Mod.	4
	Evergreen Flowering	Arbutus unedo 'Marina' (Marina Strawberry Tree)	Single	15 Gal.	Low	8
	Street	Lophostemon confertus (Brisbane Box)	Single	24" Box	Mod.	15
	Medium	Geijera parvilflora (Australian Willow)	Single	15 Gal.	Low	4
	Vertical Buffer / Screen	Agonis flexuosa 'After Dark' (After Dark Willow)	Single	15 Gal.	Low	4
	Columnar	Podocarpus gracillior columnar (Columnar Fern Pine)	Single	15 Gal.	Mod.	28
				TOTAL TREES =		66
	SHRUBS					
	Evergreen Utility Hedge	Westringia fruticosa 'Wynabbie Gem' (Coast Rosemary)	Single	15 Gal.	Low	230
	VINES & ESPALIERS					
	Vines	Macfadyena unguis-cati (Cat's Claw Creeper)	-	15 Gal.	Low	2

SHRUBS and GROUND COVER		WUCOLS (R3)
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasylirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Hesperaloe parviflora	Red / Yellow Yucca	Very Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low

SHRUBS and GROUND COVER		WUCOLS (R3)
Stipa (Nassella) pulchra	Purple Needlegrass	Very Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara"	India Hawthorn	Low
Rosmarinus o. 'Huntington Carpet'	Groundcover Rosemary	Very Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low
VINES & ESPALIERS		
Antigonon leptopus	Coral Vine	Low
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of hardscape to be installed with deep root barriers.

0 15' 30' 60'
Scale: 1" = 30'

Brandywine Homes

Schematic Planting Plan

2nd City Submittal | Project No.: BH06-D
Date: June 01, 2026

L-4

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Olea europaea 'Wilsonii'
Wilson Fruitless Olive



Magnolia grandliflora 'Little Gem'
Southern Magnolia



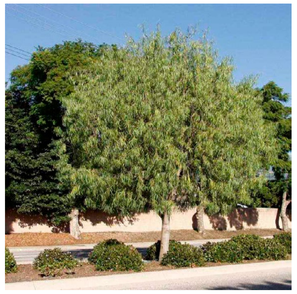
Platanus acerifolia 'Columbia'
London Plane Tree



Arbutus unedo 'Marina'
Marina Strawberry Tree



Lophostemon confertus
Brisbane Box



Geijera parvilflora
Australian Willow



Agonis flexuosa 'After Dark'
After Dark Willow



Podocarpus gracillior
Fern Pine



Bougainvillea
Bougainvillea sp.



Callistemon citrinus 'Little John'
Dwarf Bottlebrush



Carex divulsa
Berkeley Sedges



Carissa m. 'Green Carpet'
Dwarf Natal Plum



Chamaerops humilis
Mediterranean Fan Palm



Dasylirion longissimum
Mexican Grass Tree



Dianella revoluta 'Little Rev'
Little Rev Flax Lily



Hesperaloe parviflora
Red/Yellow Yucca



Kalanchoe thyrsiflora
Flapjack Paddle Plant



Lavandula stoechas 'Larkman Hazel'
Hazel Spanish Lavender



Muhlenbergia rigens
Deer Grass



Rhaphiolepis indica 'Clara'
India Hawthorn



Rosmarinus o. 'Huntington Carpet'
Groundcover Rosemary



Westringia sp.
Westringia



Xylosma congestum 'Compact'
Compact Xylosma



Yucca gloriosa
Spanish Dagger

Schematic Planting Images

Brandywine Homes

2nd City Submittal | Project No.: BH06-D
Date: June 01, 2026

L-5

Presidio, Aliso Viejo, CA

studio PAD
Landscape Architecture
23186 La Cadena Drive (Ste 103)
Laguna Hills, CA 92653 www.studiopad.com

SITE PHOTOMETRY

SCALE: 1" = 30'



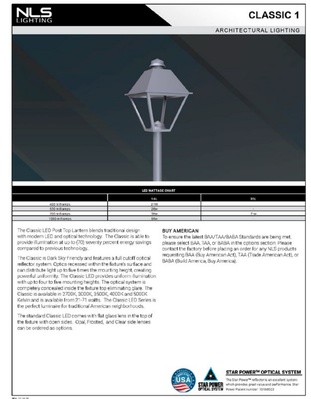
LEGEND

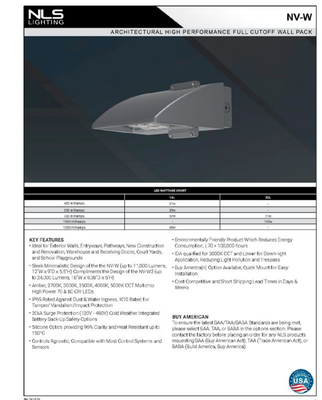
A/B **HOUSE LIGHT A/B** 1200 LUMENS, 100W, N.T.S.

E **WALL PACK E** 3003 LUMENS, 28W, N.T.S.

C/D **POLE LIGHT C** 4118 LUMENS_71W_TYPE 3_16' POLE, N.T.S.

POLE LIGHT D 2052 LUMENS_36W_TYPE 4_16' POLE, N.T.S.





PHOTOMETRIC RESULTS

LLF= 0.9 PER INDUSTRY STANDARD

CALCULATION SURFACE	PARAMETER	MIN	MAX	AVERAGE
OPEN SPACE	PERPENDICULAR ILLUMINANCE	0.0 FC	1.1 FC	0.03 FC
VEHICULAR DRIVE / PARKING	PERPENDICULAR ILLUMINANCE	1.0 FC	4.6 FC	2.54 FC
PEDESTRIAN WALKWAYS	PERPENDICULAR ILLUMINANCE	0.6 FC	8.1 FC	6.39 FC

LUMINAIRE SCHEDULE

TYPE	QTY	MANUFACTURER	FIXTURE	LUMENS	CONNECTED LOAD	POLE	MOUNTING HEIGHT
A	68	PROGRESS LIGHTING	P560015-031	1200	100W	N/A	7'
B	77	PROGRESS LIGHTING	P560014-031	1200	100W	N/A	7'
C	5	NLS LIGHTING	CLA-1-T3-32L-7-35K8-UNV-BLK-PC-HSS	4118	71W	NLS ROUND	16'
D	5	NLS LIGHTING	CLA-M-T4-16L-7-35K8-UNV-BLK-PC-HSS	2052	36W	NLS ROUND	16'
E	4	NLS LIGHTING	NV-W-T4FTW-16L-53-35K8-WM-UNV-WHT-PC	3003	28W	N/A	12'

SCALE: 1" = 30'

30' 15' 0' 30' 60'

REV.	DESCRIPTION	DATE	BY

BENCHMARK: CITY OF ALISO VIEJO
BENCHMARK No.: XXXXXX

LOCATION:
XXXXXXXXXXXXXXXXXXXX

DESCRIPTION:
XXXXXXXXXXXXXXX

ELEVATION = XXXXXX

DESIGNED BY: H. LOVE

DRAWN BY: H. LOVE

CHECKED BY: J. LOVE

SUBMITTED BY:

DATE RCE No. E-20881

PLANS PREPARED BY:

Intelligent Lighting Systems
Design + Procurement

1255 W. COLTON AVE STE 619
REDLANDS, CA 92374
SALES@ILIGHTINGSYSTEMS.COM
424.666.9071

CITY OF ALISO VIEJO

BRANDYWINE HOMES

15 ARGONAUT

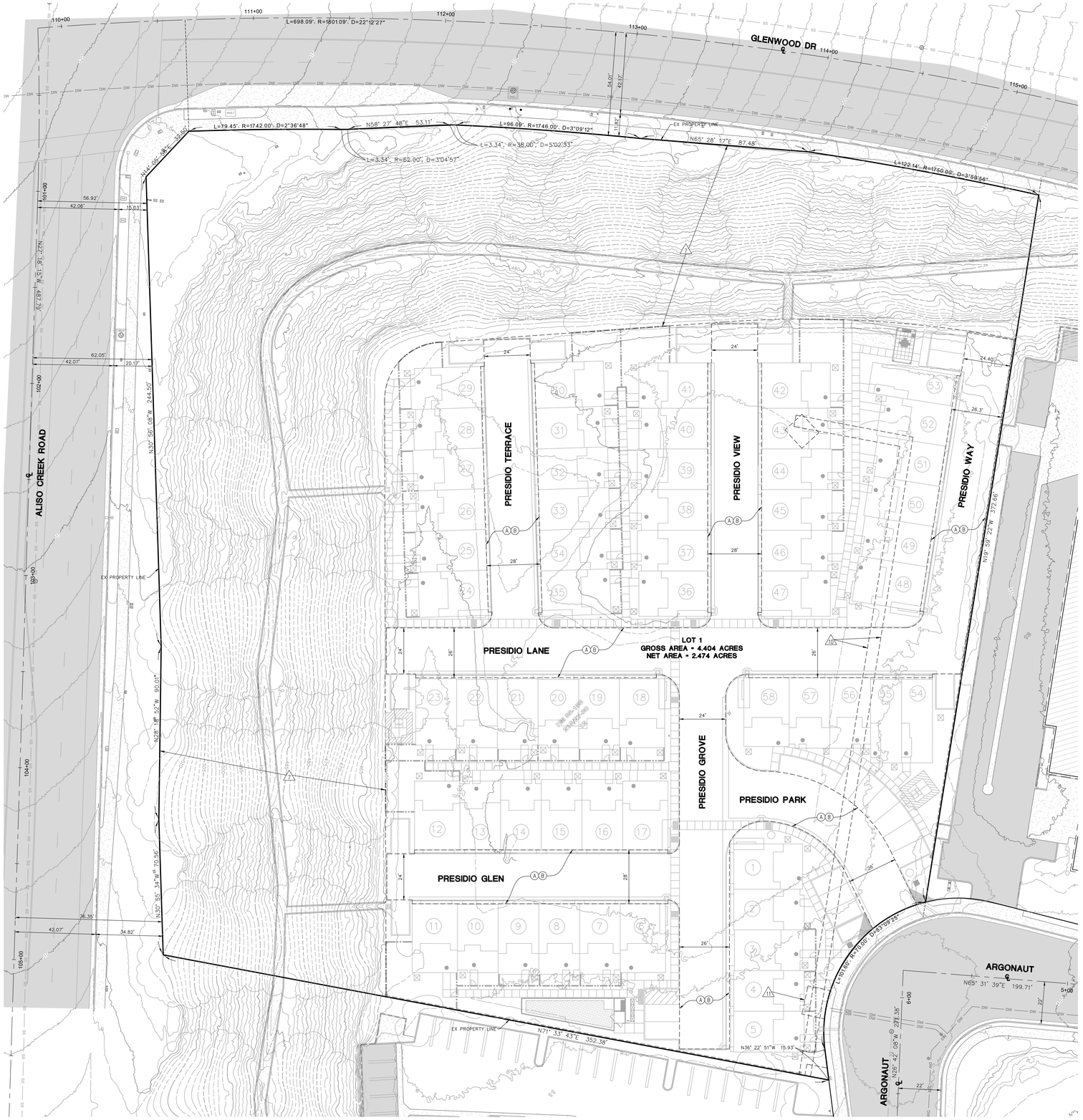
PHOTOMETRIC PLAN

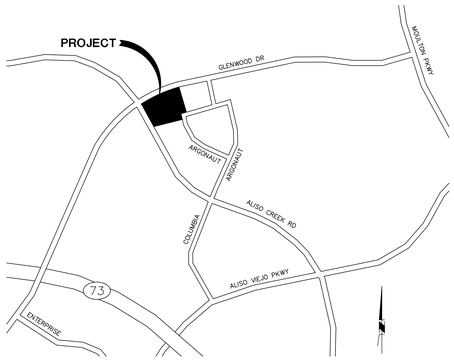
SHEET 1 **OF** 1

VESTING TENTATIVE TRACT MAP NO. 19489

FOR CONDOMINIUM PURPOSES

IN THE CITY OF ALISO VIEJO
COUNTY OF ORANGE, STATE OF CALIFORNIA





VICINITY MAP
NOT TO SCALE

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

GENERAL NOTES

1. EXISTING LAND USE: BUSINESS PARK
2. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
3. EXISTING ZONING: BP-2, BUSINESS PARK 2
4. PROPOSED ZONING: MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT
5. WATER SERVICE PROVIDED BY: MOULTON NIGUEL WATER DISTRICT
6. SEWER SERVICE PROVIDED BY: MOULTON NIGUEL WATER DISTRICT
7. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
8. GAS SERVICE PROVIDED BY: SOCAL GAS CO.
9. TELEPHONE SERVICE PROVIDED BY: COX COMMUNICATIONS
10. CABLE TELEVISION PROVIDED BY: COX COMMUNICATIONS
11. PROPERTY IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
12. ALL UNITS SHALL BE HOMEOWNER MAINTAINED.
13. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
14. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" PER FIRM PANEL 06059C0426J EFFECTIVE ON 12/3/2009.
15. ASSESSOR'S PARCEL NUMBER: 623-093-10 AND 623-093-11

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ALISO VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT LL87-116 RECORDED MARCH 9, 1988 AS INSTRUMENT NO. 88-107296 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE HUNDRED PERCENT (100%) OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH ONE HUNDRED PERCENT(100%) OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND ONE HUNDRED PERCENT(100%) OF ALL RENTS, BONUSES AND PROFITS ACCRUING THEREFROM; WITHOUT, HOWEVER, ANY RIGHTS INCLUDING RIGHTS OF ENTRY IN OR WITH RESPECT TO ANY PORTION OF THE SURFACE OR SUBSURFACE TO A VERTICAL DEPTH OF 500 FEET FROM THE SURFACE AS THE SAME MAY FROM TIME TO TIME EXISTS, AS RESERVED BY DEEDS FROM LLOYDS BANK OF CALIFORNIA, FORMERLY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, SUCCESSOR TO FIRST NATIONAL BANK IN SANTA ANA, A CORPORATION, RECORDED SEPTEMBER 30, 1976 IN BOOK 11908, PAGE 573, AND IN BOOK 11908, PAGE 582 BOTH OF OFFICIAL RECORDS.

APN: 623-093-10 AND 623-093-11

PROPERTY ADDRESS:

15 ARGONAUT
ALISO VIEJO, CA 92656

DENSITY CALCULATIONS:

PROPOSED CONDOMINIUMS:	58 UNITS
GROSS AREA:	4.40 AC
PROPOSED DENSITY:	13.2 DU/AC

DEVELOPER:

BRANDYWINE HOMES
2355 MAIN STREET, SUITE 220
IRVINE, CA 92614

ASSESSOR PARCEL NUMBER:

APN: 623-093-10 AND 623-093-11

CIVIL ENGINEER/SURVEYOR:

ADVANCED CIVIL GROUP
R. STEVEN AUSTIN, RCE #68795
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677

GEOTECHNICAL ENGINEER

ALTA CALIFORNIA GEOTECHNICAL INC.
170 N. MAPLES STREET, SUITE 108
CORONA, CA 92880

OWNER:

IRWIN HERBERT SHERRY AND DALIA DAFNEY SHERRY, AS TRUSTEES OF THE IRWIN HERBERT SHERRY AND DALIA DAFNEY SHERRY TRUST 1, DATED APRIL 11, 1986, AS TO AN UNDIVIDED 69.6% INTEREST, LAUREN FAITH SHERRY, TRUSTEE OF THE LAUREN FAITH SHERRY TRUST DATED MAY 15, 2007, AS TO AN UNDIVIDED 23.6% INTEREST, AND DEAN J. SHERRY, TRUSTEE OF THE DEAN SHERRY TRUST DATED JANUARY 16, 2007, AS TO AN UNDIVIDED 6.8% INTEREST, ALL AS TENANTS IN COMMON

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS VESTING TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

OWNER: Dean Sherry
DocuSign Envelope ID: 1A29Q3A8-13DW2Y52

BY: Dean Sherry DATE: Jul 20, 2026

EXISTING EASEMENTS

3. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1926 AS BOOK 678, PAGE 106 OF DEEDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: SAID LAND

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

4. A PERPETUAL EASEMENT IN GROSS FOR AIRCRAFT OPERATIONS, AIRCRAFT SOUND AND NOISE, AIRCRAFT AVIGATION AND FLIGHT, HAZARD AND AIR SPACE, REFERRED TO HEREINAFTER, ONE WORD FOR THE ENTIRETY, AS A PERPETUAL, NONEXCLUSIVE AVIGATION EASEMENT, IN, TO OVER AND THROUGH ALL AIR SPACE ABOVE GRANTOR'S ENTIRE PROPERTY AS PARTICULARLY DESCRIBED HEREINBEFORE, ABOVE A MEAN SEA LEVEL OF 1500 FEET, TO AN INDEFINITE HEIGHT ABOVE SAID MEAN SEA LEVEL OF 1500 FEET, TO AN INDEFINITE HEIGHT ABOVE SAID MEAN SEA LEVEL OF 1500 FEET RECORDED JULY 2, 1979 AS BOOK 13213, PAGE 1111 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF ORANGE
AFFECTS: SAID LAND

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

7. AN EASEMENT FOR LANDSCAPE AND MAINTENANCE AND INCIDENTAL PURPOSES RECORDED FEBRUARY 1987 AS BOOK 218, PAGE 27-30 OF PARCEL MAP.
IN FAVOR OF: ALISO VIEJO COMMUNITY ASSOCIATION
AFFECTS: SAID LAND

9. AN EASEMENT FOR MAINTENANCE AND INCIDENTAL PURPOSES RECORDED APRIL 14, 1987 AS INSTRUMENT NO. 87-204131 OF OFFICIAL RECORDS AND RE-RECORDED ON OCTOBER 1, 1987 AS INSTRUMENT NO. 87-554296 OF OFFICIAL RECORDS.
IN FAVOR OF: ALISO VIEJO COMMUNITY ASSOCIATION
AFFECTS: SAID LAND

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

10. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED ON JUNE 8, 1989 AS INSTRUMENT NO. 89-301830 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS EDISON COMPANY
AFFECTS: SAID LAND

11. AN EASEMENT FOR SEWER LINES, WATER TRANSMISSION PURPOSES AND INCIDENTAL PURPOSES RECORDED ON SEPTEMBER 26, 1989 AS INSTRUMENT NO. 89-516161 OF OFFICIAL RECORDS.
IN FAVOR OF: MOULTON MIGUEL WATER DISTRICT
AFFECTS: SAID LAND

PROPOSED EASEMENTS

(A) AN EASEMENT FOR WATER UTILITIES
IN FAVOR OF: MOULTON NIGUEL WATER DISTRICT

(B) AN EASEMENT INGRESS, EGRESS, AND EMERGENCY ACCESS
IN FAVOR OF: THE CITY OF ALISO VIEJO

SHEET INDEX

1 – VESTING TENTATIVE TRACT MAP
2 – EXISTING CONDITIONS
3 – CONCEPTUAL GRADING PLAN
4 – SECTIONS
5 – CONCEPTUAL UTILITY PLAN
6 – FIRE SITE PLAN
7 – EARTHWORK

SCALE: 1"=20'

SCALE: 1"=20'

SCALE: 1" = 20'
GROSS AREA: +/- 4.40 AC
CONTOURS: 1 FOOT
TOTAL LOTS: 1 NUMBERED
0 LETTERED
TOTAL UNITS: 58 CONDOMINIUMS

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

BENCHMARK

NAME: O.C.S. VERTICAL CONTROL BM 3X-47-83

DESCRIPTION:
DESCRIBED BY OCS 2002 FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "3X-47-83", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF INDIAN CREEK\GLENWOOD AND MOULTON PARKWAY, 90 FT. SOUTHEASTERLY OF THE CENTERLINE OF INDIAN CREEK AND 60 FT. NORTHEASTERLY OF THE CENTERLINE OF MOULTON. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV: 290.133' DATUM: NAVD88 YEAR LEVELED: 1991

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS BETWEEN O.C.S. HORIZONTAL CONTROL GPS STATION NO. 7607 AND GPS STATION NO. 7694 BEING NORTH 74°53'51" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

REGISTERED PROFESSIONAL ENGINEER R. Steven Austin No. 68795 CIVIL STATE OF CALIFORNIA

DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: RSA
APPROVED BY: RSA

7/17/2026

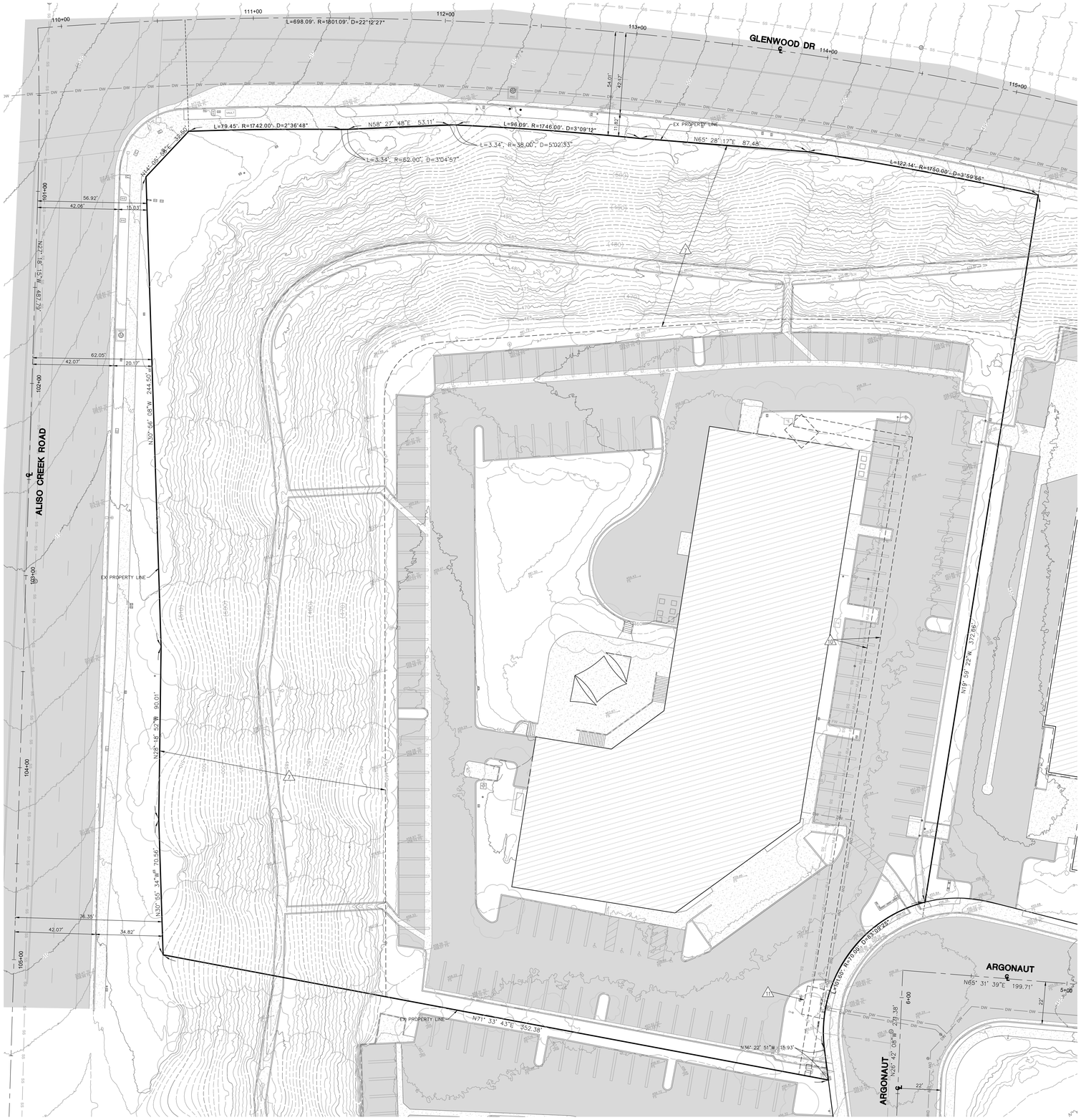
VTTM NO. 19489
description
VESTING TENTATIVE TRACT MAP
prepared for
BRANDYWINE HOMES

SHEET NO: 1
SHEET 1 OF 7

2185

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT



EXISTING EASEMENTS

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IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: SAID LAND

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AFFECTS: SAID LAND

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IN FAVOR OF: ALISO VIEJO COMMUNITY ASSOCIATION
AFFECTS: SAID LAND

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IN FAVOR OF: SOUTHERN CALIFORNIA GAS EDISON COMPANY
AFFECTS: SAID LAND

EASEMENT TO BE MAPPED OVER

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IN FAVOR OF: MOULTON MIGUEL WATER DISTRICT
AFFECTS: SAID LAND

EASEMENT TO BE MAPPED OVER

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SCALE VERIFICATION
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BENCHMARK

NAME: O.C.S. VERTICAL CONTROL BM 3X-47-83

DESCRIPTION:
DESCRIBED BY OCS 2002 FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "3X-47-83", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF INDIAN CREEK\GLENWOOD AND MOULTON PARKWAY, 90 FT. SOUTHEASTERLY OF THE CENTERLINE OF INDIAN CREEK AND 60 FT. NORTHEASTERLY OF THE CENTERLINE OF MOULTON. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV: 290.133' DATUM: NAVD88 YEAR LEVELED: 1991

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS BETWEEN O.C.S. HORIZONTAL CONTROL GPS STATION NO. 7607 AND GPS STATION NO. 7694 BEING NORTH 74°53'51" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

REGISTERED PROFESSIONAL ENGINEER
STEVEN R. AUSTIN
No. 68799
CIVIL
STATE OF CALIFORNIA

DRAWN BY:	CPK
DESIGNED BY:	CPK
CHECKED BY:	RSA
APPROVED BY:	RSA

7/17/2026

VTTM NO. 19489
description
EXISTING CONDTIONS
prepared for
BRANDYWINE HOMES

SHEET NO: 2
SHEET 2 OF 7

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
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- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
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- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

ABBREVIATIONS

D	DELTA
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
INV	INVERT
L	LENGTH
MIN	MINIMUM
NTS	NOT TO SCALE
P	PROPERTY LINE
PR	PROPOSED
R	RADIUS
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL





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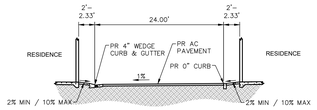
REGISTERED PROFESSIONAL ENGINEER — STEVEN CHRISTOPHER AUSTIN — No. 68795 — CIVIL — STATE OF CALIFORNIA

DRAWN BY:	CPK
DESIGNED BY:	CPK
CHECKED BY:	RSA
APPROVED BY:	RSA

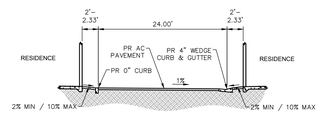
7/17/2026

VTTM NO. 19489
description
CONCEPTUAL GRADING PLAN
prepared for
BRANDYWINE HOMES

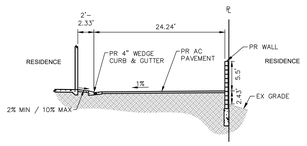
SHEET NO: 3 OF 7



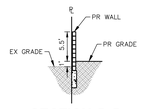
SECTION A-A
SCALE: 1"=10'



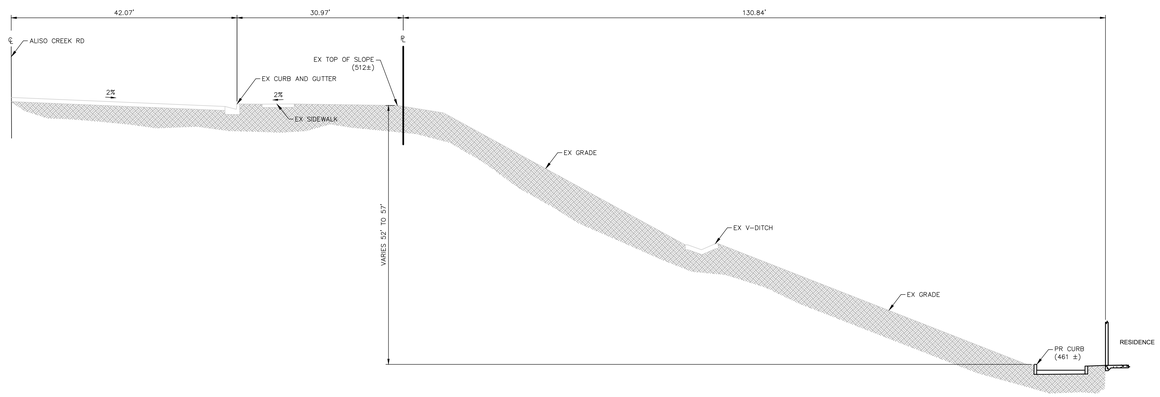
SECTION B-B
SCALE: 1"=10'



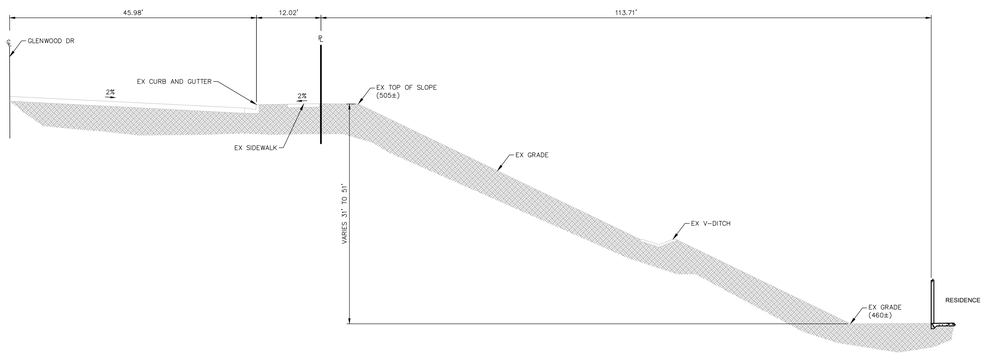
SECTION C-C
SCALE: 1"=10'



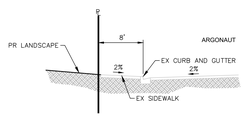
SECTION D-D
SCALE: 1"=10'



SECTION E-E
SCALE: 1"=10'



SECTION F-F
SCALE: 1"=10'



SECTION G-G
SCALE: 1"=10'

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SCALE VERIFICATION
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BENCHMARK
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ELEV: 290.133' DATUM: NAVD88 YEAR LEVELED: 1991

BASIS OF BEARINGS
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REGISTERED PROFESSIONAL ENGINEER
No. 68795
CIVIL
STATE OF CALIFORNIA
EXP. 06/30/2027

DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: RSA
APPROVED BY: RSA

7/17/2026

VTTM NO. 19489
description
SECTIONS
prepared for
BRANDYWINE HOMES

SHEET NO: 5
SHEET 5 OF 7

LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
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- EX FIRE WATER LINE
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- EX OVERHEAD COMMUNICATION
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- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE
- NO PARKING AREAS
- FIRE TURNAROUND

ABBREVIATIONS

D	DELTA
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
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L	LENGTH
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DRAWN BY:	CPK
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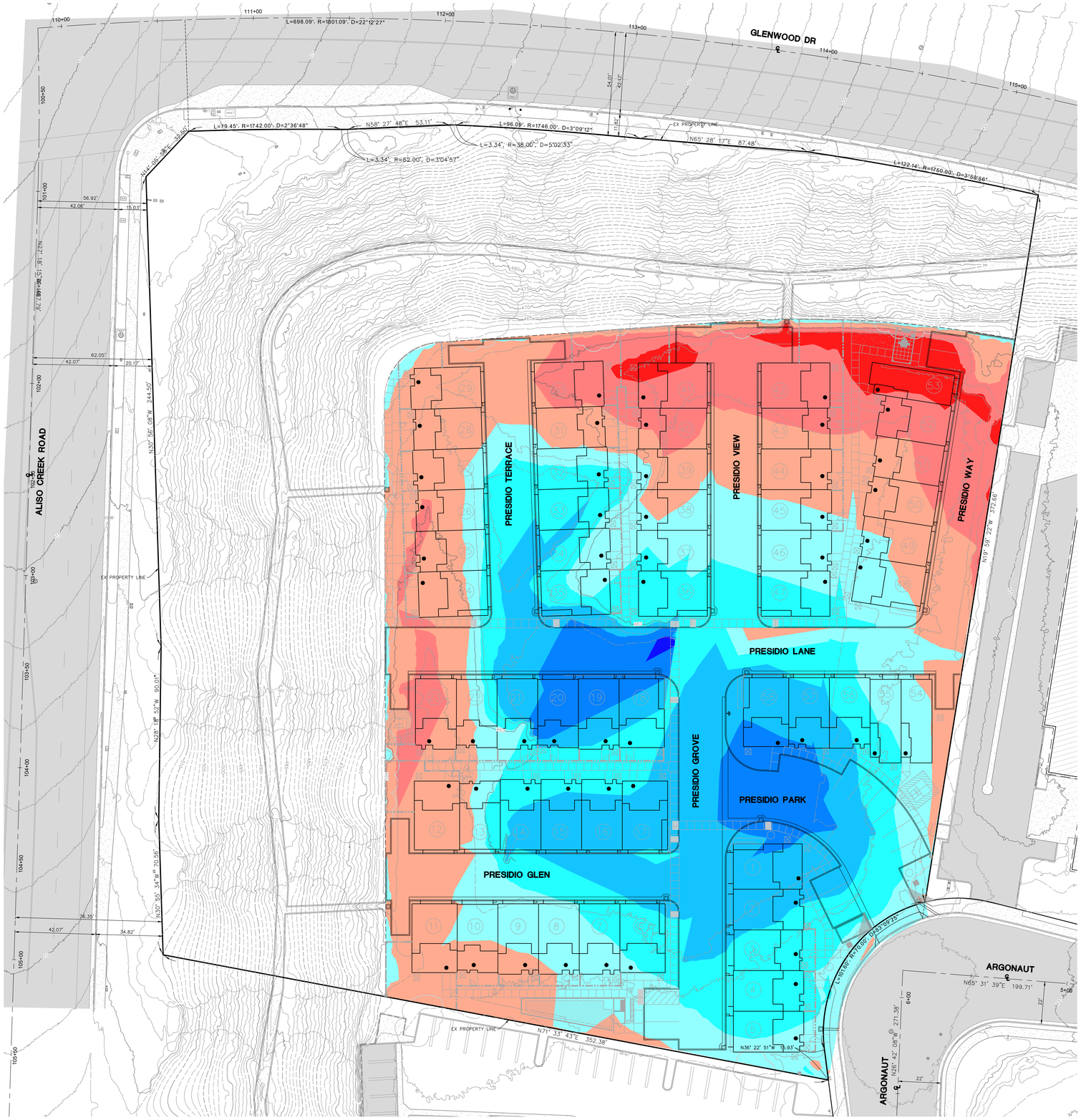
7/17/2026

VTTM NO. 19489

description
FIRE SITE PLAN

prepared for
BRANDYWINE HOMES

SHEET NO: 6
SHEET 6 OF 7



LEGEND:

- CUT DEPTH 4' TO 5'
- CUT DEPTH 3' TO 4'
- CUT DEPTH 2' TO 3'
- CUT DEPTH 1' TO 2'
- CUT DEPTH 0' TO 1'
- FILL DEPTH 0' TO 1'
- FILL DEPTH 1' TO 2'
- FILL DEPTH 2' TO 3'
- FILL DEPTH 3' TO 4'
- FILL DEPTH 4' TO 5'

EARTHWORK CALCULATIONS

RAW CUT:	3,524 CY
RAW FILL:	1,435 CY
SHRINKAGE:	6%
OVEREX:	25,490 CY
ADJUSTED EXPORT:	473 CY

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ELEV: 290.133' DATUM: NAVD88 YEAR LEVELED: 1991

EARTHWORK CALCULATION FOR TRACT NO. 19489

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE OCS CONTROL DESCRIBED AS STATION 7607 AND GPS STATION NO. 7694 BEING NORTH 74°53'01" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

REGISTERED PROFESSIONAL ENGINEER — ROBERT S. ANSTEAD — No. 68795 — CIVIL — STATE OF CALIFORNIA
7/17/2026

DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: RSA
APPROVED BY: RSA

SHEET 1 OF 1

VTTM NO. 19489
description
CONCEPTUAL EARTHWORK
prepared for
BRANDYWINE HOMES

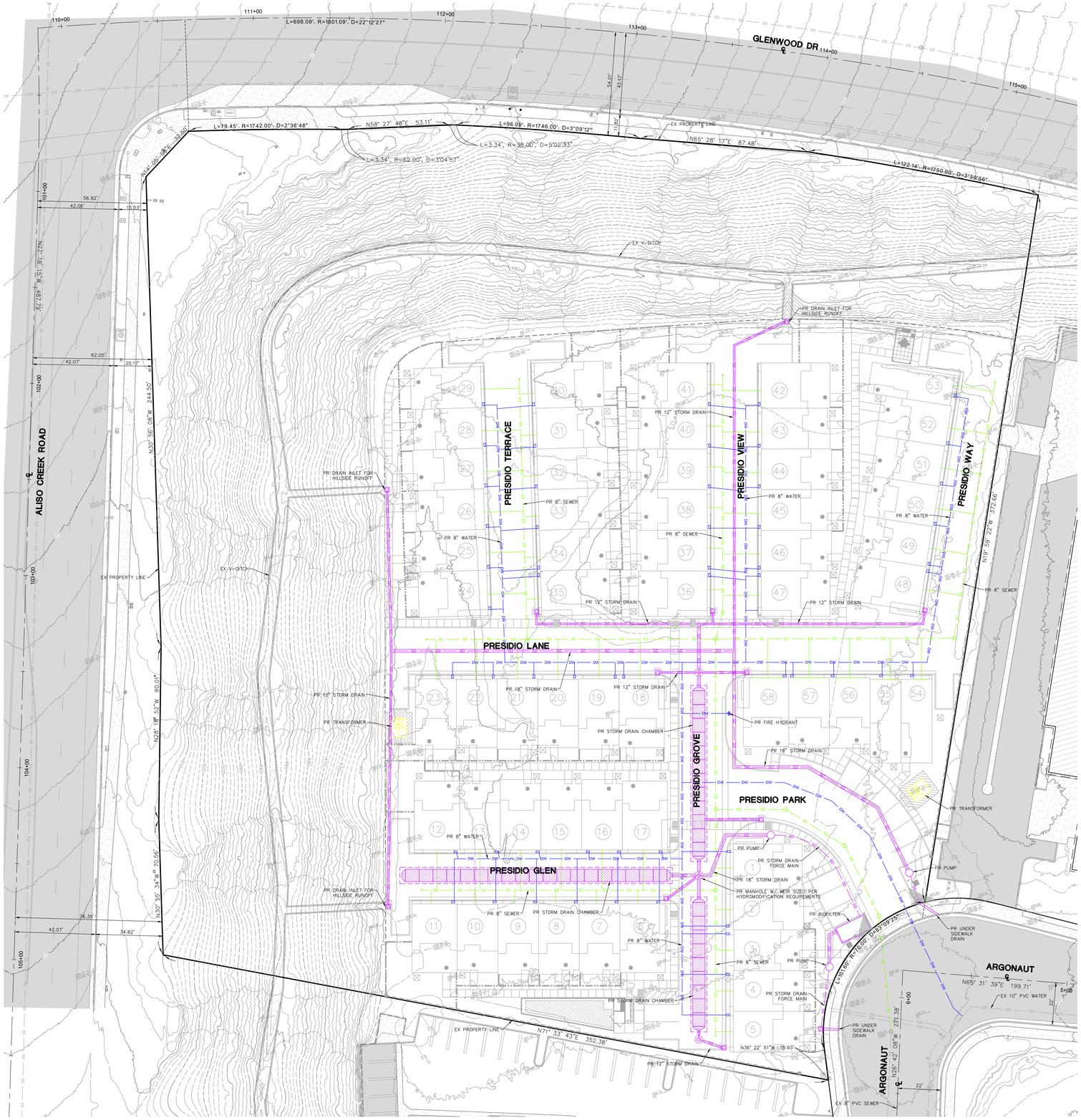
SHEET NO: 7
SHEET 7 OF 7

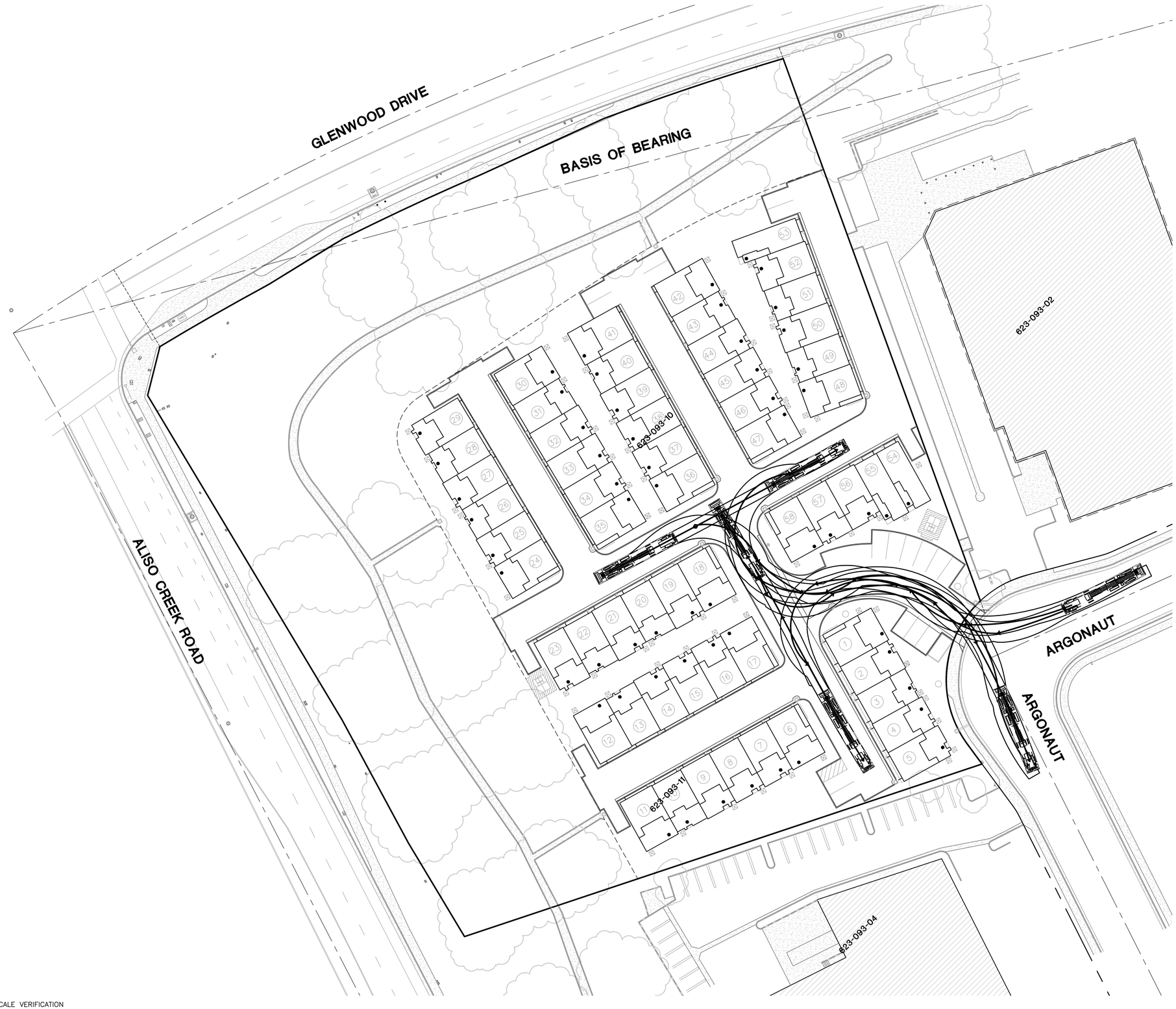
LEGEND

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

ABBREVIATIONS

D	DELTA
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
INV	INVERT
L	LENGTH
MIN	MINIMUM
NTS	NOT TO SCALE
℄	PROPERTY LINE
PR	PROPOSED
R	RADIUS
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL


GLENWOOD DR
℄
L=698.09', R=1801.09', D=22°12'27"
110+00
111+00
112+00
113+00
114+00
115+00
L=79.45', R=1742.00', D=2°36'48"
N58° 27' 48"E 53.11'
L=96.09', R=1746.00', D=3°09'12"
EX PROPERTY LINE
N65° 28' 17"E 87.48'
L=3.34', R=38.00', D=5°02'53"
L=3.34', R=62.00', D=3°04'57"
L=122.14', R=1750.00', D=3°59'56"
N24°09'48"E 38.50'
54.01'
42.17'
101+00
56.92'
42.08'
15.03'
N17° 15' 18"W 247.79'
EX V-DITCH
PR DRAIN INLET FOR HILLSIDE RUNOFF
62.05'
42.07'
20.17'
102+00
N30° 56' 08"W 244.50'
ALISO CREEK ROAD
℄
PRESIDIO TERRACE
PRESIDIO VIEW
PRESIDIO WAY
PR 12" STORM DRAIN
PR 8" SEWER
PR 8" WATER
EX PROPERTY LINE
EX V-DITCH
PR 12" STORM DRAIN
PR 12" STORM DRAIN
PR 12" STORM DRAIN
PRESIDIO LANE
PR 18" STORM DRAIN
PR 12" STORM DRAIN
PR 12" STORM DRAIN
PR TRANSFORMER
PR STORM DRAIN CHAMBER
PR FIRE HYDRANT
PR 18" STORM DRAIN
PRESIDIO GROVE
PRESIDIO PARK
PR TRANSFORMER
PR 8" WATER
PR PUMP
PR STORM DRAIN FORCE MAIN
PR PUMP
PRESIDIO GLEN
PR 18" STORM DRAIN
PR MANHOLE W/ WEIR SIZED PER HYDROMODIFICATION REQUIREMENTS
PR DRAIN INLET FOR HILLSIDE RUNOFF
PR 8" SEWER
PR STORM DRAIN CHAMBER
PR BIOFILTER
PR UNDER SIDEWALK DRAIN
76.35'
42.07'
34.82'
PR 8" WATER
PR 8" SEWER
PR PUMP
ARGONAUT
℄
N65° 31' 39"E 199.71'
5+00
6+00
PR STORM DRAIN FORCE MAIN
EX 10" PVC WATER
22'
PR STORM DRAIN CHAMBER
PR UNDER SIDEWALK DRAIN
EX PROPERTY LINE
N71° 33' 43"E 352.38'
N36° 22' 51"W 15.93'
N25° 42' 08"W 271.38'
ARGONAUT
℄
22'
PR 12" STORM DRAIN
EX 8" PVC SEWER
105+00
104+00
103+00
N28° 18' 52"W 190.01'
N30° 55' 14"W 70.35'
N19° 59' 22"W 372.66'
PR 8" SEWER
PR 8" WATER
PR 8" SEWER
PR 8" WATER
PR 8" SEWER
PR 8" WATER



ASSESSOR PARCEL NO'S.

623-093-10 AND 623-093-11

SITE ADDRESS

15 ARGONAUT
ALISO VIEJO, CA 92656

CLIENT:

BRANDYWINE HOMES
2355 MAIN STREET
IRVINE, CA 92614

BENCHMARK:

O.C.S. VERTICAL CONTROL BM 3X-47-83

DESCRIPTION:
DESCRIBED BY OCS 2002 FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "3X-47-83", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF INDIAN CREEK\GLENWOOD AND MOULTON PARKWAY, 90 FT. SOUTHEASTERLY OF THE CENTERLINE OF INDIAN CREEK AND 60 FT. NORTHEASTERLY OF THE CENTERLINE OF MOULTON. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV: 56.153'

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS BETWEEN O.C.S. HORIZONTAL CONTROL GPS STATION NO. 7607 AND GPS STATION NO. 7694 BEING NORTH 74°53'51" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

NOTES:

1. TOPOGRAPHIC AND ORTHO PHOTO SURVEY COMPLETED FOR CLIENT LISTED AND IS INTENDED FOR THEIR SOLE USE FOR DESIGN OF PROPOSED IMPROVEMENTS.
2. ELEVATIONS ARE BASED ON A BENCHMARK AS DESCRIBED.
3. ANY USE OF THIS SURVEY BY ANYONE OTHER THAN THE NAMED CLIENT IS PROHIBITED.

LEGAL DESCRIPTION:

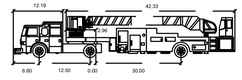
REAL PROPERTY IN THE CITY OF ALISO VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT LL87-116 RECORDED MARCH 9, 1988 AS INSTRUMENT NO. 88-107296 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE HUNDRED PERCENT (100%) OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH ONE HUNDRED PERCENT(100%) OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND ONE HUNDRED PERCENT(100%) OF ALL RENTS, BONUSES AND PROFITS ACCRUING THEREFROM; WITHOUT, HOWEVER, ANY RIGHTS INCLUDING RIGHTS OF ENTRY IN OR WITH RESPECT TO ANY PORTION OF THE SURFACE OR SUBSURFACE TO A VERTICAL DEPTH OF 500 FEET FROM THE SURFACE AS THE SAME MAY FROM TIME TO TIME EXISTS, AS RESERVED BY DEEDS FROM LLOYDS BANK OF CALIFORNIA, FORMERLY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, SUCCESSOR TO FIRST NATIONAL BANK IN SANTA ANA, A CORPORATION, RECORDED SEPTEMBER 30, 1976 IN BOOK 11908, PAGE 573, AND IN BOOK 11908, PAGE 582 BOTH OF OFFICIAL RECORDS.
APN: 623-093-10 AND 623-093-11

LEGEND:

- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT



Beverly Hills 107' Ladder Tiller Pierce Arrow XT

feet

First Unit Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 45.0
First Unit Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		



30 15 0 30 60 90
SCALE: 1"=30'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

ADVANCED CIVIL GROUP

ADVANCED CIVIL GROUP INC.
30251 GOLDEN LANTERN,
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
WWW.ADVANCEDCIVILGROUP.COM

SEAL-ENGINEER

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

FIRE TRUCK ACCESS
15 ARGONAUT
ALISO VIEJO, CA

DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: JRW
APPROVED BY: RSA
DATE: 7/14/2026
REVISIONS:

PROJECT NUMBER: 106715

SHEET NO.
C-1
1 OF 1

2192



ASSESSOR PARCEL NO'S.

623-093-10 AND 623-093-11

SITE ADDRESS

15 ARGONAUT
ALISO VIEJO, CA 92656

CLIENT:

BRANDYWINE HOMES
2355 MAIN STREET
IRVINE, CA 92614

BENCHMARK:

O.C.S. VERTICAL CONTROL BM 3X-47-83

DESCRIPTION:
DESCRIBED BY OCS 2002 FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "3X-47-83", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF INDIAN CREEK\GLENWOOD AND MOULTON PARKWAY, 90 FT. SOUTHEASTERLY OF THE CENTERLINE OF INDIAN CREEK AND 60 FT. NORTHEASTERLY OF THE CENTERLINE OF MOULTON. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV: 56.153'

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS BETWEEN O.C.S. HORIZONTAL CONTROL GPS STATION NO. 7607 AND GPS STATION NO. 7694 BEING NORTH 74°53'51" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

NOTES:

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3. ANY USE OF THIS SURVEY BY ANYONE OTHER THAN THE NAMED CLIENT IS PROHIBITED.

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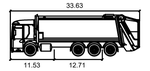
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APN: 623-093-10 AND 623-093-11

LEGEND:

- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT



Dennis Eagle OL 27W 2013

	feet
Width	: 8.30
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 22.7



30 15 0 30 60 90
SCALE: 1"=30'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

ADVANCED CIVIL GROUP

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SEAL-ENGINEER

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

TRASH TRUCK ACCESS
15 ARGONAUT
ALISO VIEJO, CA

DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: JRW
APPROVED BY: RSA
DATE: 7/14/2026
REVISIONS:

PROJECT NUMBER: 106715

SHEET NO.
C-2
1 OF 1

2193



ASSESSOR PARCEL NO'S.

623-093-10 AND 623-093-11

SITE ADDRESS

15 ARGONAUT
ALISO VIEJO, CA 92656

CLIENT:

BRANDYWINE HOMES
2355 MAIN STREET
IRVINE, CA 92614

BENCHMARK:

O.C.S. VERTICAL CONTROL BM 3X-47-83

DESCRIPTION:
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ELEV: 56.153'

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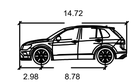
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APN: 623-093-10 AND 623-093-11

LEGEND:

- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT



Volkswagen Tiguan 2019

	feet
Width	: 6.03
Track	: 5.97
Lock to Lock Time	: 6.0
Steering Angle	: 32.6

SCALE 1" = 30'

30 15 0 30 60 90
SCALE: 1"=30'

SCALE VERIFICATION
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SEAL-ENGINEER

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
CIVIL
STATE OF CALIFORNIA

CAR PARKING ACCESS
15 ARGONAUT
ALISO VIEJO, CA

DRAWN BY: CPK
DESIGNED BY: CPK
CHECKED BY: JRW
APPROVED BY: RSA
DATE: 7/14/2026
REVISIONS:

PROJECT NUMBER: 106715

SHEET NO.
C-3
1 OF 1

2194

ORDINANCE NO. 2026-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND BRANDYWINE HOMES FOR THE DEVELOPMENT OF PRESIDIO AT PACIFIC PARK, A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11).

WHEREAS, the City of Aliso Viejo ("City") has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved;

WHEREAS, pursuant to California Government Code section 65864 et seq. and Aliso Viejo Municipal Code ("AVMC") section 15.82.010, the City is authorized to enter into development agreements providing for the development of land under terms and conditions set forth therein;

WHEREAS, on April 15, 2026, Brandywine Homes ("Applicant") submitted applications for a general plan amendment, zone change, vesting tentative tract map, site development permit, and a development agreement application to demolish an existing office building and construct the construction of a multi-family residential community at 15 Argonaut ("Project");

WHEREAS, because of the logistics, magnitude of the expenditure and considerable lead time prerequisite to planning and developing the Project, Developer has proposed to enter into a development agreement concerning the Project ("Development Agreement") to provide assurances that the Project can proceed without disruption caused by a change in the City's planning policies and requirements except as provided in the Development Agreement, which assurance will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project;

WHEREAS, the City Council has determined that by entering into the Development Agreement: (i) the City will promote orderly growth and quality development on the Property in accordance with the goals and policies set forth in the General Plan; and (ii) the Project will provide public benefits, including 58 for-sale homes, three units restricted to very low-income households, pedestrian walkways, landscaped open spaces, and recreational amenities;

WHEREAS, it is the intent of the City and Applicant to establish certain conditions and requirements related to review and development of the Project which are or will be the

subject of subsequent development applications and land use entitlements for the Project as well as the Development Agreement;

WHEREAS, the City and Applicant have reached mutual agreement and desire to voluntarily enter into the Development Agreement to facilitate development of the Project subject to the conditions and requirements set forth therein;

WHEREAS, the Development Agreement contains, including, without limitation, property owner's vested right to complete development of the Project with governing land use regulations applicable at the time of approval; defines the scope of the Project; and identifies the public benefit obligations of the Applicant;

WHEREAS, the public benefits include, among other things, park in-lieu fees, as authorized by law and the City's ordinances, to rehabilitate and improve existing open space and recreational facilities in the City, including but not limited to, the Aquatic Center, Iglesia Community Center and Park, and the Ranch ("Facilities") in order to maintain the City's high standard of recreation and community services while accommodating a growing population, including future residents of the proposed subdivision;

WHEREAS, residents throughout the City regularly use the Facilities due to the variety of programs and services offered. Although the Facilities are located outside of the subdivision, future residents of the subdivision will undoubtedly use and benefit from use of the Facilities as well;

WHEREAS, on March 4, 2026, the City Council held a duly noticed public review to receive and provide initial feedback on concept plans for the Project;

WHEREAS, on September 15, 2026, the City gave public notice of the City Council public hearing for consideration of Mitigated Negative Declaration CEQA-2026-01004, General Plan Amendment GPA-2026-01002, Zone Change ZC-2026-00001, Vesting Tentative Tract Map 19489, Site Development Permit SDP-2026-01001 and Development Agreement DA-2026-01002 for the Project by publishing in a newspaper of general circulation; by posting notices at City Hall and the Project site; and by mailing notices to owners of property within 300 feet, to the project applicant, and to local agencies that provide water, sewage, electricity and schools;

WHEREAS, on October 7, 2026, the City Council held a duly noticed public hearing, discussed the parameters of the public benefit contributions of the Development Agreement;

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALISO VIEJO DOES ORDAIN AS FOLLOWS:

Section 1: **Incorporation of Recitals.** The City Council hereby finds and determines that all of the recitals set forth above are true and correct. The above recitals are hereby incorporated as substantive findings of this Ordinance.

Section 2. **CEQA.** Pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) and State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (collectively, "CEQA"), the City Council adopted Resolution No. _____, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and determining that the Project, with implementation of the identified mitigation measures, will not have a significant effect on the environment.

Section 3. **Findings.** Pursuant to AVMC 15.82.010 (Development Agreement and Other Actions), the City Council determined that approving the Development Agreement is in the best interest of the City and for the common benefit of residents, and hereby makes the following findings of fact and approves the Development Agreement between the City and the Applicant as set forth in Exhibit "A", which are attached hereto and incorporated herein by reference.

1. Public Welfare. The Project is consistent with the policies and regulations of the proposed Medium-Density Residential zoning district. The DA includes provisions to ensure compliance with applicable land use regulations, defines the scope of the Project, and identifies the public benefit obligations of the Applicant. The Project is compatible with the existing and recently approved multi-family and single-family communities in terms of layout, architectural style, materials, and open space; the site is served by existing infrastructure, including roads, utilities, and public services sufficient to support residential development; that the environmental assessment determined impacts would be less than significant with mitigation; the Project advances the City's housing goals by creating new housing opportunities; and future construction will be subject to plan check review and inspection to ensure compliance with all applicable building and safety standards.

    A. General Plan Consistency. The development agreement is consistent with the goals, objectives, and policies of the General Plan and any applicable specific plan. The Project is consistent with the goals and policies of the Conservation and Open Space (COS), Housing (H), and Land Use element (LU) listed below in that the Project promotes orderly growth, provides a compatible transition between non-residential and residential uses, supports housing objectives by creating new residential opportunities, and utilizes existing infrastructure in a manner consistent with the community's long-term vision and planning framework. The Project is also subject to mitigation measures and conditions of approval that address potential impacts related to traffic, noise, air quality, and emergency access. There is no applicable Specific Plan for the Project site.

- Policy COS-1.2 Reduce the amount of water used for landscaping and increase use of native and low water plants. Maximize use of native, low-water plants for landscaping of areas adjacent to sidewalks or other impermeable surfaces.
- Policy COS-4.2 Encourage and maintain high-quality architectural and landscaping designs that enhance or complement the community's visual character.
- Policy COS-7.5 Ensure that new development provides park land and/or improvements at a fair share ratio, pursuant to the City's Parkland Ordinance.
- Goal H-1: Encourage a diversity of housing types and provide affordability levels within Aliso Viejo to meet the needs of community residents.
- Policy H-1.1 Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community through the disbursement of affordable units in projects.
- Policy H-1.2 Encourage through the use of density bonuses and rezoning to allow for residential development, development of affordable housing opportunities throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services.
- Policy H-1.4 Ensure that a portion of future residential development is affordable to low- and very-low-income households by designating certain sites as having the potential to be used for residential uses.
- Policy H-3.8 Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
- Policy LU-12.2 As a condition upon new development, require payment of park fees and/or dedication and provision of parkland, recreation facilities and/or multi-use trails that improve the public and private recreation system.

Section 4. **Minor Modifications.** The City Council hereby approves the Development Agreement attached hereto as Exhibit "A" and authorizes the Community Development Director to make any further minor, non-substantive changes and modifications thereto.

Section 5. **Effective Date.** This Ordinance shall not take effect unless and until the General Plan Amendment GPA-2026-01002, Zone Change ZC-2026-01001, Vesting Tentative Tract Map 19489 and Site Development Permit SDP-2026-01001 and approvals under State Density Bonus Law for the Project are each approved by the City Council and have become effective, and the Development Agreement is executed by both parties.

Section 6. **Severability.** If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the

provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 7. **City Clerk's Certification.** The City Clerk shall certify to the adoption of this Ordinance and cause a summary thereof to be published five days prior to the date of adoption of this Ordinance, and, within 15 days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

Section 8. The Mayor, City Manager, and City Clerk, or their designees, are authorized to take such actions as may be necessary to effect the execution, recordation, and enforcement of this Ordinance and the Development Agreement.

PASSED, APPROVED AND ADOPTED this 21st day of October, 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Maria Kendig, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, Maria Kendig, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Ordinance No. 2026-__ duly passed and adopted by the City Council of the City of Aliso Viejo at its regular meeting held on October 21, 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MARIA KENDIG, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 2026-__ duly passed and adopted by the Aliso Viejo City Council at its regular meeting held October 21, 2026, and that the Summary of the Ordinance was published on _____ and _____ in the Laguna Niguel News.

_____
MARIA KENDIG, CITY CLERK

(SEAL)

Exhibit “A”
Development Agreement

RECORDED AT REQUEST OF
AND WHEN RECORDED RETURN TO:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656-5335
Attn: City Manager

Fee Exempt - Gov't Code §6103

(Space above for Recorder's Use)

DEVELOPMENT AGREEMENT

between

THE CITY OF ALISO VIEJO,
a California municipal corporation

and

[BRANDYWINE ACQUISITION GROUP, LLC.

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between THE CITY OF ALISO VIEJO, a California municipal corporation ("City"), and BRANDYWINE ACQUISITION GROUP, LLC. ("Owner") with reference to the following facts:

RECITALS.

A. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted the "Development Agreement Statute," Sections 65864 et seq., of the Government Code. City, a general law city, is authorized by the Development Agreement Statute to enter into development agreements with persons and entities having legal or equitable interests in real property for the purpose of establishing predictability for both City and the property owner in the development process. Owner has requested that City enter into a development agreement for the development of the Property, as defined below. City enters into this Agreement pursuant to the provisions of the California Government Code, the City's General Plan, the City Municipal Code, and applicable City policies.

B. Owner has a legal or equitable interest in that certain real property consisting of approximately 4.4 acres of land located in the City of Aliso Viejo, County of Orange, State of California, more particularly described in Exhibit "A" (the "Property"). Owner desires to develop the Property for residential uses of 58 for-sale residential Units, including 55 for sale market-rate units and three (3) affordable for-sale units, as further described herein.

C. This Agreement is intended to ensure that Owner has provided funding sufficient to provide the adequate and appropriate public recreational facilities and services required by the development of the Property.

D. This Agreement also assures that the development will assist the City in meeting its goals for the provisions of affordable housing by contributing to the City's affordable housing stock.

E. This Agreement further assures that development of the Property may occur in accordance with City's General Plan, as amended by the General Plan Amendment and Zone Change. The development of the Property pursuant to the Existing Land Use Regulations, this Agreement, the Subsequent Land Use Regulations to which Owner has consented in writing, and Subsequent Development Approvals (as each of those terms and phrases is defined within this Agreement) shall be referred to as the "Development Plan."

F. This Agreement constitutes a current exercise of City's police powers to provide predictability to Owner in the development approval process by vesting the permitted use, density, intensity of use, and timing and phasing of development consistent with the Development Plan in exchange for Owner's commitment to provide significant public benefits to City (the "Public Benefits") as set forth in Section 9.

G. The provision by Owner of the Public Benefits allows the City to realize significant economic, recreational, park, open space, educational, social, and public facilities benefits. The Public Benefits will advance the interests and meet the needs of Aliso Viejo's residents and visitors.

H. In return for Owner's participation and commitment to these significant contributions of private resources for public purposes, City is willing to exercise its authority to enter into this Agreement and to make a commitment of predictability for the development process for the Property. Absent City's willingness to make such a commitment, Owner would be unwilling to enter into this Agreement or make the significant investment of resources identified in this Agreement.

AGREEMENT

City and Owner agree as follows:

1. INTEREST OF OWNER. Owner represents that it has a legal or equitable interest in the Property and is authorized to enter into this Agreement.

2. PUBLIC HEARINGS.

   2.1 On October 7, 2026, after providing notice as required by law, the City Council held a public hearing on this Agreement and made the findings set forth in Section 3.

3. CITY COUNCIL FINDINGS. The City Council finds that:

   3.1 Subject to the approval of the General Plan Amendment and Zone Change becoming effective on or before the Effective Date, this Agreement is consistent with City's General Plan.

   3.2 This Agreement ensures a desirable and functional community environment, provides effective and efficient development of public facilities, infrastructure, and services appropriate for the development of the Project, enhances effective utilization of resources within the City, provides assurances to the developer in an effort to control the cost of housing and development to the consumer, and provides other significant benefits to the City and its residents.

   3.3 This Agreement provides public benefits beyond those which are necessary to mitigate the development of the Project.

   3.4 This Agreement strengthens the public planning process, encourages private participation in comprehensive planning, particularly with respect to the implementation of the City's General Plan, and reduces the economic costs of development and government.

3.5 The best interests of the citizens of the City and the public health, safety, and welfare will be served by entering into this Agreement.

4. CONTINUING OBLIGATIONS. This Agreement binds the City now and in the future. By approving this Agreement, the City Council has elected to exercise certain governmental powers at the time of entering into this Agreement rather than deferring its actions to some undetermined future date. The terms and conditions of this Agreement have undergone extensive review by the City staff and the City Council and have been found to be fair, just, and reasonable. City has concluded that the Project will serve the best interests of its citizens and that the public health, safety, and welfare will be best served by entering into this Agreement.

5. DEFINITIONS. In this Agreement, unless the context otherwise requires, the following terms and phrases shall have the following meanings:

5.1 "Agreement" shall mean this Development Agreement between the City and Owner. The term "Agreement" shall include any amendment properly approved and executed pursuant to Section 7.5.

5.2 "Approval Date" means the date on which the City Council conducted the second reading of the ordinance adopting this Agreement. That date is October 21, 2026.

5.3 "City" shall mean the City of Aliso Viejo, a California municipal corporation.

5.4 "City Council" shall mean the governing body of the City.

5.5 "City Municipal Code" shall mean the Aliso Viejo Municipal Code. However, changes to the Aliso Viejo Municipal Code occurring between the Approval Date and the Effective Date shall not be considered part of the City Municipal Code for purposes of this Agreement without Owner's prior written consent.

5.6 "Day" refers to a calendar day unless specifically stated as a "business day."

5.7 "Default" shall refer to a Major Default or Minor Default as defined herein.

5.8 "Development" shall mean the improvement of the Property for the purposes of completing the structures, improvements, and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and private facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; the installation of landscaping; and other improvements.

5.9 "Development Approvals" shall mean all permits and other entitlements approved or issued by the City for the use of, construction upon, and/or development of the Property. For the purposes of this Agreement,

Development Approvals shall be deemed to include, but are not limited to, the following actions, including revisions, addenda, amendments, and modifications to these actions:

a. this Agreement;

b. amendments to this Agreement;

c. amendments to the General Plan;

d. tentative and final subdivision and tract maps;

e. site development permit;

f. zoning;

g. grading and building permits;

h. certificates of compliance;

i. street, drainage, utility, stormwater, and landscape permits;

j. occupancy permits; and

k. environmental review documents for the Project.

5.10 "Development Impact Fees" shall mean all fees established and imposed upon the Project by the City and this Agreement.

5.11 "Development Plan" means the Existing Land Use Regulations, the Development Approvals, this Agreement, the Subsequent Land Use Regulations to which Owner has consented in writing, and Subsequent Development Approvals.

5.12 "Effective Date" shall mean the later of: (i) date the ordinance adopting this Agreement becomes effective; or (ii) expiration of the period provided by applicable law, including but not limited to Government Code Section 65009, for challenging the General Plan Amendment and/or the Zone Change.

5.13 "Existing Land Use Regulations" means all Land Use Regulations in effect on the Effective Date, including the General Plan Amendment and Zone Change (including the number of Units approved for the Project by the General Plan Amendment). However, changes to Land Use and Zoning Regulations occurring between the Approval Date and the Effective Date shall not be considered part of the Existing Land Use or Zoning Regulations without Owner's prior written consent. Owner has consented to the General

Plan Amendment and Zone Change, which shall be considered part of the Existing Land Use and Zoning Regulations.

5.14 "Final Map" refers to the final map which may be filed with respect to any Tentative Map, including the First Tentative Map, as set forth in Section 66456 et seq. of the Subdivision Map Act.

5.15 "First Tentative Map" shall mean the first Tentative Map for the Project which is approved by the City prior to or concurrent with the Effective Date of this Agreement. Owner may submit more than one Tentative Map to be considered concurrently as the First Tentative Map.

5.16 "First Tentative Map Submittal Package" shall mean the package of materials to be submitted with the Owner's application for the First Tentative Map, which shall include the site development permit for the Project.

5.17 "General Plan" shall mean the general plan of the City.

5.18 "General Plan Amendment" shall refer to the amendment of the City's General Plan on October 7, 2026, for the Property. A copy of the General Plan Amendment is attached as Exhibit "B".

5.19 "Implementing Agreement" refers to any agreement entered into by Owner and the City for the implementation of obligations established in this Agreement.

5.20 "Land Use Regulations" shall mean all ordinances, resolutions, codes, rules, regulations and official policies of the City governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, timing and phasing of development, the maximum height and size of buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement, construction, and initial occupancy standards and specifications applicable to the Project. Land Use Regulations do not include any City ordinance, resolution, code, rule, regulation or official policy governing:

- The conduct or taxation of businesses, professions, and occupations applicable to all businesses, professions, and occupations in the City;

- Taxes and assessments of general application upon all residents of the City, provided that the taxes and assessments are not imposed for the purpose of taxing the right, power or privilege of developing or improving land (e.g., excise tax) or to directly finance the acquisition or dedication of open space or any other public improvement in respect of which the Owner is paying any fee

(directly or through a Financing District) or providing any improvement pursuant to this Agreement;

- The control and abatement of nuisances.

5.21 "Major Default" refers to the material and substantial failure by (1) Owner to timely meet Owner's Public Benefit obligations, or (2) City's failure to issue Subsequent Development Approvals in accordance with its obligations under this Agreement, or (3) either Party to provide the agreed upon cooperation needed to implement the Public Benefits and/or the development of the Property pursuant to the Development Plan, including but not limited to a failure to comply with the terms of any Implementing Agreement. This definition is not intended to expand or limit the legal definition of "materiality," but only to establish the agreement of the Parties as to the nature of a default which could lead to an early termination of this Agreement.

5.22 "Minor Default" means a failure by Owner or City to comply with the terms and conditions of this Agreement which is not a "Major Default" as defined herein.

5.23 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device, a lender, and their successors and assigns.

5.24 "Owner" refers to Brandywine Acquisition Group, LLC., and Owner's successors and assigns as set forth in Section 14.14.

5.25 "Owner's Vested Right" refers to Owner's guaranteed right to develop the Property as set forth in this Agreement, with particular reference to Section 8.

5.26 "Paragraph" means a lettered or numbered paragraph of an Exhibit to this Agreement, unless specifically stated to refer to another document or matter. (Note below that "Section" means a lettered or numbered section of the main body of this Agreement.) A reference to a Paragraph includes all subparagraphs of that Paragraph.

5.27 The "Parties" means the City and Owner. A "Party" refers to either the City or the Owner.

5.28 "Project" means the development of the Property as set forth in the Development Plan.

5.29 "Property" means the real property described in Exhibit "A".

5.30 "Public Benefits" refers to those benefits provided to the City and the community by Owner pursuant to Section 9 and Exhibit "C" below.

5.31 "Reservation of Authority" means the rights and authority specifically reserved to City which limits the assurances and rights provided to the Owner under this Agreement. The Reservation of Authority is described in Section 8.6.

5.32 "Section" refers to a numbered section of this Agreement, unless specifically stated to refer to another document or matter.

5.33 "Subsequent Development Approvals" means all Development Approvals and permits approved, granted, or issued after the Effective Date for the Project which are required or permitted by the Existing Land Use Regulations, the Subsequent Land Use Regulations to which Owner has consented in writing, and this Agreement. Subsequent Development Approvals include, without limitation, all development review approvals required under the Subdivision Map Act, the City's subdivision ordinance and/or other provisions of the City Municipal Code, site development permits, excavation, grading, building, construction, encroachment or street improvement permits, occupancy certificates, utility connection authorizations, drainage, landscape, or other permits or approvals necessary for the grading, construction, marketing, use and occupancy of the Project.

5.34 "Subsequent Land Use Regulations" means those Land Use Regulations which are both adopted and effective after the Approval Date and which are not included within the definition of Existing Land Use Regulations. "Subsequent Land Use Regulations" include any Land Use Regulations adopted by moratorium by initiative, City action, or otherwise

5.35 "Tentative Map" shall mean any tentative map, as defined in the Subdivision Map Act and the City Municipal Code, for the Project, including the First Tentative Map. With the approval of any Tentative Map, the City shall identify the conditions that shall be satisfied to process the map.

5.36 "Term" means the term of this Agreement as set forth in Section 7.2 of this Agreement.

5.37 "Unit" means a residential dwelling unit within the Project. This definition is provided solely for the purposes of determining the uses which may be built as a part of the Project and, if applicable, for calculating the City Fee described in Exhibit "C", and is not intended to allow for conversion of non-residential uses to residential uses.

5.38 "Very Low Income Household" means persons and families whose income does not exceed fifty percent (50%) of the then-current area median income of the County of Orange adjusted for family size by the State Department of Housing and Community Development in accordance with adjustment factors adopted and amended from time to time by the United States

Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937, as amended, and California Health and Safety Code Section 50105, as it may be amended from time-to-time. In no event, however, shall the maximum annual income for a Very Low Income Household be, for purposes of this Agreement, less than fifty percent (50%) of the then-current area median income of the County of Orange.

6. EXHIBITS. All exhibits attached to this Agreement are incorporated as a part of this Agreement. Those exhibits are:

Exhibit	Description
"A"	Legal Description of the Property
"B"	General Plan Amendment
"C"	Public Benefits
"D"	Density Bonus Housing Agreement
"E"	Assignment and Assumption Agreement

7. GENERAL PROVISIONS.

7.1 Binding Effect of Agreement. This Agreement shall be recorded against the Property and shall run with the land. The Development shall be carried out only in accordance with the terms of this Agreement. Until released or terminated pursuant to the provisions of this Agreement or until Owner has fully performed its obligations arising out of this Agreement, no portion of the Property shall be released from this Agreement.

7.2 Term of Agreement. The Term shall commence on the Effective Date. The Term shall continue for a period of ten (10) years from the Effective Date, subject to the following:

7.2.1 *Extensions of Term*. The Term shall be extended for periods equal to the time during which:

7.2.1.1 Litigation is pending which challenges any matter, including compliance with CEQA or any other local, state, or federal law, related in any way to the approval or implementation of all or any part of the Development Plan. Any such extension shall be equal to the time between the filing of litigation, on the one hand, and the entry of final judgment or dismissal, on the other. All such extensions shall be cumulative.

7.2.1.2 Any application by Owner for state or federal regulatory permits and/or approvals required for the Project has been pending more than one year after its submittal, beginning on the 366th day following its submittal for approval.

7.2.1.3 Any other delay occurs which is beyond the control of the Parties, as described in Section 14.10.

7.2.2 During the Term, certain portions of the Property may be released from this Agreement as provided elsewhere in this Agreement.

7.2.3 As provided in Section 7.3 and elsewhere within this Agreement, the Term may end earlier than the end of the Term specified in this Section.

7.3 Termination. This Agreement shall be deemed terminated and of no further effect upon the earlier occurrence of any of the following events:

7.3.1 Expiration of the Term as set forth in Section 7.2;

7.3.2 Entry of a final judgment setting aside, voiding, or annulling the adoption of the ordinance approving this Agreement;

7.3.3 The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement;

7.3.4 Completion of the Project in accordance with the terms of this Agreement, including issuance of all required occupancy permits and acceptance, as required by state law, by City, or the applicable public agency, of all required dedications and the satisfaction of all of Owner's obligations under this Agreement; or

7.3.5 As may be provided by other specific provisions of this Agreement.

7.4 Effect of Termination. Subject to Section 8.9, upon any termination of this Agreement, the only rights or obligations under this Agreement which either Party shall have are:

7.4.1 The completion of obligations which were to have been performed prior to termination, other than those which are separately addressed by Section 12;

7.4.2 The performance and cure rights set forth in Section 12; and

7.4.3 Those obligations that are specifically set forth as surviving this Agreement, such as those described in Section 9 and in Sections 11.1 through 11.7 and Section 14.15.

7.5 Amendment or Cancellation of Agreement. This Agreement may be amended from time to time or canceled only by the written consent of both City and Owner in the same manner as its adoption, as set forth in California Government Code Section 65868. Any amendment or cancellation shall be in a form suitable for recording in the Official Records of Orange County, California. An amendment or other modification of this Agreement will continue to relate back to the Effective Date of this Agreement (as opposed to the effective date of the amendment or modification), unless the amendment or modification expressly states otherwise.

7.6 Release of Obligations With Respect to Individual Unit Upon Certification of Occupancy. Notwithstanding any other provision of this Agreement:

7.6.1 When any individual unit has been finally subdivided and sold, leased, or made available for lease to a member of the public or any other ultimate user, and a certificate of occupancy has been obtained for the building(s) on the lot, that unit and its owner shall have no further obligations under and shall be released from this Agreement.

7.6.2 Upon the conveyance of any lot, parcel, or other property, whether residential, commercial, or open space, to a homeowners' association, property owners' association, or public or quasi-public entity, that lot, parcel, or property and its owner shall have no further obligations under and shall be released from this Agreement, provided that this paragraph shall not be deemed to release any transferee (including a good faith purchaser) from obligations to pay assessments imposed in connection with a Financing District.

No formal action by the City is required to effect this release, but, upon Owner's request, City shall sign an estoppel certificate or other document to evidence the release.

7.7 Minor Changes. The provisions of this Agreement require a close degree of cooperation between the Parties and "Minor Changes" to the Project may be required from time to time to accommodate design changes, engineering changes, and other refinements related to the details of the Parties' performance. "Minor Changes" shall mean changes to the Project that are otherwise consistent with the Development Plan, and which do not result in a change in the type of use, an increase in density or intensity of use, significant new or increased environmental impacts that cannot be mitigated, or violations of any applicable health and safety regulations in effect on the Effective Date.

Accordingly, the Parties may mutually consent to adopting "Minor Changes" through their signing of an "Operating Memorandum" reflecting the Minor

Changes. Neither the Minor Changes nor any Operating Memorandum shall require public notice or hearing. The City Attorney and City Manager shall be authorized to determine whether proposed modifications and refinements are "Minor Changes" subject to this Section 7.7 or more significant changes requiring amendment of this Agreement. The City Manager may execute any Operating Memorandum without City Council action.

7.8 Term of Map(s) and Other Project Approvals.

7.8.1 Subdivision Maps. Pursuant to Government Code Section 66452.6, the term of all subdivision or tract maps that are approved for all or any portion of the Property shall be extended to a date coincident with the Term and, where not prohibited by State law, with any extension of the Term.

7.8.2 Site Development Permits. Site Development Permits for the Project shall have terms that coincide with the term of the subdivision or tract map for the portion of the Property to which a particular Site Development Permit pertains.

7.8.3 Other Development Approvals. Pursuant to Government Code Section 65863.9, any and all other Development Approvals for any portion of the Project shall automatically be extended for a term ending concurrently with the applicable tentative maps for the Project. Pursuant to Section 7.8.1, those terms shall be the same as the Term of this Agreement.

7.8.4 Decisions of Community Development Director. Any decision of the Community Development Director with respect to Subsequent Development Approvals may be appealed to the City's City Council pursuant to Section 15.70.080 of the Aliso Viejo Municipal Code.

7.9 Relationship of City and Owner. The contractual relationship between City and Owner arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights.

7.10 Notices. All notices, demands, and correspondence required or permitted by this Agreement shall be in writing and delivered in person, overnight delivery (e.g. Fedex) or mailed by first class and certified mail, return receipt requested, postage prepaid, addressed as follows:

If to City, to:
City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656

Attn: City Manager

With a copy to:
Scott C. Smith
18101 Von Karman Avenue
Suite 1000
Irvine, CA 92612

If to Owner, to:
Brandywine Acquisition Group, LLC.
2355 Main Street, Suite 220
Irvine, CA 92614

With a copy to:
Cox, Castle & Nicholson LLP
2029 Century Park East, Suite 2100
Los Angeles, CA 90067
Attn: Andrew K. Fogg, Esq.

City or Owner may change its address by giving notice in writing to each of the other names and addresses listed above. Thereafter, notices, demands, and correspondence shall be addressed and transmitted to the new address. Notice shall be deemed given upon personal delivery or, notices shall be deemed given upon receipt as evidenced by the customary receipt provided by the delivery service.

7.11 Waiver of Right to Protest. Execution of this Agreement is made by Owner without protest. Owner knowingly and willingly waives any rights it may have under Government Code Section 66020 or any other provision of law to protest the imposition of any fees, dedications, reservations, or other exactions imposed on the Project as authorized by this Agreement.

8. DEVELOPMENT OF THE PROPERTY.

8.1 Owner's Vested Right. Owner shall have the vested right to complete Development of the Property in accordance with the Development Plan as provided in this Agreement ("Owner's Vested Right"). To enable Owner to complete the Project, Owner's Vested Right shall include, but not be limited to, the rights to (1) develop 58 for-sale residential Units, including fifty five (55) for-sale market-rate units and three (3) affordable for-sale units, all in accordance with the Development Plan, (2) the timely issuance by the City of all Subsequent Development Approvals, and (3) the timely taking by the City of such other actions that are (i) requested by Owner, and (ii) consistent with the terms of this Agreement, including, but not limited, to the vested rights afforded pursuant to Section 8.9 of this Agreement.

Owner's Vested Right shall be subject to the Reservation of Authority set forth in Section 8.6 and all provisions of this Agreement and may not be modified or terminated except as expressly provided by this Agreement.

8.2 Governing Land Use Regulations. The Land Use Regulations applicable to the Project and the Property shall be those contained in the Development Plan. An amendment or other modification of this Agreement will not change these applicable Land Use Regulations unless the amendment or modification expressly provides otherwise. Subsequent Land Use Regulations shall not apply to the Property except as authorized in Section 8.6 of this Agreement, unless the Owner and the City mutually agree in writing that the Project will be subject to one or more Subsequent Land Use Regulations. To the extent of any inconsistency between this Agreement and any provision of the City's subdivision ordinance (comprising Title 14 of the Aliso Viejo Municipal Code), this Agreement shall control.

Nothing contained in this Section shall be deemed to authorize City to withhold any building permit, approval, and/or certificate of occupancy based on Owner's failure to comply with any Land Use Regulation that is not applicable to the Project because of this Agreement.

8.3 Permitted Uses. Except as otherwise provided within this Agreement, the permitted uses on the Property shall be as provided in the Development Plan.

8.4 Density and Intensity; Requirement for Reservation and Dedication of Land. Except as otherwise provided within this Agreement, the density and intensity of use for all Development on the Property, and the requirements for reservation and dedication of land, shall be as provided in the Development Plan.

8.5 Unit Counts to be Determined with First Tentative Map Approval. The City Council will, concurrently with the approval of the First Tentative Map, determine the specific number of Units which may be built as part of the Project in accordance with Owner's Vested Right set forth in Section 8.1 of this Agreement. In order for the City to make this determination, Owner shall submit the First Tentative Map Submittal Package, concurrently with its application for the First Tentative Map. Under no circumstances may the City reduce the number of units permitted under the Development Plan in conjunction with the First Tentative Map Approval without consent of Owner.

8.6 Reservation of Authority. The following Land Use Regulations or Subsequent Land Use Regulations shall apply to the Property and the Project:

8.6.1 Processing fees and charges imposed by the City to cover the City's estimated or actual costs of reviewing and processing

applications for the Project, providing inspections, conducting annual reviews, providing environmental analysis, or for monitoring compliance with this Agreement or any Development Approvals granted or issued, provided such fees and charges are in force and effect on a general basis on the date of filing such applications with the City. This Section shall not be construed to limit the authority of City to charge its then-current, normal and customary application, processing, and permit fees for Subsequent Development Approvals, building permits and other similar permits, which fees are designed to reimburse City's expenses attributable to such application, processing, and permitting and are in force and effect on a City-wide basis at such time as the Subsequent Development Approvals and permits are granted by City, notwithstanding the fact that such fees may have been increased by City subsequent to the Effective Date;

8.6.2 Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals, and any other matter of procedure;

8.6.3 The following, provided that (i) they are uniformly applied to all development projects within the City and (ii) are not applied retroactively to any Development Approval issued before their adoption or amendment:

8.6.3.1 Uniform codes governing engineering and construction standards and specifications adopted by the City pursuant to state law. Such codes include, without limitation, the City's Municipal Code, adopted version of the California Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Energy Code, California Green Building Standards Code, California Residential Code, and California Fire Code;

8.6.3.2 Local amendments to those uniform codes which are adopted by the City pursuant to state law, provided they pertain exclusively to the preservation of life and safety; and

8.6.3.3 The City's standards and procedures regarding the granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property.

8.6.4 Regulations which may be in conflict with this Agreement, but which are objectively required (and there are no available

reasonable alternatives) to protect the public health and safety in the event of a sudden, unexpected occurrence involving a clear and imminent danger, and demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services within the immediate community. Such regulations must be a valid exercise of the City's police power and must be applied and construed so as to provide Owner, to the maximum extent possible, with the rights and assurances provided in this Agreement. To apply to the Property, such regulations must be adopted after a public hearing and must be based upon findings of necessity established by a preponderance of the evidence. Any regulations, including moratoria, enacted by City and imposed on the Property to protect the public health and safety in the circumstances described above shall toll the Term and any time periods for performance by Owner and City set forth in this Agreement;

8.6.5 Owner shall be issued building permits for the Project after permit applications are reviewed and approved by City in the City's customary fashion for such review and approval; and

8.6.6 The exercise of the power of eminent domain.

8.7 County-Mandated Impact Fees. Nothing in this Agreement shall relieve Owner of the responsibility to pay any impact fees established by the County of Orange or associated with any County program and for which Owner is legally responsible. Owner shall pay any such fees the City is required to collect or otherwise collects on behalf of the County of Orange. Owner understands and acknowledges that Exhibit "C" reflects only the City's estimate of fees paid and fees owed, and may not accurately reflect Owner's County fee obligations. The omission of any fee from Exhibit "C" which is due to the County or any other public agency shall not invalidate or otherwise affect Owner's obligation to pay that fee.

8.8 Adequacy of Required Infrastructure. The City acknowledges and agrees that there will be sufficient capacity to accommodate the Project in the infrastructure and services owned, operated, outsourced, controlled, and/or provided by the City, including, without limitation, traffic circulation, storm drainage, trash collection, and flood control. Where City renders or outsources such services or owns such infrastructure, City shall serve the Project and there shall be no restrictions placed upon Owner concerning hookups or service for the Project, except for reasons beyond City's control. Notwithstanding the foregoing, City does not warrant the adequacy of, and City shall not be responsible or liable for any infrastructure or services that are not owned, operated, outsourced, controlled, and/or provided by City.

8.9 Vested Rights Upon Termination. Termination of the Agreement shall not invalidate any Land Use Regulations or terminate any Subsequent Development Approvals obtained prior to the date of termination. Upon any termination of this Agreement, Owner's vested rights, if any, shall be determined by this Agreement to the extent development has occurred hereunder, and as to the remainder of the Project, by state and federal statutes and case law and then current factual state of the Development. Subject to that determination of rights and all other applicable law, Owner's right to continue development of the Project pursuant to some or all of the Development Plan shall be subject to the ordinary exercise of the City's police power, including the adoption of a general plan amendment, zoning change, or other Land Use Regulations applicable to the Property. Owner acknowledges that following termination or expiration of this Agreement, except as to any development that has vested, City may amend the general plan designation of the Property and/or the zoning designation applicable to the Property.

8.10 Waiver of Density Bonus. While this Agreement is in effect, Owner waives any right Owner may have to a density bonus under Government Code Sections 65915 through 65917.5 or the Aliso Viejo Municipal Code. Densities vested hereunder include all densities available as density bonuses under the Aliso Viejo Municipal Code and Government Code Sections 65915 through 65917.5; Owner shall not be entitled to further density bonuses. Nothing in this section limits Owner's right to seek incentives, concessions, and/or waivers under the state Density Bonus Law, as applicable, all of which are expressly reserved.

8.11 Staffing and Expedited Processing. City shall employ all lawful actions capable of being undertaken by City to (i) promptly receive and, when complete, accept all applications for Subsequent Development Approvals and related environmental analysis, if any (collectively, "Applications"), and (ii) expeditiously process and take action upon the Applications in accordance with applicable law.

8.12 Changes in Federal and State Law. The Property may be subject to subsequently enacted state or federal laws or regulations that preempt local regulations or mandate the adoption of local regulations that conflict with the Development Plan. Upon discovery of such a subsequently enacted federal or state law, City or Owner shall provide the other Party with written notice, a copy of the state or federal law or regulation, and a written explanation of the legal or regulatory conflict created. Within ten (10) days thereafter, City and Owner shall meet and confer in good faith in a reasonable attempt to modify this Agreement, as necessary, to comply with such federal or state law or regulation. In such negotiations, City and Owner agree to preserve the terms of this Agreement and the rights of Owner and City as derived from this Agreement to the maximum feasible extent while resolving the conflict. City agrees to cooperate with Owner in resolving the

conflict in a manner which minimizes any financial impact of the conflict upon Owner or City. City also agrees to process, in the same expedited manner as set forth for Applications in Section 8.11, Owner's proposed changes to the Development Plan as needed to comply with such federal or state law, and to process those changes in accordance with City procedures. Any delays caused by such changes in state or federal law shall toll the term of this Agreement and the time periods for performance by Owner and City set forth in this Agreement.

8.13 Cooperation in Securing Other Governmental Approvals and Permits. City agrees to make its staff available, at Owner's cost, to assist Owner in securing permits and approvals required by other governmental agencies to assure Owner's ability to (i) implement the Development Plan and (ii) perform its obligations under this Agreement in a timely manner. City does not warrant or represent that any other governmental permits or approvals will be granted.

8.14 Compliance with CEQA. Where the California Environmental Quality Act requires that an environmental analysis be performed in connection with a future discretionary approval granted by the City for the Project, the City, consistent with Section 8.13, shall provide the cooperation needed to expeditiously complete those actions.

8.15 Timing of Development. Because the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo*, 37 Cal. 3d 465 (1984), that the failure of the parties in that case to provide for the timing of development resulted in a later-adopted initiative restricting the timing of development to prevail over the parties' agreement, it is the specific intent of the Parties to provide for the timing of the Project in this Agreement. To do so, the Parties acknowledge and provide that Owner shall have the right, but not the obligation, to complete the Project in such order, at such rate, at such times, and in as many development phases and sub-phases as Owner deems appropriate in its sole subjective business judgment but subject to Section 9.4 of this Agreement.

8.16 Conditions, Covenants and Restrictions. Owner shall have the ability to reserve and record such covenants, conditions, and restrictions ("CC&Rs") against the Property as Owner deems appropriate, in its sole and absolute discretion. Such CC&Rs may not conflict with this Agreement or the General Plan. Before recording any CC&Rs, Owner shall provide a copy of the CC&Rs to the City for review and approval by the City Attorney. The City Attorney's review shall be limited to determining if the CC&Rs substantially comply with this Agreement. Within forty-five (45) days after receiving a copy of the proposed CC&Rs from Owner, the City Attorney shall provide Owner with either (i) a statement that the CC&Rs comply with this Agreement ("CC&R Approval") or (ii) written comments identifying each aspect of the CC&Rs which the City Attorney believes not to be in

compliance with this Agreement (a "Statement of Non-Compliance"). If the City Attorney fails to provide Owner with either CC&R Approval or a Statement of Non-Compliance within forty-five (45) days following a written request by Owner, City shall be deemed to have approved the CC&Rs and Owner may record the CC&Rs against the Property. If the City Attorney provides a Statement of Non-Compliance, Owner shall have thirty (30) days in which to respond to the Statement of Non-Compliance. Upon submittal of Owner's response, the procedure described above for the initial submittal and City Attorney review of proposed CC&Rs shall again be followed. This procedure shall be followed until Owner either (1) receives CC&R Approval, (2) submits the compliance issues to binding arbitration pursuant to the rules of the American Arbitration Association, (3) files an action for declaratory relief in Orange County Superior Court seeking a judicial determination of the compliance of the proposed CC&Rs, or (4) agreement is otherwise reached between the Parties allowing for the recording of the CC&Rs. The CC&Rs may run with the land and bind Owner's successors and assigns. Except as provided above, any dispute between the Parties regarding the City's approval or rejection of the CC&Rs shall be subject to immediate and binding arbitration pursuant to the rules of the American Arbitration Association.

9. PUBLIC BENEFITS.

9.1 Intent. This Agreement is entered into by the City in consideration of, and in exchange for, Owner's agreement to contribute to the development and rehabilitation of public recreational facilities, affordable housing, and other services.

9.2 Public Benefits. Owner's development and financial obligations related to public benefits are set forth in this Section 9 and Exhibit "C". This Section 9 and Exhibit "C" shall survive the termination, cancellation, or expiration of this Agreement.

9.3 Independent Nature of Obligations. Owner's Public Benefit obligations are independent of the obligations of any other landowner or any other property which the City intends to participate in providing some or all of the Public Benefits. Provided that Owner satisfies its Public Benefit obligations and is not in Material Default, Owner's Vested Right to complete the full development of the Project shall not be limited, diminished, or otherwise adversely affected by the failure of any other landowner or property to participate in providing the Public Benefits as anticipated by the City. Similarly, the City's obligations to Owner and the Property are independent of the City's obligations to any other property or landowner. Owner acknowledges that the provisions of this paragraph shall not apply to any fee the amount of which is not controlled by the City, including but not limited to fees paid to the Capistrano Unified School District, the County of Orange, and/or any other government agency.

9.4 Affordable Housing Obligations. Owner recognizes the policy stated in the Housing Element of the Aliso Viejo General Plan to encourage the provision of affordable housing in new development. Owner agrees to satisfy its obligation to provide for affordable housing by constructing three (3) units restricted to Very Low Income Households. All affordable housing Units must be developed on-site at the Property. The affordable Units shall be constructed concurrently with the market rate Units in the Project.

Owner shall enter into a Density Bonus Housing Agreement with the City, in the form attached hereto as Exhibit "D", which shall set forth the terms, conditions, and restrictions governing the development, affordability, and occupancy of the affordable housing Units. Execution of the Density Bonus Housing Agreement shall be completed prior to the issuance of any building permit for the Project. The City shall have no obligation to issue any building permit for the Project until the fully executed Density Bonus Housing Agreement has been submitted to and accepted by the City. Any delay in the issuance of building permits resulting from the Owner's failure to timely submit the executed agreement shall be solely the responsibility of the Owner.

10. ANNUAL REVIEW.

10.1 Timing of Annual Review. Pursuant to Government Code Section 65865.1, at least once during every twelve (12) month period of the Term, City shall review the good faith compliance of Owner with the terms of this Agreement ("Annual Review").

10.2 Standards for Annual Review. During the Annual Review, Owner shall be required to demonstrate good faith compliance with the terms of this Agreement. "Good faith compliance" shall be established if Owner is in compliance with every term and condition of this Agreement. If the City Council or its designee finds and determines, based on substantial evidence, that Owner is not in good faith compliance, then City may proceed in accordance with Section 12 pertaining to the potential Default of Owner and the opportunities for cure. Owner shall pay a reasonable fee to cover the costs incurred by City (*i.e*., staff time and necessary consultant costs) in connection with the Annual Review.

10.3 Procedures for Annual Review. The Annual Review shall be conducted by the City Council or its designee. Owner shall be given a minimum of thirty (30) days' notice of any date scheduled for an Annual Review. Owner shall not be limited in the information it presents to the City Council for the Annual Review and may, if needed, provide information to the City Council in the first instance at the City Council hearing on the Annual Review. Should the City Council designate a party other than itself to conduct the Annual Review, these same notice and procedural requirements shall apply to the conduct by the designee of the Annual Review.

11. THIRD PARTY LITIGATION.

11.1 General Plan Litigation. City has determined that this Agreement is consistent with its General Plan. Owner has reviewed the General Plan and concurs with City's determination. Neither Owner nor City shall have any liability under this Agreement or otherwise for any failure of City to perform under this Agreement, or for the inability of Owner to develop the Property as contemplated by the Development Plan or this Agreement, if such failure or inability is the result of a judicial determination that part or all of the General Plan is invalid, inadequate, or not in compliance with law.

11.2 Third Party Litigation Concerning Agreement. Owner shall, at Owner's expense (including attorneys' fees), defend, indemnify, and hold City, its officials, officers, employees, agents, and independent contractors, harmless from any third-party claim, action or proceeding against City, its officials, officers, employees agents, or contractors to attack, set aside, void, or annul the approval of this Agreement. City shall promptly notify Owner of any such claim, action or proceeding, and City shall cooperate in the defense at Owner's cost. Owner reserves the right to withdraw its Project application or request that City repeal or rescind Project approvals. If Owner requests such application withdrawal or Project repeal or rescission, Owner shall also pay all costs related to processing those requests and bringing them to City Council for hearing. Notwithstanding the foregoing, Owner shall continue to pay for any and all litigation costs and fees until such litigation has been resolved by a Court (*i.e.*, obtaining a dismissal of the City from the case). For the avoidance of doubt, any damages or judgment shall also solely be paid for by Owner. To the extent that Owner withdraws its Project application or requests that the City rescind or repeal Project approvals, City reserves the right to reduce or abandon its defense of any litigation.

11.3 Indemnity. In addition to the provisions of Section 11.2, Owner shall indemnify and hold City, its officials, officers, agents, employees and independent contractors free and harmless from liability whatsoever or claims based or alleged upon any act or omission of Owner, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury or death (Owner's employees included) or any other element of damage of any kind or nature, relating to or arising from development of the Project, except for claims for damages arising through active negligence or willful misconduct of City, its officials, officers, agents, employees and independent contractors. Owner shall defend, at Owner's expense, including attorneys' fees, City, its officials, officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions of Owner, its officers, agents, employees, subcontractors, and independent contractors, in connection with the development of the Project, this Agreement, or the Development

Approvals. For the avoidance of doubt, any damages or judgments shall also solely be paid for by Owner.

11.4 Environmental Contamination. Owner shall indemnify and hold City, its officers, agents, employees, and contractors free and harmless from any liability, based or alleged, upon any act or omission of Owner, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns, and independent contractors, resulting in any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under, or about the Property, including, but not limited to, soil and groundwater conditions, and Owner shall defend, at its expense, including attorneys' fees, City, its officials, officers, agents and employees in any action based or asserted upon any such alleged act or omission. Notwithstanding anything to the contrary set forth in this Section, Owner shall not be responsible for clean-up and removal of groundwater contamination migrating to or from an adjacent property not owned by Owner.

11.5 City to Reasonably Approve Counsel; Conduct of Litigation. With respect to Sections 11.2 through 11.4, City reserves the right to either (a) reasonably approve the attorney(s) that Owner selects, hires, or otherwise engages to defend City, which approval shall not be unreasonably withheld or delayed, or (b) conduct its own defense, provided, however, that if City elects to conduct its own defense, Owner shall reimburse City for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefore. To the extent that Owner does not timely pay its full share of attorneys' fees and court costs, in addition to any other remedy, the City reserves the right to reduce or abandon its defense of any litigation. To the extent that Owner has failed to timely pay its full share of attorneys' fees and court costs under this section, Owner shall be deemed to have waived any right to participate in the selection of counsel and/or be involved in establishing and implementing litigation strategy, and Owner's rights under this Agreement shall be suspended until Owner has fully reimbursed the City to make up a funding shortfall created by Owner's failure to timely pay. Owner shall have the right to audit all billings for such fees and expenses. City shall not have the right to approve counsel selected by Owner to represent Owner's interests in any litigation. In any joint defense between the City and Owner of matters arising under this Agreement, City shall cooperate fully with Owner's counsel.

11.6 Processing During Third Party Litigation. The filing of any third party lawsuit(s) against City or Owner relating to this Agreement, the General Plan, any Development Approvals, including Subsequent Development Approvals, or other development issues affecting the Property shall not delay or stop the development, processing, or construction of the Project, approval of Subsequent Development Approvals, or issuance of "Ministerial Approvals," unless the third party obtains a court order preventing the

activity or invalidating this Agreement or any provision thereof. City shall not stipulate to the issuance of any such order without Owner's prior written consent. For purposes of this Section, the term "Ministerial Approvals" shall mean the issuance of approvals or permits requiring the determination of conformance with Land Use Regulations and Development Approvals, including, without limitation, site plans, site development permits, area plans, design review, development plans, land use plans, grading plans, improvement plans, building plans and specifications, ministerial issuance or approval of one or more final maps, zoning clearances, grading permits, improvement permits, stormwater management plans, wall permits, building permits, lot line adjustments, conditional and temporary use permits, certificates of use and occupancy, approvals, entitlements, and related matters as may be necessary for the completion of the Project.

11.7 Survival. The provisions of Sections 11.1 through 11.7 inclusive, shall survive the termination, cancellation, or expiration of this Agreement.

12. DEFAULTS AND REMEDIES.

12.1 Major Default Defined. A Major Default, as defined in Section 5.21 of this Agreement, may establish cause for early termination of this Agreement. This provision does not limit the right of either Party to pursue other non-termination remedies permitted by this Section 12 for Minor Defaults.

12.2 Notice and Termination. Before either Party may declare a Major Default or termination of this Agreement or bring a legal action to terminate this Agreement, the procedures of this Section must be followed. In the case of a Major Default arising from the conduct of an Annual Review, the procedures of this Section shall be strictly followed and shall constitute a second and independent review of the good faith compliance of Owner.

The Party asserting a Default (the "Non-Defaulting Party") may elect to do so by providing written notice to the Party alleged to be in Default (the "Defaulting Party") setting forth the nature of the Default and the actions, if any, required by the Defaulting Party to cure the Default. The Defaulting Party shall be deemed in Default if the Defaulting Party fails to cure the Default within thirty (30) business days after the date of such notice (for monetary defaults) or within sixty business (60) days after the date of such notice (for non-monetary defaults) ("cure periods"). If the nature of the alleged Default is such that it cannot reasonably be cured within the applicable cure period, the Defaulting Party shall not be deemed to be in Default if it has commenced efforts to cure the Default within the applicable cure period and continues to diligently pursue completion of the cure.

12.3 Default Remedies. A Party who complies with the notice of Default and opportunity to cure requirements of Section 12.2 may, at its option, institute legal action to cure, correct, or remedy the alleged Default, enjoin any

threatened or attempted violation, enforce the terms of this Agreement by specific performance, or pursue any other legal or equitable remedy. These remedies shall be cumulative rather than exclusive, except as otherwise provided by law.

Furthermore, the City, after first following the procedures set forth in Section 12.2, may give notice of its intent to terminate or modify this Agreement for an uncured Major Default, in which event the matter shall be scheduled for consideration and review by the City Council, using the notice and procedure provisions set forth in Section 10.3 for an Annual Review. The "preponderance of evidence" standard of review set forth in Section 12.4, however, shall be employed rather than the "substantial evidence" standard set forth in Section 10.2.

12.4 Standard of Review. Any determination by City that Owner is in Default shall be based on the preponderance of evidence before the City. In any legal action by Owner challenging the City's determination of Default, the court shall conduct a de novo review of Owner's compliance based on the administrative record and determine if the preponderance of evidence supports the City's determination.

12.5 Owner's and City's Exclusive Remedy. City and Owner acknowledge that neither City nor Owner would have entered into this Agreement if it were to be liable for damages under or with respect to all or any part of the Development Plan. Accordingly, except as stated below, neither Party shall sue the other for damages or monetary relief for any matter related to the Development Plan. City may, however, sue Owner for the payment of sums due from Owner to City under provisions of this Agreement which are expressly stated to survive termination of this Agreement. With these exceptions, Owner's and City's litigation remedies shall be limited to declaratory and injunctive relief, mandate, and specific performance.

12.6 Waiver; Remedies Cumulative. All waivers of performance must be in a writing signed by the Party granting the waiver. There are no implied waivers. Failure by City or Owner to insist upon the strict performance of any provision of this Agreement, irrespective of the length of time for which such failure continues, shall not constitute a waiver of the right to demand strict compliance with this Agreement in the future.

A written waiver affects only the specific matter waived and defines the performance waived and the duration of the waiver. Unless expressly stated in a written waiver, future performance of the same or any other condition is not waived.

A Party who complies with the notice of Default and opportunity to cure requirements of Section 12.2, where applicable, and elects to pursue a legal or equitable remedy available under this Agreement does not waive its right

to pursue any other remedy available under this Agreement, unless prohibited by statute, court rules, or judicial precedent.

Delays, tolling, and other actions arising under Section 14.10 shall not be considered waivers subject to this Section 12.6.

12.7 Alternative Dispute Resolution. Any dispute between the Parties may, upon the mutual agreement of the Parties, be submitted to mediation, binding arbitration, or any other mutually agreeable form of alternative dispute resolution. While an alternative dispute process is pending, the statute of limitation shall be tolled for any claim or cause of action which either of the Parties may have against the other.

13. ENCUMBRANCES, ASSIGNMENTS, AND RELEASES.

13.1 Discretion to Encumber. This Agreement shall not prevent or limit Owner, in any manner, at Owner's sole discretion, from encumbering some or all of the Property or any improvement on the Property by any mortgage, deed of trust, or other security device to secure financing related to the Property or the Project.

13.2 Mortgagee Protection. City acknowledges that the Lender(s) providing financing secured by the Property and/or its improvements may require certain Agreement interpretations and modifications. City shall, at any time requested by Owner or the lender, meet with Owner and representatives of such lender(s) to negotiate in good faith any such interpretation or modification. City will not unreasonably withhold or delay its consent to any requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

13.2.1 Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any mortgage or deed of trust on the Property made in good faith and for value.

13.2.2 If City timely receives a request from a Mortgagee requesting a copy of any notice of Default given to Owner under the terms of this Agreement, City shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of Default to Owner. The Mortgagee shall have the right, but not the obligation, to cure the Default during the remaining cure period allowed Owner under Section 12.2 of this Agreement.

13.2.3 Except as otherwise provided within this Agreement, any Mortgagee who comes into possession of some or all of the

Property pursuant to foreclosure of a mortgage or deed of trust, or deed in lieu of such foreclosure or otherwise, shall:

13.2.3.1 Take that property subject to the terms of this Agreement and as Owner's successor;

13.2.3.2 Have the rights and obligations of an Assignee as set forth in Sections 13.3 and 13.4;

13.2.3.3 Have the right to rely on the provisions of Section 8 of this Agreement, provided that any development proposed by the Mortgagee is in substantial conformance with the terms of this Agreement; and

13.2.3.4 Not be liable for any defaults, whether material or immaterial, or monetary obligations of Owner arising prior to acquisition of title to the Property by the Mortgagee, except that the Mortgagee may not pursue development pursuant to this Agreement until all delinquent and current fees and other monetary obligations due under this Agreement for the portions of the Property acquired by the Mortgagee have been paid to City.

13.3 Transfer or Assignment. Subject to Section 13.5, Owner shall have the right to sell, transfer, or assign its rights and obligations under this Agreement (collectively, an "Assignment") in connection with a transfer of Owner's interest in all, any portion of, or any interest in the Property (the "Transferred Property"). No Assignment shall be made unless made together with the sale, transfer, or assignment of all or any portion of Owner's interest in the Property.

Concurrent with any Assignment, Owner shall notify City in writing of the Assignment and shall provide City with an executed Assignment and Assumption Agreement, in a form substantially similar to Exhibit "E", executed by the purchaser, transferee, or assignee (collectively, the "Assignee") to expressly and unconditionally assume all duties and obligations of Owner under this Agreement remaining to be performed at the time of the Assignment. Any Assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any Assignee to execute the agreement required herein this Subsection 13.3, the burdens of this Agreement shall be binding upon such Assignee, but the benefits of this Agreement shall not inure to such Assignee until and unless such agreement is executed.

13.4 Effect of Assignment. Subject to Section 13.5 and unless otherwise stated within the Assignment, upon an Assignment:

13.4.1 The Assignee shall be liable for the performance of all obligations of Owner with respect to Transferred Property, but shall have no obligations with respect to the portions of the Property, if any, not transferred (the "Retained Property").

13.4.2 The owner of the Retained Property shall be liable for the performance of all obligations of Owner with respect to the Retained Property, but shall have no further obligations with respect to the Transferred Property.

13.4.3 The Assignee's exercise, use, and enjoyment of the Transferred Property shall be subject to the terms of this Agreement to the same extent as if the Assignee were the Owner.

13.5 City's Consent. The City's consent shall not be required to a transfer between Owner and any other entity controlling, controlled by, or under common control with Owner, except an assignment and assumption agreement must be executed between the two entities in a form substantially conforming to Exhibit "E". Moreover, the City's consent shall not be required unless, at the time of the Assignment, Owner has been determined to be in Major Default pursuant to Section 12 and the Major Default has not been cured. If Owner is in Major Default, City shall consent to any Assignment which provides adequate security to City, in the reasonable exercise of City's discretion, to guarantee the cure of the Major Default upon completion of the Assignment.

14. MISCELLANEOUS PROVISIONS.

14.1 Rules of Construction. The singular includes the plural; the masculine gender includes the feminine; "shall" is mandatory; "may" is permissive.

14.2 Entire Agreement. This Agreement constitutes the entire understanding and agreement of City and Owner with respect to the matters set forth in this Agreement. This Agreement supersedes all negotiations or previous agreements between City and Owner respecting the subject matter of this Agreement including, without limitation, the Original City Agreement.

14.3 Recorded Statement Upon Termination. Upon the completion of performance of this Agreement or its cancellation or termination, a statement evidencing completion, cancellation, or termination signed by the appropriate agents of City, shall be recorded in the Official Records of Orange County, California.

14.4 Project as a Private Undertaking. It is specifically understood by City and Owner that (i) the Project is a private development; (ii) City has no interest

in or responsibilities for or duty to third parties concerning any improvements to the Property unless City accepts the improvements pursuant to the provisions of this Agreement or in connection with subdivision map approvals; and (iii) Owner shall have the full power and exclusive control of the Property, subject to the obligations of Owner set forth in this Agreement.

14.5 Incorporation of Recitals. Each of the Recitals set forth at the beginning of this Agreement are part of this Agreement.

14.6 Captions. The captions of this Agreement are for convenience and reference only and shall not define, explain, modify, construe, limit, amplify, or aid in the interpretation, construction, or meaning of any of the provisions of this Agreement.

14.7 Consent. Where the consent or approval of City or Owner is needed to implement Development under this Agreement, the consent or approval shall not be unreasonably withheld, delayed, or conditioned.

14.8 Covenant of Cooperation. City and Owner shall cooperate and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement.

14.9 Execution and Recording. The City Clerk shall cause a copy of this Agreement to be signed by the appropriate representatives of the City and recorded with the Office of the County Recorder of Orange County, California, within six months following the effective date of Ordinance No. _____, the ordinance adopting this Agreement, or prior to building permit issuance, whichever comes first. The failure of the City to sign and/or record this Agreement shall not affect the validity of and binding obligations set forth within this Agreement.

14.10 Delay for Events Beyond the Parties' Control. Performance by either Party of its obligations under this Agreement shall be excused, and the Term shall be extended, for periods equal to the time during which (1) litigation is pending which challenges any matter, including compliance with CEQA or any other local, state, or federal law, related in any way to the approval or implementation of all or any part of the Development Plan. Any such extension shall be equal to the time between the filing of litigation, on the one hand, and the entry of final judgment or dismissal, on the other. All such extensions shall be cumulative; (2) any application by Owner for state or federal regulatory permits and/or approvals required for the Project has been pending more than one year after its submittal; or (3) a delay is caused by reason of any event beyond the control of City or Owner which prevents or delays performance by City or Owner of obligations under this Agreement. Such events shall include, by way of example and not limitation, acts of nature, enactment of new conflicting federal or state laws or

regulations (example: listing of a species as threatened or endangered), judicial actions such as the issuance of restraining orders and injunctions, delay in the issuance of bonds or formation of any Financing Districts, and riots, strikes, or damage to work in process by reason of fire, mud, rain, floods, earthquake, or other such casualties.

If City or Owner seeks excuse from performance, it shall provide written notice of such delay to the other within thirty (30) days of the commencement of such delay. If the delay or default, whether material or immaterial, is beyond the control of City or Owner it shall be excused, and an extension of time for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon. Any disagreement between the Parties with respect to whether this Section 14.10 applies to a particular delay or default is subject to the filing by either Party of an action for judicial review of the matter, including requests for declaratory and/or injunctive relief.

14.11 Interpretation and Governing Law. In any dispute regarding this Agreement, the Agreement shall be governed and interpreted in accordance with the laws of the State of California. Venue for any litigation concerning this Agreement shall be in Orange County, California.

14.12 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

14.13 Estoppel Certificate. Within ten (10) business days following a written request by either of the Parties, the other Party shall execute and deliver to the requesting Party a statement certifying that (i) either this Agreement is unmodified and in full force and effect or there have been specified (date and nature) modifications to the Agreement, but it remains in full force and effect as modified; and (ii) either there are no known current uncured Major Defaults under this Agreement or that the responding Party alleges that specified (date and nature) Major Defaults exist. The statement shall also provide any other reasonable information requested. The failure to timely deliver this statement shall constitute a conclusive presumption that this Agreement is in full force and effect without modification, except as may be represented by the requesting Party and that there are no uncured Major Defaults in the performance of the requesting Party, except as may be represented by the requesting Party. Owner shall pay to City all reasonable administrative costs incurred by City in connection with the issuance of estoppel certificates under this Section 14.13 prior to City's issuance of such certificates.

14.14 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

14.15 Future Litigation Expenses.

14.15.1 Payment to Prevailing Party. If either Party brings a legal or equitable proceeding against the other Party which arises in any way out of this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and all other reasonable costs and expenses incurred in that proceeding.

14.15.2 Scope of Fees. Attorneys' fees under this Section shall include attorneys' fees on any appeal and in any post-judgment proceedings to collect or enforce the judgment. The provisions in 14.15.1 through 14.15.3 are separate and several and shall survive the termination of this Agreement.

14.15.3 Limitation of Liability. Owner's obligations under this Agreement are solely those of Owner. In no event shall any present, past or future officer, director, shareholder, member, employee, partner, affiliate, manager, representative or agent of Owner (a "Related Party") have any personal liability, directly or indirectly, under this Agreement. Recourse in any way connected with or arising from this Agreement shall not be available against any Related Party.

Owner and City have executed this Agreement on the dates set forth below.

CITY	OWNER
City of Aliso Viejo	Brandywine Acquisition Group, a limited-liability company
By:_____ Max Duncan Mayor	By: _____ Its:
Date:	Date:
ATTEST:	OWNER:
By: _____ City Clerk	By: _____
APPROVED AS TO FORM:	Date:
By:_____ Scott C. Smith City Attorney	By: _____ Name: Title:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of_____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of_____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B"
GENERAL PLAN AMENDMENT
GPA-2026-01002

Property Location – 15 Argonaut, Aliso Viejo, CA
Existing Land Use Designation – Business Park ("BP")
Proposed Land Use Designation – Medium Density Residential (RM)

EXHIBIT "C"
PUBLIC BENEFITS

In addition to complying with the Project conditions of approval, Owner has committed by this Agreement to contribute to the City for, among other things, certain "Public Benefits." Owner shall make contributions to the City, as follows:

1. City Public Benefit Fee. Owner shall pay a one-time City Public Benefit Fee in the amount of Two Million Fifty-Seven Thousand, Six Hundred Fifty-One Dollars and No Cents ($2,057,651.00). This fee is inclusive of any and all park in-lieu fee required under the Quimby Act and/or Aliso Viejo Municipal Code Chapter 14.16. Because this fee is an obligation arising from a Development Agreement, it is not subject to the Mitigation Fee Act. This Agreement does not limit the purposes for which the City may use City Public Benefit Fees, and the use and timing of such use of City Public Benefit Fees shall be entirely within the City's sole and absolute discretion.

2. Payment of the full City Public Benefit Fee shall be made to the City prior to the issuance of any permit for the Project. No permit shall be issued until the City has received the full payment and has confirmed compliance with all applicable fee requirements. The City shall have no obligation to issue any permit until and unless such payment is received in full, and any delay resulting from non-payment shall be solely the responsibility of the Owner.

3. To the extent that Owner not has paid to City the entirety of the Public Benefit Fee within the first three years of this Agreement, for any reason, any and all remaining portion of the City Public Benefit Fee shall be increased, annually, on the anniversary date of the Agreement starting in the fourth year of the Agreement and continuing every subsequent year of the Agreement's term. The City Public Benefit Fee shall be increased by a percentage set by the Consumer Price Index, which is defined at the Consumer Price Index for all Urban Consumers (CPI-U), published by the Bureau of Labor Statistics of the United States Department of Labor for Los-Angeles-Riverside-Orange County, All Items (1982-84=100) and utilizing the prior calendar year's average as the annual average. If this Index is discontinued, the Parties shall use any other renamed national index covering the Aliso Viejo metropolitan areas or any other successor or substitute index appropriately adjusted. In no event shall the City Public Benefit Fee be reduced.

EXHIBIT "D"
DENSITY BONUS HOUSING AGREEMENT

EXHIBIT "E"
ASSIGNMENT AND ASSUMPTION AGREEMENT

ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT BETWEEN CITY OF ALISO VIEJO AND _____, WHICH WILL DO BUSINESS IN CALIFORNIA AS _____.,

THIS ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT BETWEEN CITY OF ALISO VIEJO AND _____ WHICH WILL DO BUSINESS IN CALIFORNIA AS _____.**("Assignment")** is made as of the ___ day of _____, 20___ (**"Effective Date"**), by and among [ENTITY] ("[ENTITY]") a [LEGAL DESIGNATION] and _____ ("**Assignee**") with reference to the following facts:

RECITALS

A. [ENTITY] has entered into that certain Development Agreement, dated _____, 2026, by and between the City of Aliso Viejo ("**City**"), on the one hand, and [ENTITY], on the other hand ("**Agreement"**) for certain real property consisting of approximately 4.4 acres of land located in the City, more particularly described in Exhibit "A" ("**Property**").

B. [ENTITY] desires to assign and delegate, and Assignee desires to accept and assume, all of [ENTITY'S] rights and obligations under the Agreement in accordance with the terms and conditions set forth herein.

C. City has approved the Assignment in accordance with the terms and conditions set forth herein and in the Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, [ENTITY] and Assignee do hereby agree as follows:

1. Assignment and Assumption. Effective as of the Effective Date, [ENTITY] hereby assigns, transfers, and conveys to Assignee all of [ENTITY'S] rights, interest, duties, liabilities, and obligations in, to, and under the Agreement, and Assignee hereby accepts and assumes all such rights, interests, duties, liabilities, and obligations under the Agreement from [ENTITY] for [the Property or a portion of the Property] ("Assigned Property") [, except to the extent [ENTITY] has retained a portion of the Property (the "Retained Property")].

2. City Consent to Assignment. Effective as of the Effective Date, City hereby consents to the Assignment and hereby fully releases and forever discharges [ENTITY] from any and all obligations to City under the Agreement for the Assigned Property, [except [ENTITY'S] obligations with respect to the Retained Property].

3. Entire Agreement. This Agreement represents the final and entire agreement between the parties in connection with the subject matter hereof, and may not be modified except by a written agreement signed by both [ENTITY] and Assignee.

4. Governing Law. This Agreement has been prepared, negotiated, and executed in, and shall be construed in accordance with, the laws of the State of California, without regard to conflict of law rules.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

[ENTITY]**:**

[ENTITY]
a [LEGAL DESIGNATION]

By: _____
Name:
Its:

Assignee:

_____
_____

By: _____
Name:
Its:

City:

City of Aliso Viejo,
a California Municipal Corporation

By: _____
Name:
Its: City Manager

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656-5335
Attn: City Manager

Free Recording pursuant to
Government Code 6103 & 27383

DENSITY BONUS HOUSING AGREEMENT

BRANDYWINE ACQUISITION GROUP, LLC
15 Argonaut, Aliso Viejo, CA

This DENSITY BONUS HOUSING AGREEMENT ("**Agreement**") is made and entered into this [date], by and between the City of Aliso Viejo ("**City**"), a California municipal corporation, and BRANDYWINE ACQUISITION GROUP, LLC, a California limited liability company ("**Developer**"). City and Developer are sometimes referred to collectively as the "**Parties**" and individually as a "**Party**."

RECITALS

A. Developer owns that certain real property located within the City of Aliso Viejo, County of Orange, State of California, commonly known as 15 Argonaut, Aliso Viejo, CA (APNs 623-093-10 and 623-093-11) more particularly described in the legal description attached as Exhibit A and more particularly depicted in Exhibit B ("**Property**").

B. Developer is proposing the construction of 58 units on the Property, with related amenities and improvements, as further set forth in Resolution Nos. 20XX-XX and Ordinance Nos. 20XX-XX approving the project ("**Project**").

C. The Project qualifies for a density bonus under California Government Code section 65915 *et seq*. ("**State Density Bonus Law**"). Under the State Density Bonus Law, the Project will provide 3 residential units for sale to Very Low Income Households ("**Affordable Units**"), as set forth in this Agreement.

D. In accordance with State Density Bonus Law, Developer has requested, and City has granted, certain concessions, incentives, and waivers more particularly set forth herein.

E. This Agreement, including the attached exhibits, sets forth the terms and conditions for implementing the Project's requirement to provide the Affordable Units in exchange for receiving the concessions, incentives and waivers, as set forth herein.

NOW, THEREFORE, in consideration of the above recitals, which are incorporated herein by this reference, and of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. DEFINITIONS AND EXHIBITS

1.1 Definitions. In addition to the terms that may be defined elsewhere in this Agreement, the following terms when used in this Agreement shall be defined as follows:

1.1.1 "**Adjusted for family size appropriate to the unit**" has the meaning provided in California Health and Safety Code section 50052.5(h).

1.1.2 "**Affordable Housing Cost**" means the maximum purchase price that results in an affordable housing cost, adjusted for family size appropriate to the unit, for a Very Low Income Household, as determined pursuant to Health and Safety Code section 50052.5(b) and applicable HCD regulations.

1.1.3 "**Affordable Units**" means the 3 Units within the Project to be sold by Developer to Qualified Purchasers in accordance with this Agreement. An "**Affordable Unit**" means one of the Affordable Units.

1.1.4 "**AMI**" means the Orange County, California, area median income, as periodically published by HCD.

1.1.5 "**City**" means the City of Aliso Viejo, California.

1.1.6 "**City Attorney**" means the City Attorney for the City.

1.1.7 "**City Council**" means the City Council of the City.

1.1.8 "**City Deed of Trust**" means a Deed of Trust and Security Agreement executed by a Qualified Purchaser and recorded as a lien against the Affordable Unit acquired by that Qualified Purchaser as required by the terms of the Equity Sharing Agreement, the form of which is attached to the Equity Sharing Agreement.

1.1.9 "**City Manager**" means the City Manager for the City.

1.1.10 "**City Note**" means the promissory note executed by a Qualified Purchaser in favor of City pursuant to the Equity Sharing Agreement, the form of which is attached to the Equity Sharing Agreement.

1.1.11 "**Developer**" means BRANDYWINE ACQUISITION GROUP, LLC, a California limited liability company, and its successors and assigns to all or any part of the Property, the Project, or this Agreement. "Developer" does not include an ultimate purchaser of an individual Unit in a retail sale.

1.1.12 "**Effective Date**" means the date that City executes this Agreement.

1.1.13 "**Equity Sharing Agreement**" means that certain Owner Occupancy and Equity Sharing Agreement to be entered into by and between City and each Qualified Purchaser that purchases an Affordable Unit, which shall be recorded against each Affordable Unit in the form attached hereto as Exhibit C.

1.1.14 "**HCD**" means the California Department of Housing and Community Development.

1.1.15 "**Household**" means all persons residing in a Unit.

1.1.16 "**Income Verification Materials**" means those materials specified in Section 4.5 to verify the income of a proposed purchaser of an Affordable Unit.

1.1.17 "**Market Rate Units**" means the Units within the Project to be sold by Developer to a household without restriction.

1.1.18 "**Project**" means that certain residential development as more particularly described in the Recitals above and Section 2 below.

1.1.19 "**Project Approvals**" means the Project's approved entitlements pursuant to Resolution Nos. 20XX-XX and Ordinance Nos. 20XX-XX and all terms and conditions stated therein. The Project Approvals include, but are not limited to, that certain Development Agreement dated [insert], between Developer and City governing the development of the Project on the Property.

1.1.20 "**Property**" means that certain real property more particularly described in the legal description in Exhibit A.

1.1.21 "**Qualified Purchaser**" means a person or family who complies with the requirements of Sections 4.5 and 4.6 and qualifies as a Very Low Income Household.

1.1.22 "**State Density Bonus Law**" means Government Code section 65915 *et seq.*, as of the Effective Date.

1.1.23 "**Unit**" means a residential dwelling unit within the Project to be constructed by Developer pursuant to the Project Approvals. The Project contains a total of 58 Units, with 3 Affordable Units and 55 Market Rate Units.

1.1.24

"Very Low Income Household" means persons and families whose income does not exceed 50 percent of the AMI, adjusted for household size, as determined for the County of Orange in accordance with California Health and Safety Code section 50105, and implementing regulations published by HCD.

1.2 Exhibits. The following documents are attached hereto and incorporated herein by this reference:

Exhibit "A" – Legal Description of Property

Exhibit "B" – Map Showing Property and its Location

Exhibit "C" – Equity Sharing Agreement (and attachments)

2. DEVELOPMENT OF THE PROPERTY

2.1 Project. Developer shall develop the Project on the Property in accordance with this Agreement and the Project Approvals.

2.2 No Increase in Density. Developer acknowledges and agrees that Developer has not requested, and the Project is not receiving, an increase in density under State Density Bonus Law.

2.3 Market Rate Units. The Project shall have no more than 55 Market Rate Units with unit sizes as may be determined by Developer in accordance with the Project Approvals. Developer may alter the unit distribution of the Market Rate Units in Developer's discretion, provided that the Project has the minimum number of Affordable Units and the minimum distribution thereof as specified in this Agreement.

2.4 Affordable Units. The Project shall have no less than 3 Affordable Units pursuant to the terms and conditions of this Agreement. The Affordable Units shall be consistent in terms of type, design, and number of bedrooms with the Market Rate Unit types as depicted in the Project Approvals. The Affordable Units shall be located throughout the Project and not clustered in one area or building.

2.5 Minimum Development Standards for Affordable Units; Access and Restrictions. The Affordable Units shall be constructed with the same exterior appearance and standard interior features, fixtures, and amenities, and shall use the same type and quality of materials as provided for the Market Rate Units of the same model and size. City acknowledges that purchasers of Market Rate Units may elect to purchase optional upgrades and such optional upgrades may not be available for the Affordable Units. Except as otherwise authorized by City in writing, the Affordable Units shall be constructed concurrently with the Market Rate Units. The Affordable Units, and their occupants, shall have access to all common areas of the Project to the same extent as occupants of the Market Rate Units.

2.6 Development Concessions, Incentives, and Waivers. In accordance with State Density Bonus Law, the Project is hereby granted the following: one concession from otherwise applicable minimum boundary landscaping requirement, one waiver from otherwise applicable setback requirements, and one waiver from otherwise applicable height requirements.

2.7 Parking Requirements. The Project's onsite parking shall be provided in compliance with Government Code sections 65915(p)(1)(A)-(B). The Project will provide 140 total onsite parking spaces.

2.8 No Increase in Density or Further Concessions, Incentives, or Waivers. Developer acknowledges and agrees that the concessions, incentives, and waivers set forth in Section 2.6 and 2.7 fully satisfy City's duty to grant a density bonus and any other incentive, concession, or waiver of any building, zoning, or other requirement in connection with the Project, State Density Bonus Law, and the City's Density Bonus Ordinance. Additionally, Developer acknowledges and agrees that Developer has not requested, and the Project is not receiving, an increase in density under State Density Bonus Law or City's Density Bonus Ordinance. By way of this Agreement, Developer releases any and all claims Developer may have against City in any way relating to or arising from City's satisfaction of its obligations under Government Code section 65915 with respect to the Project.

2.9 Permits and Processing; Compliance with Laws. Developer, at its sole cost and expense, or as otherwise set forth in a separate written agreement, shall secure or cause to be secured any and all permits that may be required for development of the Project by City or any other federal, state, or local governmental entity having or claiming jurisdiction over the Property or Project. Upon securing any and all permits, Developer shall carry out and perform the development of the Project, or cause the performance of the development of the Project, in conformity with all applicable federal, state, and local laws and regulations, and all conditions of approval issued by City, including the Project Approvals. If any changes to the Project materially alter Developer's ability to comply with any terms of this Agreement, in City's reasonable determination, then City and Developer shall meet and confer to address amendments and revisions to this Agreement as necessary.

2.10 Relocation Prior to Development of Project. If relocation is required prior to the completion of development of the Project, Developer shall have the sole and exclusive responsibility for providing relocation assistance and paying all relocation costs as may be required to comply with applicable federal and state laws and regulations. In addition to any other indemnity provided by Developer under this Agreement, Developer shall indemnify, defend (with counsel of City's choosing and the consent of Developer, which shall not be unreasonably withheld, and which may be joint defense counsel upon City's and Developer's consent), and hold harmless City and all of its officials, officers, employees, representatives, volunteers and agents from any and all alleged or actual claims, causes of action, liabilities, and damages from any third party for relocation assistance, benefits and costs prior to the completion of the development of the Project.

2.11 Mechanic's Liens; Indemnification. Prior to the closing of the sale of an Affordable Unit, Developer shall take all actions necessary to remove any then-existing mechanic's liens or other similar liens (including design professional liens) against the Property, the Project, or any part thereof, by reason of work, labor, services, or materials supplied or claimed to have been supplied to Developer or caused by, at the direction of, or on behalf of Developer. Prior to the recording of this Agreement pursuant to Section 3.1 below, Developer shall provide evidence from a reputable title company of any new recordings against the Property or Project. City hereby reserves all rights to post notices of non-responsibility and any other notices as may be appropriate upon a filing of a mechanic's lien. In addition to any other indemnity provided by Developer under this Agreement, Developer shall indemnify, defend (with counsel of Developer's choosing and reasonably approved by City), and hold harmless City and all of its officials, officers, employees, representatives, volunteers and agents from any and all alleged or actual claims, causes of action, liabilities, and damages from any third party by reason of a mechanic's lien or work, labor, services,

or materials supplied or claimed to have been supplied to Developer or caused by, at the direction of, or on behalf of Developer. The provisions of this Section 2.11 survive termination of this Agreement.

3. RECORDING OF AGREEMENT

3.1 Recording. Prior to the issuance of any building permit for the Project, Developer shall record or shall cause to be recorded in the Official Records for Orange County, California, an executed original of this Agreement. City shall cooperate with Developer in promptly executing this Agreement in recordable form.

4. SALE OF UNITS

4.1 Conveyance of Units. Developer may construct and convey title to the Units at any time after the Effective Date, in accordance with this Agreement, the Project Approvals, and any and all federal, state, and local laws and regulations. Developer may offer to sell some or all Units in phases or all at once in Developer's discretion, provided Developer's sale complies with applicable federal, state, and local laws and regulations. Developer shall convey title to each Affordable Unit through a purchase and sale agreement to be processed through an escrow. Upon City's request, Developer shall deliver to City a copy of the purchase and sale agreement and preliminary title report for the conveyance of an Affordable Unit.

4.2 Notice to City. Developer shall provide City with no less than 60 days written notice prior to the date that Developer intends to commence activities to market, offer, or sell the Affordable Units.

4.3 Designation of Affordable Units. Prior to commencement of any activities to market, offer, or sell the Units, Developer shall designate the 3 Units as Affordable Units. Developer's notice to City under Section 4.2 above shall disclose to City which Units Developer has designated as the Affordable Units. [NOTE: AS AN ALTERNATIVE, WE CAN PREDESIGNATE NOW AND CHANGE THIS SECITON TO READ AS FOLLOWS: "Developer has designated Units 53, 54, and 55 as Affordable Units."]

4.4 Sale of Affordable Units. Developer shall sell each Affordable Unit at no more than the Affordable Housing Cost and only to a buyer that qualifies as a Qualified Purchaser. So that City may verify the amount is not more than the Affordable Housing Cost, Developer shall provide written notice to City of the sale price of each Affordable Unit prior to offering for sale the Affordable Unit. City verification shall be provided within 30 days of City's receipt of Developer's written notice of the proposed sale price. Developer shall sell each Affordable Unit only to those who qualify as a Qualified Purchaser, as determined pursuant to Sections 4.5 and 4.6. Developer shall not knowingly convey title to any Affordable Unit to a Household that does not qualify as a Very Low Income Household, and Developer shall not convey fee title to any Affordable Unit to a Very Low Income Household at a price that exceeds the Affordable Housing Cost for that Affordable Unit.

4.5 Income Verification. The proposed purchaser of an Affordable Unit shall provide and certify, for the purpose of City approval, the following information: the Social Security Number of the proposed purchaser; copies of the federal and state income tax returns filed

by the proposed purchaser for the prior two calendar years; preceding six months of bank statements of the proposed purchaser; background documentation of any income (e.g., Social Security award letter, stock interest forms, court statement regarding support payments, retirement or pension benefit statement, etc.); copies of the two most current wage earning statements of the proposed purchaser; the purchase price that the proposed purchaser intends to pay for the Affordable Unit; and any other information that City may reasonably require to verify the income of the proposed purchaser. The proposed purchaser of an Affordable Unit shall also provide, for the purpose of City approval, a written statement signed by the proposed purchaser (in a form acceptable to City) that authorizes City to inspect, use, and rely on the information provided by the proposed purchaser, and waives and releases any right or claim that said proposed purchaser might otherwise have in the absence of such written authorization to maintain the privacy or confidentiality of such information. The information, statements, agreements, and other documents that a proposed purchaser is required to provide pursuant to this section 4.5 are collectively the "Income Verification Materials." Developer shall have the obligation to collect and compile all Income Verification Materials from a proposed purchaser of an Affordable Unit. Developer shall be responsible for working with the proposed purchaser to compile all required Income Verification Materials to be submitted to the City for approval, which may be accomplished by Developer contracting with a third-party consultant to provide such services.

4.6 City Verification. Developer shall not convey fee title to any Affordable Units to a proposed purchaser until such time as City has determined (i) the proposed purchaser intends to occupy the Affordable Unit as a principal residence; (ii) the proposed purchaser is a Very Low Income Household; (iii) the purchase price for the Affordable Unit does not exceed the Affordable Housing Cost; (iv) the proposed purchaser and City have executed the Equity Sharing Agreement, the proposed purchaser has executed the City Note and the City Deed of Trust, and the Equity Sharing Agreement and City Deed of Trust are both in a recordable form; and (v) the proposed conveyance will not otherwise violate the terms and conditions of this Agreement. Developer shall reasonably cooperate with City in its determination of the matters set forth in clauses (i)-(v) herein and Developer shall be entitled to conclusively rely on any City determination regarding Developer's compliance with this Section 4.6. City shall respond to a request from Developer for verification of the matters in clauses (i)-(v) herein by written notice, which shall be delivered to Developer within 30 days of City's receipt of all Income Verification Materials and all other information and documents reasonably required by City to make the determinations described in clauses (i) through (v). If City is unable to verify the proposed purchaser's income as provided herein, then the prospective purchaser's income shall be deemed to exceed the maximum allowable limit for a Very Low Income Household. If City determines a proposed conveyance would violate this Agreement, City shall specify the reasons for the violation. If the proposed violation is not corrected to the satisfaction of City within 30 days after the date of the notice specifying the violation, or within such further time as City determines in its sole and absolute discretion is necessary to correct said violation, Developer shall not convey title to the proposed purchaser. City may apply to a court of competent jurisdiction for specific performance of this Agreement, for a declaration that the proposed conveyance is void, or for any such relief as may be appropriate under law or equity.

4.7 Quality Standards for Affordable Units. At the time of conveyance of an Affordable Unit from Developer to a Qualified Purchaser, the physical condition and quality of the Affordable Unit shall be in the same physical condition and of the same quality (as to standard features, but

not upgrades) as the other Market Rate Units of the same model and size that Developer has offered for sale.

4.8 Execution of Equity Sharing Agreement and City Note; Recording the Equity Sharing Agreement and City Deed of Trust. Developer shall cause the Equity Sharing Agreement, the City Note, and the City Deed of Trust, together with all attachments thereto, to be duly executed with the Equity Sharing Agreement and City Deed of Trust executed in recordable form. At the close of escrow, the escrow agent handling the conveyance shall record, or cause to be recorded, the instruments effectuating the conveyance of the Affordable Unit in the Official Records of Orange County, California, including the grant deed conveying title to the Qualified Purchaser, the Equity Sharing Agreement, the City Deed of Trust, and any other instruments necessary to consummate the conveyance and establish the intended priority of liens and encumbrances under this Agreement, the Equity Sharing Agreement, and the City Deed of Trust. Upon recordation, the Equity Sharing Agreement shall run with the Affordable Unit and the City Deed of Trust shall constitute a lien against the Affordable Unit. City shall cooperate with Developer and each Qualified Purchaser in executing the Equity Sharing Agreement and any other documents requiring City's execution so that such documents may be delivered into escrow for recording at the close of escrow.

4.9 Sale of Units; Indemnification. In addition to any other indemnification provided in this Agreement, Developer shall indemnify, defend (with counsel of Developer's choosing and reasonably approved by City), and hold harmless City and its officials, officers, employees, representatives, agents, and volunteers (collectively, "Indemnitees") from and against any claims, liabilities, damages, or losses alleged or made against Indemnitees by any person or entity for any alleged or actual violation by Developer of any federal, state, or local law or regulation in connection with the sale by Developer of the Units or otherwise arising from any act or omission of Developer in violation of this Section 4, except in each instance to the extent caused by the gross negligence or willful misconduct of any of the Indemnitees. The provisions of this Section 4.9 survive termination of this Agreement.

4.10 Qualified Purchaser Marketing and Orientation. Developer shall be responsible for marketing the Affordable Units to potential Qualified Purchasers. Developer shall coordinate with designated City staff for the marketing plan of any Affordable Units. As part of the marketing plan, before the Qualified Purchaser executes the Equity Sharing Agreement and in all events before the close of escrow for the applicable Affordable Unit, City shall provide to the Qualified Purchaser of the Affordable Unit an in-person, informational session that will explain, in plain and simple language, the resale restrictions and other provisions of the Equity Sharing Agreement. Upon completion of the informational session, City shall cause the Qualified Purchaser to execute an agreement, in a form approved by City, acknowledging the Qualified Purchaser's attendance at the informational session and providing for the Qualified Purchaser's waiver and release of Developer and City from any claims or causes of action related to the restrictions on the marketability of the Affordable Unit, provided that the Qualified Purchaser represents that they understand the restrictions on marketability.

4.11 Transfer to Qualified Nonprofit Housing Corporation. If, despite bona fide good faith documented marketing efforts, Developer is unable to locate a Qualified Purchaser to purchase an Affordable Unit within 180 calendar days after the issuance of a certificate of

occupancy for such Affordable Unit, Developer may sell or otherwise transfer such Affordable Unit to a qualified nonprofit housing corporation that meets all of the requirements set forth in Government Code section 65915(c)(2)(A)(ii) and any other applicable provisions of state law, which sale or transfer shall satisfy the requirements of this Agreement applicable to Developer. If Developer sells or otherwise transfers an Affordable Unit pursuant to this Section 4.11, City and Developer shall reasonably cooperate in executing such amendments to this Agreement, and any other documents executed in connection herewith, as may be reasonably necessary to reflect such sale or transfer and to implement the requirements of Government Code section 65915 applicable thereto.

5. TERM

5.1 Term. The term of this Agreement commences on the Effective Date and will continue until all of the Affordable Units have been conveyed to Qualified Purchasers and (i) each Qualified Purchaser has entered into a fully executed Equity Sharing Agreement with City in recordable form; (ii) each Qualified Purchaser has executed a City Note and City Deed of Trust in favor of City; and (iii) all of the Equity Sharing Agreements and City Deeds of Trust for all Affordable Units have been recorded. Developer shall provide, upon City's request, evidence that Equity Sharing Agreements and the City Deeds of Trust have been recorded for all of the Affordable Units. Termination of this Agreement shall not affect the continued validity or enforceability of any Equity Sharing Agreement, City Note, or City Deed of Trust executed in connection with an Affordable Unit. Nor shall termination of this Agreement affect any rights or remedies arising from a breach occurring before termination.

6. DEFAULT AND TERMINATION; INDEMNIFICATION

6.1 Default. Failure or delay by any Party to perform any term or provision of this Agreement that is not cured within 30 days after receipt of notice from the other Party specifying the default (or such other period specifically provided herein) constitutes a default under this Agreement; provided, however, if such default is of the nature requiring more than 30 days to cure, the defaulting Party shall avoid default hereunder by commencing to cure within such 30 day period, and thereafter diligently pursuing such cure to completion within an additional 60 days following the conclusion of such 30 day period (for a total of 90 days). Except as required to protect against further damages, the injured Party may not institute proceedings against the Party in default until the time for cure has expired. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

6.2 Rights and Remedies Cumulative. The rights and remedies of the Parties are cumulative, and the exercise by either Party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

6.3 Indemnification. In addition to any other indemnity specifically provided in this Agreement, Developer agrees to defend (with counsel of Developer's choosing and reasonably approved by City), indemnify and hold harmless the Indemnitees from and against any loss, liability, claim, or judgment arising from or related to any act or omission of Developer in connection with its obligations under this Agreement, except to the extent caused by the gross

negligence or willful misconduct of any of the Indemnitees. The provisions of this Section 6.3 survive the termination of this Agreement.

7. ASSIGNMENT; COVENANTS RUN WITH THE LAND

7.1 Assignment by Developer. Developer will comply with the Project Approvals in connection with any sale, transfer, or assignment of the Property or Project in whole or part, or any transfer or assignment of Developer's rights and obligations under this Agreement.

7.2 Covenants Run with the Land. The Property shall be used, occupied, and improved subject to the covenants, conditions, and restrictions set forth herein. The covenants, conditions, restrictions, reservations, equitable servitudes, liens and charges set forth in this Agreement shall run with the Property and shall be binding upon Developer and all persons having any right, title or interest in the Property, or any part thereof, their heirs, and successive owners and assigns, and shall inure to the benefit of City and its successors and assigns, and may be enforced by City and its successors and assigns. The covenants established in this Agreement shall, without regard to technical classification and designation, be binding for the benefit and in favor of City and its successors and assigns, and the parties hereto expressly agree that this Agreement and the covenants herein shall run in favor of City. City is deemed the beneficiary of the terms and provisions of this Agreement and of the covenants running with the land, for and in its own right and for the purposes of protecting the interests of the community and other parties, public or private, in whose favor and for whose benefit this Agreement and the covenants running with the land have been provided. Developer hereby declares its understanding and intent that the burden of the covenants set forth herein touch and concern the land and that Developer's interest in the Property may be rendered less valuable thereby. Developer hereby further declares its understanding and intent that this Agreement provides a public benefit and that the covenants set forth herein touch and concern the Property by furthering the health, safety, and welfare of the residents of the City. Notwithstanding anything in this Agreement to the contrary: (a) in the event that Developer transfers its interest in the Property to a successor, Developer shall have no further obligation or liability under this Agreement except to the extent arising out of a default by Developer under this Agreement that existed at the time of such transfer; and (b) this Agreement shall automatically terminate and be of no further force or effect, without any additional instrument or other action required, as to each of the Market Rate Units upon the closing of the sale of each such Market Rate Unit to the initial purchaser thereof.

8. **MISCELLANEOUS**

8.1 Entire Agreement. This Agreement, including all of its exhibits and attachments, contains the Parties' entire understanding and agreement with respect to the matters set forth herein, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine this Agreement's terms or conditions.

8.2 Notices.

8.2.1 Delivery. As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder. All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown on the delivery receipt, after deposit with a known and reliable next-day document delivery service (such as FedEx), charges prepaid and addressed to the recipient named below. All notices shall be addressed as follows:

If to City: City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656-5335
Attn: City Manager

With a copy to: Best Best & Krieger LLP
18101 Von Karman Ave.
Unit 1000
Irvine, CA 92612
Attn: Scott Smith

If to Developer: Brandywine Acquisition Group, LLC
2355 Main Street, Suite 220
Irvine, CA 92614

With a copy to: Cox, Castle & Nicholson LLP
2029 Century Park East, Suite 2100
Los Angeles, CA 90067
Attn: Andrew K. Fogg, Esq.

8.2.2 Change of Address. Either Party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

8.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Agreement.

8.4 Interpretation and Governing Law. This Agreement and any dispute hereunder shall be governed and interpreted in accordance with the laws of the State of California without regard to conflict of law principles. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not be employed in interpreting this Agreement, all Parties having been represented by counsel in the negotiation and preparation hereof.

8.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

8.6 Singular and Plural. As used herein, the singular of any word includes the plural, and vice versa, as context so dictates. Masculine, feminine, and neuter forms of any word include the other as context so dictates.

8.7 Joint and Several Obligations. If at any time during the term of this Agreement the Property or Project is owned, in whole or in part, by more than one party developing or selling the Units to the initial purchasers thereof, then all obligations of the Developer under this Agreement shall be joint and several as to such parties, and the default of any one of such Developers shall be the default of all such Developers.

8.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

8.9 Computation of Days. Unless otherwise specified in this Agreement or any exhibit attached hereto, use of the term "days" shall mean calendar days. For purposes of this Agreement and all exhibits attached hereto, "business days" means every day of the week except Saturdays, Sundays, official State holidays as recognized in Government Code section 19853(a) or successor statute, and any days in which City is closed for business.

8.10 Waiver. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Party, or the failure by a Party to exercise its rights upon the default of the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by the other Party with the terms of this Agreement thereafter.

8.11 Non-Discrimination. In performing its obligations under this Agreement, Developer shall not discriminate because of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, disability, veteran or military status, source of income, or genetic information, as defined and prohibited by applicable law. Developer affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations.

8.12 Counterparts. This Agreement may be executed by the Parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the Parties had executed the same instrument.

8.13 Jurisdiction and Venue. Any action at law or in equity under this Agreement or brought by a Party hereto for the purpose of enforcing, construing or determining the validity of

any provision of this Agreement shall be filed and tried in the Superior Court of the County of Orange, State of California, and the Parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

8.14 Attorneys' Fees and Costs. If any party to this Agreement institutes any action, suit, counterclaim, appeal or arbitration for any relief against another party, declaratory or otherwise (collectively an "Action"), to enforce the terms hereof or to declare rights hereunder or with respect to any inaccuracies or material omissions in connection with any of the terms, conditions, representations or warranties on the part of the other party to this Agreement, then the prevailing party in such Action, whether by arbitration or final judgment, shall be entitled to have and recover from the other party all costs and expenses of the Action, including reasonable attorneys' fees and costs incurred in bringing and prosecuting such Action and/or enforcing any judgment, order, ruling or award granted therein, all of which shall be deemed to have accrued on the commencement of such Action. For purposes of this section, costs shall include, without limitation, in addition to costs incurred in prosecution or defense of the underlying action, reasonable attorneys' fees, costs, expenses and expert fees and costs incurred in the following: (a) post judgment motions and collection actions; (b) discovery; and (c) appeals of any order or judgment. For the purposes of this Agreement the term "prevailing party" shall have the meaning set forth in California Code of Civil Procedure section 1032(a)(4).

8.15 Project as a Private Undertaking. It is specifically understood and agreed by and between the Parties hereto that the development of the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that each Party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of private property and the development of such property.

8.16 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and in the satisfaction of the Project and conditions of this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or the Project or to evidence or consummate the transactions contemplated by this Agreement. City hereby authorizes City Manager to take such other actions and negotiate and execute any additional agreements as may be reasonably necessary or proper to fulfill City's obligations under this Agreement. The City Manager may delegate their powers and duties under this Agreement to an authorized management level employee of City.

8.17 Amendment. Any alteration, change, or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance approved by the City Council and signed on behalf of each Party. Any requested alteration, change, or modification of this Agreement by Developer shall require the payment of fees or deposit by Developer to City, as applicable, for City's review of the request. Each alteration, change, or modification to this

Agreement shall be recorded against the Property in the Official Records of Orange County, California.

{Signatures on following page}

IN WITNESS WHEREOF, the parties hereto have caused this Density Bonus Housing Agreement to be executed on the date set forth at the beginning of this Agreement.

DEVELOPER:

BRANDYWINE ACQUISITION GROUP,
LLC, a California limited liability company

By: _____

Name: _____

Title: _____

CITY:

City of Aliso Viejo,
a California municipal corporation

By: _____
Brett Chaning
City Manager

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____, Notary Public
(insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____, Notary Public
(insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT B

MAP SHOWING PROPERTY AND ITS LOCATION

EXHIBIT C

EQUITY SHARING AGREEMENT (AND ATTACHMENTS)

(Attached behind this cover page)

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656-5335
Attn: City Manager

Free Recording pursuant to Government Code 6103 & 27383

OWNER OCCUPANCY AND EQUITY SHARING AGREEMENT (DENSITY BONUS UNIT)

Owner:	_____
Property:	_____
Purchase Price:	$_____
Original Fair Market Value:	$_____
City Subsidy Amount:	$_____

This Owner Occupancy and Equity Sharing Agreement ("**Equity Sharing Agreement**") is entered into as of this [date], by and between the City of Aliso Viejo, California, ("**City**") and [name(s)] (referred to herein as "**Buyer**" and sometimes as "**Owner**").

RECITALS

A. BRANDYWINE ACQUISITION GROUP, LLC, a California limited liability company, ("**Developer**"), applied for and received development entitlements from City for the development of a 58 unit residential project ("**Project**"). 3 units within the Project will be designated affordable units for Very Low Income Households ("**Affordable Units**").

B. Pursuant to Government Code section 65915 *et seq*. ("**State Density Bonus Law**"), projects that include specified levels of affordable housing are entitled to receive certain density bonuses and other incentives to facilitate the economic feasibility of those projects.

C. In accordance with State Density Bonus Law, Developer has proposed to sell 3 dwelling units in the Project to Very Low Income Households and requested 2 concessions and 1 waiver in order to accommodate the Project.

D. On [date], City and Developer entered into that certain "**Density Bonus Housing Agreement**" pursuant to which Developer agreed to provide the Affordable Units.

E. Buyer intends to purchase the property located at [ADDRESS] in the City of Aliso Viejo, California, County of Orange ("**Property**"). The Property, which is one of the Affordable Units, is more particularly described in Exhibit A-1.

F. To comply with the requirements of the Density Bonus Housing Agreement, Developer agrees to sell the Property to Buyer for a purchase price of $[insert] ("**Original Purchase Price**"). Buyer and City agree that the fair market value of the Property at time of purchase is $[insert] ("**Original Fair Market Value**"), which price is based on an appraisal conducted at the time of the purchase of the Property by Buyer, or such other method as agreed to by City and Buyer. The Original Purchase Price has been reduced from fair market value as a direct result of the requirements imposed by City on the Project pursuant to the Density Bonus Housing Agreement. City and Buyer acknowledge that the difference between the Original Fair Market Value and the Original Purchase Price, which is equal to $[insert], is a subsidy from City that has enabled Buyer to acquire the Property at an affordable price ("**City Subsidy**").

G. State Density Bonus Law requires City to enter into an agreement with the purchaser of any affordable dwelling unit constructed and sold in exchange for such density bonus that allows City to recapture any initial subsidy and its proportionate share of appreciation. Buyer has agreed to execute and comply with this Equity Sharing Agreement in compliance with such requirements in consideration of the opportunity to purchase the Property at an affordable price, which is below the fair market value of the Property.

H. The purpose of this Equity Sharing Agreement is to: (i) place controls on ownership and occupancy of the Property; (ii) provide City with a First Option when Owner intends to Transfer the Property and preserve City's rights in the event of foreclosure; and (iii) require payment of the City Subsidy and a share of the Property's appreciation to City in accordance with the State Density Bonus Law. In accordance with the foregoing, Owner shall execute a promissory note in favor of City ("**City Note**") to ensure the repayment of the City Subsidy and the City Shared Appreciation, as defined in Section 8(a). The form of the City Note is attached hereto as Exhibit B-1.

I. Buyer is receiving a first mortgage loan ("**First Mortgage Loan**") from [lender name] ("**First Lender**"). The First Mortgage Loan is secured by a deed of trust dated [insert], executed by Buyer in favor of First Lender and recorded in the County of Orange concurrently herewith ("**First Mortgage Deed of Trust**").

J. This Equity Sharing Agreement and the City Note shall be secured by a deed of trust on the Property ("**City Deed of Trust**"). The form of the City Deed of Trust is attached hereto as Exhibit C-1. This Equity Sharing Agreement and the City Deed of Trust shall be subordinate to the lien of the First Mortgage Deed of Trust.

NOW, THEREFORE, in consideration of the benefits received by Buyer and City hereunder, Buyer and City agree as follows:

AGREEMENT

1. DEFINITIONS

The following terms are specially defined for this Equity Sharing Agreement and their definitions can be found in the sections indicated below:

a. "Affordable Housing Cost" — Same meaning as provided in the Density Bonus Housing Agreement.

b. "Buyer" or "Owner" — First sentence on page 1 of this Equity Sharing Agreement

c. "City" — First sentence on page 1 of this Equity Sharing Agreement

d. "City Deed of Trust" — Recital J

e. "City Note" — Recital H

f. "City Shared Appreciation" — Section 8.a

g. "City Subsidy" — Recital F

h. "Default" — Section 9

i. "Density Bonus Housing Agreement" – Recital D

j. "Eligible Capital Improvements" — Section 8.b

k. "Fair Market Value" — Section 6

l. "First Lender" — Recital I

m. "First Mortgage Deed of Trust" — Recital I

n. "First Mortgage Loan" — Recital I

o. "Original Fair Market Value" — Recital F

p. "Original Purchase Price" — Recital F

q. "Owner's Notice of Intent to Transfer" — Section 6

r. "Property" — Recital E and Section 2

s. "Transfer" — Section 5

t. "Very Low Income Household" – same meaning as provided in the Density Bonus Housing Agreement.

2. DESCRIPTION OF PROPERTY

This Agreement concerns the real property commonly known as [ADDRESS], which is more fully described in Exhibit A-1 ("**Property**").

3. BUYER CERTIFICATIONS; OWNER OCCUPANCY REQUIREMENT

a. Owner Occupancy Requirement. The purpose of the City assistance provided pursuant to this Equity Sharing Agreement is to provide Buyer with the opportunity to become a homeowner. Investment in real estate is not the primary purpose of this Equity Sharing Agreement. Therefore, Buyer shall occupy the Property as Buyer's principal place of residence for at least 10 months during each 12-month period. City may grant a temporary waiver of this occupancy requirement for good cause in its sole discretion.

b. Buyer Certifications. Buyer certifies that the financial and other information previously provided in order to qualify to purchase the Property is true and correct as of the date first written above.

4. INSURANCE REQUIREMENTS

Buyer shall maintain insurance on the Property in accordance with Section 5 of the City Deed of Trust.

5. RESTRICTIONS ON RESALE OF THE PROPERTY

Any Transfer of the Property will be subject to the provisions of this Agreement. "**Transfer**" means any sale, assignment or transfer, voluntary or involuntary, of any interest in the Property, including, but not limited to, a fee simple interest, a joint tenancy interest, a life estate, a leasehold interest, an interest evidenced by a land contract by which possession of the Property is transferred and Owner retains title, or a deed of trust. Any Transfer without satisfaction of the provisions of this Agreement is prohibited and shall constitute a default by Owner for which City may exercise any and all remedies under this Agreement, the City Note and the City Deed of Trust. A Transfer shall not include a conveyance: (i) to an existing spouse or domestic partner; (ii) by an Owner to a spouse or domestic partner where the spouse or domestic partner becomes the co-owner of the Property; (iii) between spouses as part of a marriage dissolution proceeding; (iv) by Owner into an *inter vivos* trust in which Owner is the beneficiary; or (v) refinance of the First Mortgage Loan meeting the requirements of Section 17; provided, however, that Owner shall provide written notice to City of all such conveyances within 30 days of the conveyance and Owner shall continue to occupy the Property as Owner's principal place of residence (except where the conveyance occurs pursuant to subsection (iii) above, in which event the new owner shall occupy the Property and affirmatively assume Owner's obligations under this Agreement, the City Note, and the City Deed of Trust).

6. NOTICE OF INTENDED TRANSFER; CITY'S FIRST OPTION; PREPARATION OF PROPERTY FOR SALE

a. Notice of Intent to Transfer. If Owner intends to Transfer the Property, Owner shall promptly give City written notice of such intent ("**Owner's Notice of Intent to Transfer**"). Owner shall give City the Owner's Notice of Intent to Transfer prior to notifying real estate brokers or lenders of Owner's intent to Transfer the Property and prior to listing of the Property on the Multiple Listing Service. The Owner's Notice of Intent to Transfer shall be sent to City by certified

mail, return receipt requested at the address provided in Section 22 below. The Owner's Notice of Intent to Transfer shall include the information necessary for City to determine the City Shared Appreciation of the Property, including the following information:

(1) The address of the Property;

(2) The date of purchase of the Property by Owner;

(3) The Original Fair Market Value of the Property at the time of Owner's purchase as determined by City and Owner and set forth on the first page of this Equity Sharing Agreement;

(4) A copy of the HUD-1 Settlement Statement or equivalent document from the close of escrow on Owner's purchase of the Property;

(5) If Owner has made capital improvements to the Property that Owner wishes to have recognized as Eligible Capital Improvements for purposes of determining the amount payable to City under Section 8, Owner shall provide a description of the improvements, the date the improvements were made, a copy of City's prior written approval of the improvements (if obtained), evidence of the cost of the improvements, and an appraisal documenting the value added to the Property by the Eligible Capital Improvements. If Owner did not obtain City's prior written approval before making the Capital Improvements, Owner may nevertheless identify such capital improvements in the Notice of Intent to Transfer and request that City recognize them as Eligible Capital Improvements. City shall recognize the improvements as Eligible Capital Improvements if City reasonably determines, based upon documentation provided by Owner, that the improvements satisfy the requirements of Section 8.b. The value of any improvements recognized by City as Eligible Capital Improvements shall be determined pursuant to Section 8.b;

(6) The date the Property will be placed on the market;

(7) The name and phone number of the person to contact to schedule inspection of the Property by City; and

(8) The proposed sale price and other material terms upon which Owner proposes to sell the Property.

b. Fair Market Value Appraisal. Prior to the Transfer of the Property, the Fair Market Value of the Property at the time of Transfer shall be determined by a certified MAI or other qualified real estate appraiser approved in advance by City. If possible, the appraisal shall be based upon the sales prices of comparable properties sold in the market area during the preceding three month period. The cost of the appraisal shall be paid by Owner, unless the appraisal is obtained from a new purchaser. Further, in the event that Owner has made Eligible Capital Improvements, the value of which Owner wishes to retain, the appraisal shall determine the value of such Eligible Capital Improvements in accordance with Section 8.b below. Nothing in this section precludes

Owner and City from establishing the Fair Market Value of the Property at the time of Transfer by mutual agreement in lieu of an appraisal pursuant to this section.

c. City's First Option. Upon receipt of a complete Owner's Notice of Intent to Transfer, City shall have the first right to purchase the Property. The purchase price payable by City shall equal the Fair Market Value of the Property determined pursuant to subsection (b), less the City Subsidy and City Shared Appreciation that would be payable to City under Section 8 if the Property were Transferred to a person other than City (the "**Option Purchase Price**"). Except for the determination and payment of the Option Purchase Price as provided herein, City shall purchase the Property on the material terms specified in the Owner's Notice of Intent to Transfer, to the extent those terms are applicable to City's purchase and are not inconsistent with this Equity Sharing Agreement. City shall have such right and option ("**First Option**") for 45 days after City receives a complete Owner's Notice of Intent to Transfer. If not timely exercised, the First Option shall terminate. If City exercises the First Option, the purchase shall close through escrow within 60 days after City's exercise, or on such other date as City and Owner may agree in writing. Upon the closing of City's purchase pursuant to the First Option, the City Subsidy and City Shared Appreciation shall be credited against the Fair Market Value of the Property in determining the Option Purchase Price and shall be deemed paid and satisfied through the credit. The parties intend that the Option Purchase Price permit Owner to retain the value of any Eligible Capital Improvements, Owner's downpayment, and Owner's proportionate share of appreciation, while permitting City to recapture its initial subsidy and proportionate share of appreciation, in accordance with Government Code section 65915(c)(2)(C).

7. SALE OF PROPERTY BY OWNER

a. Subject to Section 6.c above, Owner may Transfer the Property to a person of Owner's choosing at an unrestricted price (supported by an MAI or other qualified appraisal), and City shall release the Equity Sharing Agreement and cause the City Deed of Trust to be reconveyed from the Property, provided that Owner pays the full amount owed under the City Note to the City pursuant to Section 8 below. Owner shall provide City with the following documentation associated with such a Transfer:

(1) The name and address of the purchaser;

(2) The final sales contract and all other related documents which shall set forth all the terms of the sale of the Property, including a HUD-1 Settlement Statement or equivalent document. Said documents shall include at least the following terms: (a) the sales price; and (b) the price to be paid by the purchaser for Owner's personal property, if any, for the services of Owner, if any, and any credits, allowances or other consideration, if any.

(3) A written certification, from Owner and the purchaser in a form acceptable to City that the sale shall be closed in accordance with the terms of the sales contract and other documents submitted to and approved by City. The certification shall also provide that the purchaser or any other party has not paid and will not pay to Owner, and Owner has not received and will not

receive from the purchaser or any other party, money or other consideration, including personal property, in addition to what is set forth in the sales contract and documents submitted to City. The written certification shall also include a provision that in the event a Transfer is made in violation of the terms of this Equity Sharing Agreement or false or misleading statements are made in any documents or certification submitted to City, City shall have the right to foreclose on the Property or file an action at law or in equity as may be appropriate. In any event, any costs, liabilities or obligations incurred by Owner and the purchaser for the return of any moneys paid or received in violation of this Equity Sharing Agreement or for any costs and legal expenses, shall be borne by Owner and/or the purchaser and they shall hold City and its designee harmless and reimburse their expenses, legal fees and costs for any action they reasonably take in good faith in enforcing the terms of this Equity Sharing Agreement.

(4) A copy of the MAI or other qualified appraisal prepared for the Property in accordance with Section 6.b.

(5) Upon the close of the proposed sale, a copy of the final sales contract, HUD-1 Settlement Statement or equivalent document, escrow instructions, and any other documents which City may reasonably request.

8. PAYMENT TO CITY OF CITY SUBSIDY AND SHARED APPRECIATION

a. Upon a Transfer of the Property to a person other than City pursuant to Section 7, Owner shall pay to City the City Subsidy plus the City Shared Appreciation. The "**City Subsidy**," as defined in Recital F, is equal to the amount by which the Original Fair Market Value of the Property exceeds the Original Purchase Price of the Property. For purposes of this Section 8, "**Adjusted Fair Market Value**" means the Fair Market Value of the Property at the time of Transfer, less the value of any Eligible Capital Improvements determined pursuant to Section 8.b. "**City Shared Appreciation**" shall be calculated pursuant to the City Note but by way of information the following sets forth the method for determining the City Shared Appreciation. If there is any inconsistency between the City Note and this Equity Sharing Agreement with respect to the determination of City Shared Appreciation, the City Note shall control. City Shared Appreciation shall be calculated by dividing the City Subsidy by the Original Fair Market Value of the Property. The resulting percentage, rounded to the closest one-tenth of a percentage point, shall be multiplied by the amount, if any, by which the Adjusted Fair Market Value exceeds the Original Fair Market Value, and the resulting product shall equal the City Shared Appreciation. Notwithstanding the foregoing, if the Adjusted Fair Market Value is lower than the Original Fair Market Value, the amount payable to City shall instead be determined in accordance with subsection (d).

b. The value of any Eligible Capital Improvements shall be the value of any substantial structural or permanent fixed improvements that Owner has made to the Property after acquiring the Property, provided that such improvements are: (i) made or installed by Owner in conformity with applicable building codes at the time of installation; and (ii) approved or recognized by City in writing, either before construction or pursuant to Section 6.a.5. The value of

Eligible Capital Improvements shall be limited to the appraised increase in the value of the Property attributable to the improvements, as determined by the appraisal performed pursuant to 6.b, taking into account any depreciation in value since the installation, and shall not be based on the actual cost of constructing the improvements.

c. The City Subsidy and the City Shared Appreciation shall be a debt of Owner to City, evidenced by this Equity Sharing Agreement and the City Note, and secured by the City Deed of Trust. Owner acknowledges that City shall have no obligation to release this Equity Sharing Agreement or reconvey the City Deed of Trust until the City Subsidy and the City Shared Appreciation are paid to City. City shall utilize the repayment of the City Subsidy and the City Shared Appreciation within five years of receipt of such funds for any of the purposes described in subdivision (e) of section 33334.2 of the Health and Safety Code that promote homeownership.

d. Notwithstanding anything to the contrary in this Section 8, if the Adjusted Fair Market Value is lower than the Original Fair Market Value, the Adjusted Fair Market Value shall be used as the initial market value for purposes of determining the City Subsidy, and the amounts payable to City shall otherwise be calculated in accordance with Government Code section 65915(c)(2)(C), as amended from time to time. In no event shall the amount payable to City under this subsection be less than zero.

9. DEFAULTS

a. The following events shall constitute a "Default" by Owner under this Equity Sharing Agreement:

(1) City determines that Owner has made a misrepresentation to obtain the benefits of purchase of the Property or in connection with its obligations under this Equity Sharing Agreement;

(2) Owner fails to occupy the Property as required pursuant to Section 3 above;

(3) Owner makes a Transfer in violation of this Equity Sharing Agreement;

(4) Owner otherwise fails to comply with the requirements of this Equity Sharing Agreement, the City Note, or the City Deed of Trust and such violation is not corrected to the satisfaction of City within 10 days after the date of written notice by City to Owner of such violation;

(5) A lien is recorded against the Property other than the First Mortgage Deed of Trust, the City Deed of Trust, a lien in favor of City, a lien for nondelinquent taxes or assessments, or any other lien approved by City in writing;

(6) Owner places a mortgage on the Property in violation of Section 17 below;

(7) Owner declares a bankruptcy or makes an assignment of assets for the benefit of creditors.

b. Upon a declaration of Default by City under this Equity Sharing Agreement, City may pursue any or all of the following remedies:

(1) Subject to all applicable notice and cure requirements under the City Note and the City Deed of Trust, declare the City Subsidy and City Shared Appreciation immediately due and payable without further demand, declare a default under the City Note, and invoke the power of sale under the City Deed of Trust;

(2) Apply to a court of competent jurisdiction for any such relief at law or in equity as may be appropriate including, but not limited to, the collection of damages from Owner, which damages shall include City's costs associated with administering City's affordable housing program and the cost to City of providing sufficient assistance to a **Very Low Income** Household to acquire a market rate home at an affordable housing cost as that term is defined in Health and Safety Code section 50052.5; and

(3) Declare a Default under the City Note and City Deed of Trust and pursue all City remedies thereunder.

10. NOTICE OF DEFAULT AND FORECLOSURE

a. City may record a request for copies of any notice of default and notice of sale under any mortgage encumbering the Property. City may declare a Default under this Equity Sharing Agreement upon receipt of any notice given to City pursuant to Civil Code section 2924b, and may exercise its rights as provided in Section 9.

b. In the event of default and foreclosure, City shall have the same right as Owner to cure defaults and redeem the Property prior to the foreclosure sale. Nothing herein shall be construed as creating any obligation of City to cure any such default, nor shall this right to cure and redeem operate to extend any time limitations in the default provisions of the underlying deed of trust or mortgage.

c. Whether or not City has recorded a request pursuant to subsection (a), City may exercise its rights under this Section upon City's actual receipt of written notice of the foreclosure proceedings from Owner, the First Lender, or any other source. Nothing in this Section shall limit City's right to bid at, acquire, or otherwise protect its interest in the Property through any foreclosure sale or any other remedy available under applicable law.

11. NON-LIABILITY OF CITY

a. Non-liability for Negligence, Loss, or Damage. Owner acknowledges, understands and agrees that the relationship between Owner and City is solely that of an owner and an administrator of a City affordable housing program, and that City does not undertake or assume any responsibility for or duty to Owner to select, review, inspect, supervise, pass judgment on, or inform Owner of the quality, adequacy or suitability of the Property or any other matter. City owes no duty of care to protect Owner against negligent, faulty, inadequate or defective building or

construction or any condition of the Property and Owner agrees that neither Owner, or Owner's heirs, successors or assigns shall ever claim, have or assert any right or action against City for any loss, damage or other matter arising out of or resulting from any condition of the Property and will hold City harmless from any liability, loss or damage for these things.

b. Indemnity. Owner agrees to defend, indemnify, and hold City harmless from all losses, damages, liabilities, claims, actions, judgments, costs, and reasonable attorney's fees that City may incur as a direct or indirect consequence of: (1) Owner's default, performance, or failure to perform any obligations as and when required by this Equity Sharing Agreement or the City Deed of Trust; or (2) the failure at any time of any of Owner's representations to City to be true and correct.

12. RESTRICTIONS ON FORECLOSURE PROCEEDS

Subject to the rights of senior lienholders, any proceeds arising from a foreclosure, deed in lieu of foreclosure, or other involuntary Transfer that would otherwise be payable to Owner shall first be applied to the amounts owed to City under the City Note, and only the remaining balance, if any, shall be payable to Owner.

13. RESTRICTION ON INSURANCE PROCEEDS

If the Property is damaged or destroyed and Owner elects not to rebuild or repair the Property, Owner shall pay City the portion of any insurance proceeds received by Owner for such destruction or damage which is equal to the City Subsidy plus the City Shared Appreciation calculated pursuant to Section 8 above, with the total amount of insurance proceeds serving as the Fair Market Value upon Transfer of the Property, provided that in no event shall City receive insurance proceeds in an amount that results in the amount of insurance proceeds available to Owner being less than the Original Purchase Price for the Property as set forth above.

14. TERM OF AGREEMENT

All the provisions of this Equity Sharing Agreement, including the benefits and burdens, run with the Property and this Equity Sharing Agreement shall bind, and the benefit hereof shall inure to, Owner, Owner's heirs, legal representatives, executors, successors in interest and assigns, and to City and its successors, until the earliest to occur of: (i) the Transfer of the Property and payment to City of the City Subsidy and the City Shared Appreciation in accordance with this Agreement and the City Note, (ii) the closing of City's purchase of the Property pursuant to City's exercise of the First Option under Section 6.c, or (iii) termination under Section 16 following foreclosure or deed in lieu.

15. SUPERIORITY OF AGREEMENT

Owner covenants that Owner has not, and will not, execute any other agreement with provisions contradictory to or in opposition to the provisions hereof, and that, in any event, except as otherwise provided herein, this Equity Sharing Agreement is controlling as to the rights and obligations between and among Owner and City and their respective successors.

16. SUBORDINATION

a. Notwithstanding any provision herein, this Equity Sharing Agreement shall not diminish or affect the rights of the First Lender under the First Mortgage Deed of Trust or any subsequent First Lender deeds of trust hereafter recorded against the Property in compliance with Section 17 below.

b. Notwithstanding any other provision hereof, the provisions of this Equity Sharing Agreement and the City Deed of Trust shall be subordinate to the lien of the First Mortgage Deed of Trust and shall not impair the rights of the First Lender, or such First Lender's assignees or successors in interest to exercise their remedies under the First Mortgage Deed of Trust in the event of default under the First Mortgage Deed of Trust by Owner. Such remedies under the First Mortgage Deed of Trust include the right of foreclosure or acceptance of a deed or assignment in lieu of foreclosure. After such foreclosure or acceptance of a deed in lieu of foreclosure, this Equity Sharing Agreement and the City Deed of Trust shall be forever terminated and shall have no further effect as to the Property or any transferee thereafter; provided, however, if the holder of such First Mortgage Deed of Trust acquires title to the Property pursuant to a deed or assignment in lieu of foreclosure, this Equity Sharing Agreement and the City Deed of Trust shall automatically terminate upon such acquisition of title only if: (i) City has been given written notice of the default under the First Mortgage Deed of Trust and a 60-day opportunity to cure such default; and (ii) City has not cured the default within such 60-day period or commenced to cure the default and provided a firm commitment, in form and substance reasonably acceptable to the First Lender, to complete such cure.

17. REFINANCE OF MORTGAGE LOAN

The outstanding principal on the City Note shall not be due upon prepayment and refinancing of the First Mortgage Loan, and this Agreement and the City Deed of Trust shall be subordinated to the refinanced First Mortgage Loan, provided that following such refinance, the principal amount of the refinanced First Mortgage Loan will not exceed the original principal amount of the First Mortgage Loan unless some other amount is approved by City in writing, in City's sole and absolute discretion. Mortgage loans or equity lines of credit junior in lien priority to the City Deed of Trust are not permitted. City and Owner agree that the requirements of this Section 17 are necessary to ensure the continued affordability of the Property to Owner and to minimize the risk of loss of the Property by Owner through default and foreclosure of mortgage loans. Owner further acknowledges that violation of the provisions of this Section 17 shall constitute a Default under this Equity Sharing Agreement.

18. NONDISCRIMINATION

Owner covenants by and for itself and its successors and assigns that there shall be no discrimination against or segregation of a person or of a group of persons on account of race, color, religion, creed, age, disability, sex, sexual orientation, marital status, ancestry or national origin in the sale, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall Owner or any person claiming under or through Owner establish or permit any such practice or practices of

discrimination or segregation with reference to the use, occupancy, or transfer of the Property. The foregoing covenant shall run with the land.

19. INVALID PROVISIONS

If any one or more of the provisions contained in this Equity Sharing Agreement shall for any reason be held to be invalid, illegal or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be deemed severable from the remaining provisions contained in this Equity Sharing Agreement, and this Equity Sharing Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

20. CONTROLLING LAW

The terms of this Equity Sharing Agreement shall be interpreted under the laws of the State of California. The venue for any legal action pertaining to this Agreement shall be Orange County, California.

21. NO WAIVER

No delay or omission in the exercise of any right or remedy of City upon any default by Owner shall impair such right or remedy or be construed as a waiver. City's failure to insist in any one or more instance upon the strict observance of the terms of this Equity Sharing Agreement shall not be considered a waiver of City's right thereafter to enforce the provisions of the Equity Sharing Agreement. City shall not waive its rights to enforce any provision of this Equity Sharing Agreement unless it does so in writing, signed by an authorized agent of City.

22. NOTICES

a. All notices required herein shall be sent by certified mail, return receipt requested or express delivery service with a delivery receipt and shall be deemed to be effective as of the date received or the date delivery was refused as indicated on the return receipt as follows:

To Owner:
_____
_____
_____

At the address of the Property:
_____
_____
Aliso Viejo, CA 9____

To City:
City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656-5335
Attn: [insert]

With Copy to:
_____
_____
_____

b. The parties may subsequently change addresses by providing written notice of the change in address to the other parties in accordance with this Section.

23. INTERPRETATION OF AGREEMENT

The terms of this Equity Sharing Agreement shall be interpreted so as to avoid speculation on the Property and to ensure to the extent possible that its sales price and mortgage payment remain affordable to Very Low Income Households.

24. EXHIBITS

Any exhibits referred to in this Equity Sharing Agreement are hereby incorporated herein by this reference.

25. ATTORNEYS FEES

If any action is filed in a court of competent jurisdiction related to this Equity Sharing Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing party.

26. TAX RETURNS

Owner shall execute such documents as are necessary to provide City with access to Owner's filed federal income tax returns.

27. ACKNOWLEDGEMENT OF TERMS

Owner hereby acknowledges that, prior to Owner's execution of this Equity Sharing Agreement, City provided Owner with an in-person, informational session during which City explained, in plain and simple language, the resale restrictions and other material provisions of this Equity Sharing Agreement.

28. ENTIRE AGREEMENT

This Equity Sharing Agreement (along with the City Note and City Deed of Trust) sets forth the entire understanding and agreement of City and Owner and any amendment, alteration or interpretation of this Equity Sharing Agreement must be in writing signed by both City and Owner.

IN WITNESS WHEREOF, the parties have executed this Equity Sharing Agreement on or as of the date first written above.

CITY:	BUYER
[insert], City Manager City of Aliso Viejo	_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____, Notary Public
(insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____, Notary Public
(insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

EXHIBIT A-1

Legal Description of Property

[insert]

EXHIBIT B-1

City Note

[Attached behind this cover page]

CITY OF ALISO VIEJO PROMISSORY NOTE

Secured by Deed of Trust

$_____ _____, 202_
And City Shared Appreciation

FOR VALUE RECEIVED, the undersigned [name(s)] ("**Borrower**") promises to pay to the City of Aliso Viejo, a California municipal corporation ("**City**"), at 12 Journey, Suite 100, Aliso Viejo, CA 92656-5335, or such other place as City may designate in writing: (i) a principal amount of $[amount] ("**City Subsidy**"), which amount constitutes a subsidy provided by City to Borrower pursuant to that certain Owner Occupancy and Equity Sharing Agreement entered into by and between Borrower and City dated [date] ("**Equity Sharing Agreement**") for purchase of the Property located at [address] in the City of Aliso Viejo, California ("**Property**"); and (ii) the City Shared Appreciation, as defined herein.

1. Purpose of Loan. Borrower is purchasing the Property, which is being sold by BRANDYWINE ACQUISITION GROUP, LLC, a California limited liability company ("**Developer**"), pursuant to that certain Density Bonus Housing Agreement entered into by and between City and Developer to ensure that a certain number of the housing units being constructed by Developer are sold at an affordable housing cost to Very Low Income Households. The purchase price of the Property has been set substantially below the market value so that the Property will be affordable for purchase by Very Low Income Households. Because the purchase price has been set below the market value, Borrower is required and has agreed to enter into the Equity Sharing Agreement with City, which requires Borrower to pay the City Subsidy and the City Shared Appreciation to City. This Note evidences the obligation of Borrower to pay the City Subsidy and the City Shared Appreciation to City pursuant to the Equity Sharing Agreement.

2. Definitions. The terms set forth in this section shall have the following meanings in this Note.

a. "Borrower" has the meaning set forth in the introductory paragraph on page 1 of this Note.

b. "City" means the City of Aliso Viejo, California.

c. "City Deed of Trust" means the deed of trust and security agreement that secures the Equity Sharing Agreement and this Note on the Property.

d. "City Subsidy" has the meaning provided in the introductory paragraph on page 1 of this Note.

e. "City Shared Appreciation" means and shall be calculated by dividing the City Subsidy by the Original Fair Market Value of the Property. The resulting percentage, rounded to the closest one-tenth of a percentage point, shall be multiplied by the

amount, if any, by which the Adjusted Fair Market Value exceeds the Original Fair Market Value, and the resulting product shall equal the City Shared Appreciation. "Adjusted Fair Market Value" has the meaning provided in Section 8.a of the Equity Sharing Agreement. City Shared Appreciation shall not be less than zero.

f. "Developer" has the meaning provided in Section 1 of this Note.

g. "Eligible Capital Improvements" has the meaning provided in Section 8.b of the Equity Sharing Agreement.

h. "Equity Sharing Agreement" has the meaning provided in the introductory paragraph on page 1 of this Note.

i. "Fair Market Value at the time of Transfer" has the meaning provided in Section 6.b of the Equity Sharing Agreement.

j. "First Mortgage Loan" has the meaning provided in Recital I of the Equity Sharing Agreement.

k. "First Option" has the meaning provided in Section 6.c of the Equity Sharing Agreement.

l. "Original Fair Market Value" has the meaning set forth in Recital F of the Equity Sharing Agreement.

m. "Original Purchase Price" has the meaning set forth in Recital F of the Equity Sharing Agreement.

n. "Note" means this promissory note.

o. "Property" means the dwelling, and the real property on which the dwelling is located, which secure the City Deed of Trust executed in connection with this Note. The Property's location is provided in the introductory paragraph on page 1 of this Note.

p. "Transfer" has the meaning provided in Section 5 of the Equity Sharing Agreement.

3. Term. The term of this Note commences on the date of this Note and expires upon the earliest to occur of: (i) the date of Transfer of the Property and the payment to City of the City Subsidy and the City Shared Appreciation; (ii) the closing of City's purchase of the Property pursuant to City's exercise of the First Option in accordance with Section 6.c of the Equity Sharing Agreement; or (iii) termination of the Equity Sharing Agreement and City Deed of Trust pursuant to Section 16 of the Equity Sharing Agreement following foreclosure or acceptance of a deed or assignment in lieu of foreclosure by the First Lender. Notwithstanding the foregoing, termination of this Note following foreclosure or a deed or assignment in lieu of foreclosure shall not affect City's rights to receive any surplus or other proceeds otherwise payable to Borrower, subject to

the rights of senior lienholders, as provided in Section 12 of the Equity Sharing Agreement. Nothing herein shall release Borrower from liability arising from fraud, intentional misrepresentation, waste, or a Transfer made in violation of the Equity Sharing Agreement, except to the extent prohibited by applicable law.

4. Payment.

a. Subject to Subsections 4.b and 4.c below, the total amount of the City Subsidy and the City Shared Appreciation shall immediately become due and payable upon the occurrence of any of the following: (i) an uncured Borrower default (after the applicable notice and cure periods) under this Note, the Equity Sharing Agreement, the City Deed of Trust, or the First Mortgage Loan; (ii) upon a Transfer of the Property as set forth in Section 8 of the Equity Sharing Agreement; or (iii) Borrower ceases to occupy the Property in violation of Section 3 of the Equity Sharing Agreement. For purposes of clauses (i) and (iii), if no Transfer has occurred, the Adjusted Fair Market Value used to calculate City Shared Appreciation shall be determined in accordance with Section 8(a) of the Equity Sharing Agreement, using the Fair Market Value of the Property as of the date of acceleration, as determined by an appraiser selected or approved by City in accordance with Section 6(b) of the Equity Sharing Agreement, less the value of any Eligible Capital Improvements determined pursuant to Section 8(b) of the Equity Sharing Agreement.

b. Upon a Transfer of the Property, if the Adjusted Fair Market Value is lower than the Original Fair Market Value, the amounts payable under this Note shall be determined in accordance with Section 8(d) of the Equity Sharing Agreement.

c. If City's purchase of the Property pursuant to the First Option closes, this Note shall immediately terminate and Borrower shall not be liable for payment of the City Subsidy or the City Shared Appreciation.

5. Security. This Note is secured by the City Deed of Trust, which also secures the Equity Sharing Agreement.

6. No Assumption of Note by Subsequent Buyers; Acceleration. Borrower acknowledges that this Note is given in connection with the purchase of the Property as part of a City program to assist in the purchase of homes by Very Low Income Households. Consequently, this Note is not automatically assumable, but is subject to section 711.5 of the California Civil Code, which allows City to accelerate all amounts due under this Note if any subsequent sale or transfer of the Property of any kind does not comply with the provisions of the Equity Sharing Agreement.

7. Refinance of First Mortgage Loan. The outstanding principal on this Note shall not be due upon prepayment and refinance of the First Mortgage Loan, and the City Deed of Trust and Equity Sharing Agreement shall be subordinated, provided that such refinancing meets the requirements of Section 17 of the Equity Sharing Agreement.

8. Default. Borrower shall be in default under this Note if Borrower is in default under any mortgage loan on the Property (including the First Mortgage Loan) following the expiration

of applicable cure periods, or if, after the notice and cure period provided by City to Borrower pursuant to the notice and cure provisions of the City Deed of Trust, Borrower (i) fails to pay any money when due under this Note; (ii) breaches any representation or covenant made in this Note or the Equity Sharing Agreement in any material respect; or (iii) breaches any provision of the City Deed of Trust or the Equity Sharing Agreement.

9. Acceleration. Subject to Section 4 and following the expiration of all applicable notice and cure periods, upon the occurrence of a default under this Note, the Equity Sharing Agreement, the City Deed of Trust, or the First Mortgage Loan, City shall have the right to declare the City Subsidy and the City Shared Appreciation immediately due and payable.

10. Non-liability for Negligence, Loss, or Damage. Borrower acknowledges, understands and agrees that the relationship between Borrower and City is solely that of borrower and lender, and that City neither undertakes nor assumes any responsibility for or duty to Borrower to select, review, inspect, supervise, pass judgment on, or inform Borrower of the quality, adequacy or suitability of the Property or any other matter. City owes no duty of care to protect Borrower against negligent, faulty, inadequate or defective building or construction or any condition of the Property and Borrower agrees that neither Borrower, or Borrower's heirs, successors or assigns shall ever claim, have or assert any right or action against City for any loss, damage or other matter arising out of or resulting from any condition of the Property and will hold City harmless from any liability, loss or damage for these things.

11. Indemnity. Borrower agrees to defend, indemnify, and hold City harmless from all losses, damages, liabilities, claims, actions, judgments, costs, and reasonable attorney's fees that City may incur as a direct or indirect consequence of:

a. Borrower's default or failure to perform any obligations as and when required by this Note, the City Deed of Trust, and the Equity Sharing Agreement; or

b. The failure at any time of any of Borrower's representations or warranties to be true and correct.

12. No Waiver by City. Failure by City to pursue its legal and equitable remedies upon Borrower's default shall not constitute a waiver of City's right to declare a default and exercise all of its rights under this Note, the City Deed of Trust and the Equity Sharing Agreement. Failure to declare amounts due shall not constitute a waiver on the part of City of the right to declare them due in the event of any subsequent Transfer. Nor shall acceptance by City of any payment provided for herein constitute a waiver of City's right to require prompt payment of any remaining principal owed. A waiver of any term of the Note must be made in writing, signed by an authorized agent of City, and shall be limited to the express written terms of such waiver.

13. Interest. Notwithstanding any other provision of this Note, or any instrument securing the obligations of Borrower under this Note, if, for any reason whatsoever, the payment of any sums by Borrower pursuant to the terms of this Note would result in the payment of interest which would exceed the amount that City may legally charge under the laws of the State of California, then the amount by which payments exceed the lawful interest rate shall automatically

be deducted from the principal balance owing on this Note, so that in no event shall Borrower be obligated under the terms of this Note to pay any interest which would exceed the lawful rate.

14. Attorney's Fees and Costs. Borrower agrees that if any amounts due under this Note are not paid when due, to pay in addition to the City Subsidy and City Shared Appreciation, all costs and expenses of collection and reasonable attorneys' fees paid or incurred by City in connection with the collection or enforcement of this Note, whether or not suit is filed.

15. Joint and Several Obligations. This Note is the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

16. No Offset. Borrower hereby waives any rights of offset it now has or may hereafter have against City, its successors and assigns, and agrees to make the payments called for herein in accordance with the terms of this Note.

17. Borrower's Waiver. Borrower and any endorsers or guarantors of this Note, for themselves, their heirs, legal representatives, successors and assigns, respectively, severally waive diligence, presentment, protest, and demand, and notice of protest, notice of dishonor and notice of nonpayment of this Note, and expressly waive any rights to be released by reason of any extension of time or change in terms of payment, or change, alteration or release of any security given for the payments hereof, and expressly waive the right to plead any and all statutes of limitations as a defense to any demand on this Note or agreement to pay the same, and jointly and severally agree to pay all costs of collection when incurred, including reasonable attorneys' fees.

18. Notices. All notices required in this Note shall be sent by certified mail, return receipt requested, or express delivery service with a delivery receipt, or personally delivered with a delivery receipt obtained and shall be deemed to be effective as of the date shown on the delivery receipt as the date of delivery, the date delivery was refused, or the date the notice was returned as undeliverable as follows:

To Borrower:

_____
_____
_____

At the address of the Property:

_____
_____
Aliso Viejo, CA _____

To City:

City of Aliso Viejo

12 Journey, Suite 100
Aliso Viejo, CA 92656-5335
Attn: City Manager

The parties may subsequently change addresses by providing written notice of the change in address to the other parties in accordance with this section.

19. Controlling Law. This Note shall be construed in accordance with and be governed by the laws of the State of California.

20. Assignment by City. City may assign its right to receive the proceeds under this Note to any person and upon notice to Borrower by City all payments shall be made to the assignee.

21. Severability. If any provision of this Note shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

22. Entire Agreement. This Note (along with the Equity Sharing Agreement and the City Deed of Trust) sets forth the entire understanding and agreement of City and Borrower and any amendment, alteration or interpretation of this Note must be in writing signed by both City and Borrower.

BORROWER:

_____

_____

EXHIBIT C-1

City Deed of Trust

[Attached behind this cover page]

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656-5335
Attn: [ ]

Free Recording pursuant to
Government Code 6103 & 27383

DEED OF TRUST
AND SECURITY AGREEMENT
(DENSITY BONUS UNIT)

Note to Borrower:
This Deed of Trust Contains
Provisions Restricting Assumptions

THIS DEED OF TRUST AND SECURITY AGREEMENT ("**Deed of Trust**") is made this [date], among the trustor, [name(s)] ("**Borrower**"), whose address is [address], Aliso Viejo, California, [name] Title Company ("**Trustee**") and the City of Aliso Viejo, California ("**City**") as Beneficiary.

Borrower, in consideration of the promises herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, the property located in the City of Aliso Viejo, County of Orange, State of California, described in the attached Exhibit "1" and more commonly known as: [address], Aliso Viejo, California [zip code] ("**Property**").

TOGETHER with all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances, and all fixtures now or hereafter attached to the Property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by this Deed of Trust; and TOGETHER with all articles of personal property or fixtures now or hereafter attached to or used in and about the building or buildings now erected or hereafter to be erected on the Property which are necessary to the complete and comfortable use and occupancy of such building or buildings for the purposes for which they were or are to be erected, including all other goods and chattels and personal property as are ever used or furnished in operating a building, or the activities conducted therein, similar to the one herein described and referred to, and all renewals or replacements thereof or articles in substitution therefor, whether or not the same as, or shall be attached to said building or buildings in any manner; and all of the foregoing, together with the Property, is herein referred to as the "**Security**;"

To have and to hold the Security together with appurtenances to Trustee, its successors and assigns forever;

TO SECURE to City the performance of the covenants and agreements of Borrower contained in the Owner Occupancy and Equity Sharing Agreement executed by and between Borrower and City ("**Equity Sharing Agreement**");

TO SECURE to City the repayment of the sums evidenced by a promissory note executed by Borrower in favor of City dated [insert] ("**Note**"), which note provides for repayment of a City Subsidy in the amount of $[insert], and City's share of appreciation in the value of the Property, based on City's proportionate assistance to Borrower, as more particularly described in the Note and the Equity Sharing Agreement; and

TO SECURE the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained.

BORROWER AND CITY COVENANT AND AGREE AS FOLLOWS:

1. Borrower's Estate. Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Security, that other than this Deed of Trust, the Security is encumbered only by: (1) a deed of trust executed by Borrower in connection with a loan made to Borrower by [lender name] ("**First Lender**"), dated [date], executed by Borrower in favor of First Lender, securing a first mortgage loan ("**First Mortgage Loan**") to assist in the purchase of the Property ("**First Mortgage Deed of Trust**"); (2) the Equity Sharing Agreement; and (3) any other deeds of trust or encumbrances approved by City. Borrower agrees to warrant and defend generally the title to the Security against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring City's interest in the Security. As used in this Deed of Trust, the term "First Lender" shall include all successors and assigns of First Lender.

2. Repayment. Borrower will promptly repay, when due, all amounts due under the Note. The Note contains the following provisions concerning repayment under certain conditions:

> Borrower acknowledges that this Note is given in connection with the purchase of the Property as part of a City program to assist in the purchase of homes by Very Low Income Households. Consequently, this Note is not automatically assumable, but is subject to section 711.5 of the California Civil Code, which allows the City to accelerate all amounts due under this Note if any subsequent sale or transfer of the Property of any kind does not comply with the provisions of the Equity Sharing Agreement.

3. Equity Sharing Agreement. Borrower will observe and perform all of the covenants and agreements of the Equity Sharing Agreement.

4. Charges; Liens. Borrower will pay all taxes, assessments and other charges, fines and impositions attributable to the Security which may attain a priority over this Deed of Trust, by

making any payment, when due, directly to the payee thereof. Borrower will promptly furnish to City all notices of amounts due under this paragraph, and in the event Borrower makes payment directly, Borrower will promptly discharge any lien which has priority over this Deed of Trust; provided, that Borrower will not be required to discharge the lien of the First Mortgage Deed of Trust (securing the First Mortgage Loan) or any other lien described in this paragraph so long as Borrower will agree in writing to the payment of the obligation secured by such lien in a manner acceptable to City, or will, in good faith, contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Security or any part thereof.

5. Hazard Insurance.

NOTICE REQUIRED BY CALIFORNIA CIVIL CODE SECTION 2955.5: NO LENDER SHALL REQUIRE A BORROWER, AS A CONDITION OF RECEIVING OR MAINTAINING A LOAN SECURED BY REAL PROPERTY, TO PROVIDE HAZARD INSURANCE COVERAGE AGAINST RISKS TO THE IMPROVEMENTS ON THAT REAL PROPERTY IN AN AMOUNT EXCEEDING THE REPLACEMENT VALUE OF THE IMPROVEMENTS ON THE PROPERTY.

BORROWER ACKNOWLEDGES THAT THE FOREGOING DISCLOSURE WAS PROVIDED IN WRITING BEFORE BORROWER EXECUTED THE NOTE, THIS DEED OF TRUST, OR ANY OTHER SECURITY DOCUMENT RELATING TO THE CITY LOAN.

Borrower will keep the improvements on the Security insured under a standard fire and extended coverage insurance policy in at least such amounts and for such periods as City may reasonably require; provided, however, that City shall not require hazard insurance coverage in an amount exceeding the replacement value of the improvements on the Security. Subject to that limitation, the required coverage shall not be less than the amount necessary to prevent Borrower from becoming a co-insurer under the terms of the policy.

The insurance carrier providing this insurance shall be licensed to do business in the State of California and be chosen by Borrower subject to approval by City; provided, that such approval will not be withheld if the insurer is also approved by the First Lender.

All insurance policies and renewals thereof will be in a form acceptable to City and will include a standard mortgagee clause with standard lender's endorsement in favor of the holder of the First Mortgage Loan and City as their interests may appear and in a form acceptable to City. City shall have the right to hold, or cause its designated agent to hold, the policies and renewals thereof, and Borrower shall promptly furnish to City, or its designated agent, the original insurance policies or certificates of insurance, all renewal notices and all receipts of paid premiums. In the event of loss, Borrower will give prompt notice to the insurance carrier and City or its designated agent. City, or its designated agent, may make proof of loss if not made promptly by Borrower.

City shall receive 30 days advance notice of cancellation of any insurance policies required under this section.

Unless City and Borrower otherwise agree in writing, insurance proceeds, subject to the rights of the First Lender, will be applied to restoration or repair of the Security damaged, provided such restoration or repair is economically feasible and the Security of this Deed of Trust is not thereby impaired. If such restoration or repair is not economically feasible or if the Security of this Deed of Trust would be impaired, the insurance proceeds will be used to repay the loan under this Deed of Trust, with the excess, if any, paid to Borrower. If the Security is abandoned by Borrower, or if Borrower fails to respond to City, or its designated agent, within 30 days from the date notice is mailed by either of them to Borrower that the insurance carrier offers to settle a claim for insurance benefits, City, or its designated agent, is authorized to collect and apply the insurance proceeds at City's option either to restoration or repair of the Security or to repay the amounts due under the Note.

If the Security is acquired by City, all right, title and interest of Borrower in and to any insurance policy and in and to the proceeds thereof resulting from damage to the Security prior to the sale or acquisition will pass to City to the extent of the sums secured by this Deed of Trust immediately prior to such sale or acquisition subject to the rights of First Lender.

6. Preservation and Maintenance of Security. Borrower will keep the Security in good repair and will not commit waste or permit impairment or deterioration of the Security.

7. Protection of City's Security. If Borrower fails to perform the covenants and agreements contained in this Deed of Trust or if any action or proceeding is commenced which materially affects City's interest in the Security, including, but not limited to, default under the First Mortgage Deed of Trust securing the First Mortgage Loan, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then City, at City's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as it determines necessary to protect City's interest, including but not limited to, disbursement of reasonable attorneys' fees and entry upon the Security to make repairs.

Any amounts disbursed by City pursuant to this paragraph shall become indebtedness of Borrower secured by this Deed of Trust. Unless Borrower and City agree to other terms of payment, such amount shall be payable upon notice from City to Borrower requesting payment thereof and shall bear interest from the date of disbursement at the maximum rate permitted by applicable law. Nothing contained in this paragraph will require City to incur any expense or take any action hereunder.

8. Inspection. City may make or cause to be made reasonable entries upon and inspections of the Security; provided that City will give Borrower reasonable notice of inspection.

9. Forbearance by City Not a Waiver. Any forbearance by City in exercising any right or remedy will not be a waiver of the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by City will not be a waiver of City's right to accelerate the maturity of the indebtedness secured by this Deed of Trust.

10. Remedies Cumulative. All remedies provided in this Deed of Trust are distinct and cumulative to any other right or remedy under this Deed of Trust or any other document, or afforded by law or equity, and may be exercised concurrently, independently or successively.

11. Successors and Assigns Bound. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of City and Borrower subject to the provisions of this Deed of Trust.

12. Joint and Several Liability. All covenants and agreements of Borrower shall be joint and several.

13. Notice. Except for any notice required under applicable law to be given in another manner: (a) any notice to Borrower provided for in this Deed of Trust will be given by certified mail, addressed to Borrower at the address shown in the first paragraph of this Deed of Trust or such other address as Borrower may designate by notice to City as provided herein; and (b) any notice to City will be given by express delivery, return receipt requested, to City at 12 Journey, Suite 100, Aliso Viejo, CA, 92656-5335, Attn: City Manager, or to such other address as City may designate by notice to Borrower as provided above. Notice shall be effective as of the date received by the recipient as shown on the return receipt.

14. Governing Law. This Deed of Trust shall be governed by the laws of the State of California.

15. Severability. If any provision or clause of this Deed of Trust, the Note, or the Equity Sharing Agreement conflict with applicable law, such conflicts will not affect other provisions of this Deed of Trust, the Note, or the Equity Sharing Agreement which can be given effect without the conflicting provision, and to this end the provisions of the Deed of Trust, the Note, and the Equity Sharing Agreement are declared to be severable.

16. Captions. The captions and headings in this Deed of Trust are for convenience only and are not to be used to interpret or define the provisions hereof.

17. Acceleration; Remedies. Upon Borrower's breach of any covenant or agreement of Borrower in this Deed of Trust, including, but not limited to, the covenants to pay, when due, any sums secured by this Deed of Trust, City, prior to acceleration, will mail by express delivery, return receipt requested notice to Borrower specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is received by Borrower as shown on the return receipt, by which such breach is to be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Deed of Trust and sale of the Security. The notice will also inform Borrower of Borrower's right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of default or any other defense of Borrower to acceleration and sale. If the breach is not cured on or before the date specified in the notice, City, at City's option, may: (a) declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by California law; (b) either in person

or by agent, with or without bringing any action or proceeding, or by a receiver appointed by a court, and without regard to the adequacy of its security, enter upon the Security and take possession thereof (or any part thereof) and of any of the Security, in its own name or in the name of Trustee, and do any acts which it deems necessary or desirable to preserve the value or marketability of the Security, or part thereof or interest therein, increase the income therefrom or protect the security thereof. The entering upon and taking possession of the Security shall not cure or waive any breach hereunder or invalidate any act done in response to such breach and, notwithstanding the continuance in possession of the Security, City shall be entitled to exercise every right provided for in this Deed of Trust, or by law upon occurrence of any uncured breach, including the right to exercise the power of sale; (c) commence an action to foreclose this Deed of Trust as a mortgage, appoint a receiver, or specifically enforce any of the covenants hereof; (d) deliver to Trustee a written declaration of default and demand for sale, pursuant to the provisions for notice of sale found at California Civil Code Sections 2924, et seq., as amended from time to time; or (e) exercise all other rights and remedies provided herein, in the instruments by which Borrower acquires title to any Security, or in any other document or agreement now or hereafter evidencing, creating or securing all or any portion of the obligations secured hereby, or provided by law.

City shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph, including, but not limited to, reasonable attorney's fees and costs.

18. Borrower's Right to Reinstate. Notwithstanding City's acceleration of the sums secured by this Deed of Trust, Borrower will have the right to have any proceedings begun by City to enforce this Deed of Trust discontinued at any time prior to five business days before sale of the Security pursuant to the power of sale contained in this Deed of Trust or at any time prior to entry of a judgment enforcing this Deed of Trust if: (a) Borrower pays City all sums that would then be due under the Note and this Deed of Trust had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Deed of Trust; (c) Borrower pays all reasonable expenses incurred by City and Trustee in enforcing the covenants and agreements of Borrower contained in this Deed of Trust, and in enforcing City's and Trustee's remedies, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as City may reasonably require to assure that the lien of this Deed of Trust, City's interest in the Security and Borrower's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Borrower, this Deed of Trust and the obligations secured hereby will remain in full force and effect as if no acceleration had occurred.

19. Reconveyance. Upon payment or forgiveness of all sums secured by this Deed of Trust, City will request Trustee to reconvey the Security and will surrender this Deed of Trust and the Note to Trustee. Trustee will reconvey the Security without warranty and without charge to the person or persons legally entitled thereto. Such person or persons will pay all costs of recordation, if any.

20. Substitute Trustee. City, at City's option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. The successor trustee will succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

21. Superiority of First Lender Documents. Notwithstanding any provision herein, this Deed of Trust shall not diminish or affect the rights of First Lender under the First Mortgage Deed of Trust or any subsequent First Lender deeds of trust hereafter recorded against the Security in compliance with the requirements of Section 17 of the Equity Sharing Agreement.

Notwithstanding any other provision hereof, the provisions of this Deed of Trust shall be subordinate to the lien of the First Mortgage Deed of Trust and shall not impair the rights of the First Lender, or such lender's assignee or successor in interest, to exercise its remedies under its First Mortgage Deed of Trust in the event of default under its First Mortgage Deed of Trust by Borrower. Such remedies under the First Mortgage Deed of Trust include the right of foreclosure or acceptance of a deed or assignment in lieu of foreclosure. After such foreclosure or acceptance of a deed in lieu of foreclosure, this Deed of Trust shall be forever terminated and shall have no further effect as to the Property or any transferee thereafter; provided, however, if the holder of such First Mortgage Deed of Trust acquires title to the Property pursuant to a deed or assignment in lieu of foreclosure, this Deed of Trust shall automatically terminate upon such acquisition of title, only if: (i) City has been given written notice of the default under the First Mortgage Deed of Trust and a 60-day opportunity to cure such default; and (ii) City has not cured the default within such 60-day period or commenced to cure the default and provided a firm commitment, in a form and substance reasonably acceptable to First Lender, to complete such cure.

22. Request for Notice. Pursuant to Civil Code section 2924b, City requests that a copy of any notice of default and notice of sale under any deed of trust or mortgage senior to this Deed of Trust be mailed to City at the address set forth in Section 13 of this Deed of Trust.

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust as of the date first written above.

BORROWER:

_____

_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____, Notary Public
(insert name and title of the officer)

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

EXHIBIT 1

Legal Description of Property

ALISO VIEJO

15 Argonaut

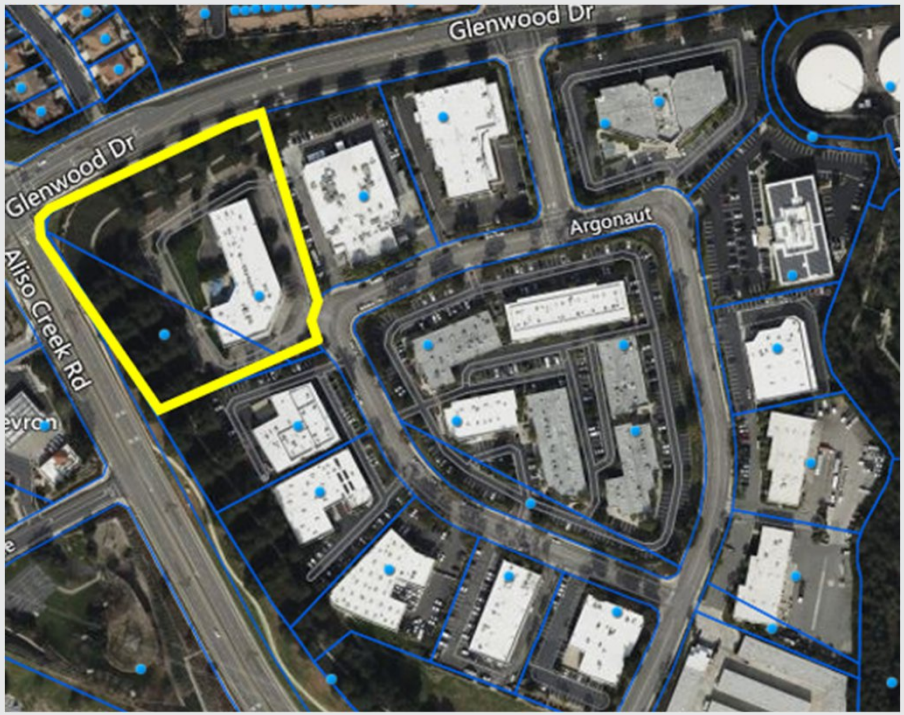
City Council

October 7, 2026

Existing Site

Property Information	
Total Existing Building Square Footage	41,000 sq ft
Existing Site Size	4.4 acres
Existing Conditions	One two-story office building, surface parking, and landscaped slopes
Zoning Designation	Business Park-2 (BP-2)
General Plan Designation	Business Park (BP)

Surrounding Existing Uses	
North	Attached multi-family and single-family residential
South	Multi-tenant office buildings, light industrial
East	Laboratories, fitness facilities, approved multi-family residential
West	Gas station, fast-food restaurant, auto repair shop, and Brookline Park





ALISO VIEJO

Project Overview

Proposed Project	
Proposed Zoning	Medium Density Residential (MDR)
Proposed General Plan Designation	Medium Density Residential (MDR)
Number of Units	58 three- and four- bedroom units



ALISO VIEJO

Elevations



Right



Rear



Left



Color Scheme 1

Front

Parking

- 140 total parking spaces
  - 116 enclosed garage spaces
  - 24 guest spaces, including one ADA space

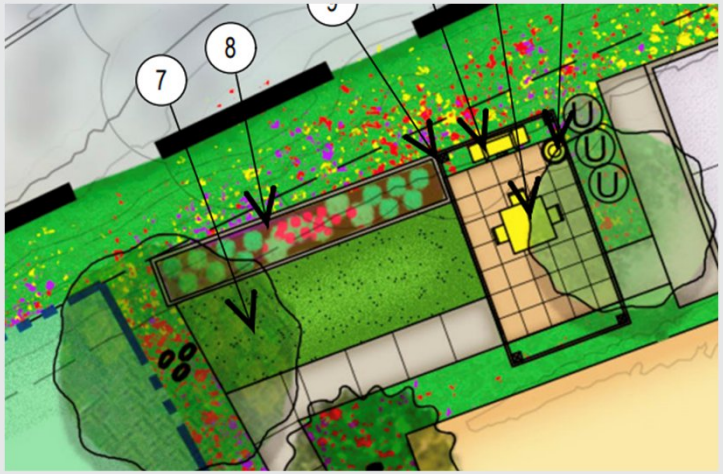
Parking standard	Spaces
AVMC requirement	145
SDBL requirement	130
Spaces provided	140

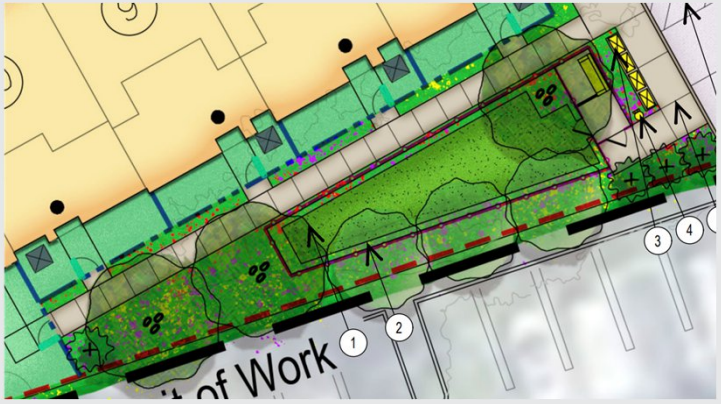
Density Bonus

- 3 very-low-income units (5% of 58)
  - Qualifies under State Density Bonus Law
- Requested concession:
  - Common open space reduced from 25% to 9%
- Requested waivers:
  - One-foot height increase
  - Reduced perimeter setbacks
  - Reduced minimum boundary landscaping

Open Space

- 9% common open space (concession from 25%)
- 3,194 sq ft of amenity areas
- Community garden, dog park, shade structure and BBQ
- 7,611 sq ft of private yards
- 1.93 acres of existing slopes preserved





ALISO VIEJO

Development Agreement

- Required due to land use change
- Ensures project implementation
- Establishes public benefits
- One-time public impact fee:
  - $2,057,651
  - Fee payable prior to permit issuance

Environmental Review

- Initial Study / Mitigated Negative Declaration prepared
- Public review: August 21–September 17, 2026
- One Caltrans comment; no additional analysis or mitigation requested
- Potential impacts: biological, cultural/tribal, and geology/soils resources
- Mitigation reduces all impacts to less than significant

Recommended Actions

- Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR GENERAL PLAN AMENDMENT GPA-2026-01002 , ZONE CHANGE ZC-2026-01001, VESTING TENTATIVE TRACT MAP 19489, AND DEVELOPMENT AGREEMENT DA-2026-01002 TO ALLOW THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT (APN: 623-093-10 & 623-093-11);
- Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION AND ASSOCIATED LAND USE MAP FROM BUSINESS PARK TO MEDIUM DENSITY RESIDENTIAL FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT ;
- Introduce for first reading an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A ZONE CHANGE FROM BUSINESS PARK 2 TO MEDIUM DENSITY RESIDENTIAL DISTRICT FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT;
- Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 19489 FOR SUBDIVISION INTO CONDOMINIUM PURPOSES AND SITE DEVELOPMENT PERMIT (SDP-2026-01001) TO ALLOW THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT; and
- Introduce for first reading an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT DA-2026-01002 BETWEEN THE CITY AND BRANDYWINE ACQUISITION GROUP, LLC. FOR THE DEVELOPMENT OF A 58-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 15 ARGONAUT.

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CITY OF ALISO VIEJO

FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR AUDITING SERVICES

1. PARTIES AND DATE.

This First Amendment to the Professional Services Agreement for Auditing Services ("First Amendment") is entered into on the ____ day of _____, 2026, by and between the City of Aliso Viejo (hereinafter referred to as the "City") and Davis Farr LLP (hereinafter referred to as the "Consultant"). City and Consultant are sometimes collectively referred to herein as the "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into an agreement entitled Professional Services Agreement for Auditing Services dated May 3, 2023. ("Agreement").

2.2 First Amendment. The Parties now desire to amend the Agreement in order to renew the Agreement for an additional one-year term and to increase the total compensation under the Agreement by **THIRTY-SIX THOUSAND Dollars ($36,000**).

3. TERMS.

3.1 Term.

Pursuant to Section 3.1.2 of the Agreement, the City hereby exercises the option to renew the Agreement and extend the term of the Agreement for one year from July 1, 2026, to June 30, 2027, unless earlier terminated as provided in the Agreement.

3.2 Compensation.

The total compensation for the Services provided pursuant to the Agreement and this First Amendment shall not exceed **ONE HUNDRED SIXTY-FIVE THOUSAND Dollars ($165,000)** without written approval of the City Manager. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this First Amendment at the rates set forth in Exhibit "A" attached to the Agreement and incorporated herein by reference.

3.3 Declaration of Political Contributions. Prior to the City's approval of this Amendment, Consultant shall submit to City a statement in writing declaring any political contributions of money, in-kind services, or loan made to any member of the City Council within the previous twelve-month period by the Consultant and all of their employees, including any employee(s) that Consultant intends to assign to perform the Services described in this First Amendment.

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3.4 Continuing Effect of Agreement. Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect. From and after the date of this First Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment.

3.5 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this First Amendment.

3.6 Counterparts. This First Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

Docusign Envelope ID: 9859AC0B-0C6A-8E83-80FC-0D29E7C0EC17

SIGNATURE PAGE FOR FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR AUDITING SERVICES BETWEEN THE CITY OF ALISO VIEJO AND DAVIS FARR LLP

IN WITNESS WHEREOF, the parties have executed this First Amendment to Agreement on this ____ day of _____, 2026.

CITY OF ALISO VIEJO

Approved:

By:_____
Brett Channing
City Manager

ATTEST:

By:_____
Maria Kendig
City Clerk

APPROVED AS TO FORM:

_____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By:_____
Ann Eifert
Director of Financial Services

DAVIS FARR LLP

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

By: Signed by: Jennifer Farr 29093ED8A63D4AE...

Its: Partner

Printed Name: Jennifer Farr

By:_____

Its:_____

Printed Name:_____

Docusign Envelope ID: 9859AC0B-0C6A-8E83-80FC-0D29E7C0EC17

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

Using the space provided below, please list any political contributions of money, in-kind services, or loans made to any member of the City Council within the last twelve (12) months by Consultant and all of Consultant's employees, including any employee(s) that applicant intends to assign to perform the work or services described in this Agreement:

None

To the best of my knowledge, I declare under penalty of perjury that the foregoing is true and was executed at:

Irvine/Orange County/CA	9/22/2026 | 10:00 AM PDT
City/County/State	Date
Davis Farr LLP	Jennifer Farr
Name of Business	Print Name
Signed by: Jennifer Farr 29093ED8A63D4AE...	
Signature	

NOTE: THIS DECLARATION IS INCLUDED AS PART OF THE AGREEMENT AND MUST BE SIGNED AND ATTACHED HERETO.

Docusign Envelope ID: 9859AC0B-0C6A-8E83-80FC-0D29E7C0EC17

CITY OF ALISO VIEJO

ACKNOWLEDGMENT OF RECEIPT OF FRAUD POLICY

I hereby acknowledge that I have received a copy of the City's "Fraud Prevention Policy" dated October 1, 2008. I understand that I am to promptly read its contents and distribute copies to employees assigned to perform Services for the City of Aliso Viejo.

To the extent that provisions of this policy conflict with previously issued policies or practices, whether or not such policies and practices were contained in written policies, this policy shall prevail.

Davis Farr LLP	Jennifer Farr
Name of Business	Print Name
Signed by: Jennifer Farr 29093ED8A63D4AE...	
Signature	
9/22/2026 | 10:00 AM PDT	
Date	

Docusign Envelope ID: 9859AC0B-0C6A-8E83-80FC-0D29E7C0EC17

EXHIBIT "A"

COMPENSATION

Service	2022/23	2023/24	2024/25	2025/26 (Option)	2026/27 (Option)
City Audit, ACFR Preparation and Related Reports	$ 28,000	$ 28,000	$ 29,120	$ 30,280	$ 31,490
GANN Limit Review Report	$ 600	$ 600	$ 620	$ 640	$ 670
Single Audit and Related Reports includes one major program (additional major programs are $2,000)	$ 2,800	$ 2,800	$ 2,910	$ 3,030	$ 3,150
City State Controllers Report	$ 2,600	$ 2,600	$ 2,700	$ 2,810	$ 2,920
City Street Report	$ 1,200	$ 1,200	$ 1,250	$ 1,300	$ 1,350
City's Investment Policy and Portfolio Review	$ 600	$ 600	$ 620	$ 640	$ 670
Total for Fiscal Year (not-to exceed)	$ 35,800	$ 35,800	$ 37,220	$ 38,700	$ 40,250

AUDITOR'S STANDARD BILLING RATES

Auditors Standard Hourly Billing Rates					
POSITION	2022/23	2023/24	2024/25	2025/26 (Option)	2026/27 (Option)
Partner	$ 250	$ 250	$ 260	$ 270	$ 280
Manager	$ 180	$ 180	$ 187	$ 194	$ 200
Senior Accountant	$ 120	$ 120	$ 125	$ 130	$ 135
Staff Accountant	$ 90	$ 90	$ 94	$ 98	$ 100
Other (specify)	$	$	$	$	$
Travel, lodging, other incidental costs					