AGENDA

ALISO VIEJO CITY COUNCIL
WEDNESDAY, SEPTEMBER 18, 2024
5:00 PM CLOSED SESSION
5:30 PM STUDY SESSION
7:00 PM REGULAR MEETING

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY
ALISO VIEJO, CA

Mayor Mike Munzing
Mayor Pro Tem Tiffany Ackley
Councilmember Ross Chun
Councilmember Max Duncan
Councilmember Richard Hurt

WELCOME to the City of Aliso Viejo City Council meeting. Those persons wishing to address the City Council are requested to complete and submit to the City Clerk a “Request to Address City Council” form available at the entrance to the City Council Chambers. Speakers will be called at the appropriate time as their interested matter is heard. COMMENTS WILL BE LIMITED TO THREE MINUTES PER SPEAKER. Council proceedings are recorded.

It is the City's intention to comply with the Americans with Disabilities Act (ADA) . If you need special assistance to participate in the meeting, the City will make reasonable arrangements to ensure accessibility and/or accommodations. [28 CFR 35.102-35.104 ADA Title II] Please contact the City Clerk's Office at (949) 425-2505 at least 48 hours prior to the meeting.

Regular meetings of the City Council are held on the first and third Wednesday of the month at the City Hall Council Chambers, 12 Journey, Aliso Viejo. Copies of the agenda are available in the lobby at City Hall on the Thursday preceding a regularly scheduled City Council meeting. All communications received by the City regarding an agenda item have been included in the agenda materials. Supplemental documents relating to specific agenda items, including communications received after agenda delivery, are presented at the dais and in the Public Copy agenda binder at the time of the meeting. Supplemental documents are also available for review in the City Clerk's office, 12 Journey, Aliso Viejo. For more information, please contact City Hall at (949) 425-2505.

This meeting will be 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 are giving your permission to be televised. The Council Meetings are rebroadcast on Wednesday at 7:00 p.m. on Cox Communications Channel 851, AT&T U-Verse Channel 99, and can be viewed on the internet at www.avcity.org.

MITZI ORTIZ	SCOTT C. SMITH	LAUREN TORRES
ACTING CITY MANAGER	CITY ATTORNEY	DEPUTY CITY CLERK

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

CALL TO ORDER: Convene Special Meeting

PUBLIC COMMENTS:

CLOSED SESSION:

PUBLIC EMPLOYEE APPOINTMENT
Pursuant to Government Code Section 54957
Title: City Manager

CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code section 54957.6
Agency Designated Representative(s): Mayor and Valerie Phillips, Bob Murray & Associates
Unrepresented Employee: City Manager

STUDY SESSION:

STUDY SESSION FOR THE AVALON ALISO VIEJO MIXED-USE PROJECT
Recommended Action: Conduct a public hearing to review the concept plans for a mixed-used project, consider public testimony, and provide general feedback to the Applicant.
Staff Report
Attachment 1 - Project Plans
Attachment 2 - Traffic Study
Attachment 3 - Parking Study
Attachment 4 - View Simulations
Attachment 5 - Public Comments
Attachment 6 - Draft IS/MND
Attachment 7 - OCFA Letter
Attachment 8 - Presentation

CALL TO ORDER: Convene Regular Meeting

ROLL CALL

PLEDGE OF ALLEGIANCE:

REPORT FROM CLOSED SESSION:

1. SPECIAL PRESENTATIONS:

1.1 PROCLAMATION - SERVICE CLUBS MONTH

1.2 BUSINESS OF THE MONTH - GRACIE BARRA ALISO VIEJO

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

3. COMMUNITY INPUT:

Members of the public wishing to address the City Council are requested to complete and submit to the City Clerk a "Request to Address City Council" form available at the entrance to the City Council Chambers. In compliance with the Brown Act, no discussion or action may be taken on comments received at this time, except the City Council may briefly respond to statements made or questions posed. Comments are limited to three (3) minutes per speaker.

4. 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 for the September 4, 2024 Special Meeting, the September 4, 2024 Regular Meeting, and the September 11, 2024 Special Meeting

Draft Minutes - September 4, 2024 Special Meeting
Draft Minutes - September 4, 2024 Regular Meeting
Draft Minutes - September 11, 2024 Special Meeting

4.3 SECOND READING AND ADOPTION OF AN ORDINANCE AMENDING SECTION 15.14.080 PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Recommended Action: Conduct a second reading and adopt an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTION 15.14.080 OF THE ALISO VIEJO MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA.

Staff Report
Attachment 1 - Ordinance

4.4 ACCOUNTS PAYABLE

Recommended Action:

Ratify accounts payable checks and electronic funds transfers issued between August 16, 2024, and August 29, 2024, in the amount of $369,195.66.

Staff Report

Attachment 1 - Accounts Payable Report

4.5 TREASURER'S STATEMENT – JULY 2024

Recommended Action:

Receive and file the July 2024 Treasurer's Statement.

Staff Report

Attachment 1 - July 2024 Treasurer's Statement

4.6 ADOPTION OF THE 2023-2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR EXPENDITURES OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

Recommended Action:

1. Find that the 2023-2024 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 2023-2024 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.

Staff Report

Attachment 1 - 2023-24 CAPER

4.7 PURCHASE AND REPLACE PROJECTORS AT THE ALISO VIEJO CENTER

Recommended Action:

1. Approve and authorize the City Manager to execute a Professional Services Agreement with Western Audio Visual for the replacement of three projectors at the Aliso Viejo Center for an amount not to exceed $28,000; and
2. Appropriate $28,000 to the fiscal year 2024-25 Capital Improvement Plan.

Staff Report

Attachment 1 - Agreement

Attachment 2 - Proposal

5. PUBLIC HEARINGS:

5.1 TRAFFIC VIOLATOR APPREHENSION PROGRAM FEE (TVAP)

Recommended Action:

1. Open and conduct a public hearing;
2. Declare that the project is exempt from the provisions of California Environmental Quality Act ("CEQA") 21080(b)(8) of the Public Resources Code and Section 157273 of the CEQA Guidelines as the establishment of modification of rates, fees, and charges, which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits, purchasing or leasing supplies, equipment or materials as set forth herein; and

3. Adopt a Resolution authorizing the Orange County Sheriff's Department to collect its updated fee for the traffic violator apprehension program in the City.

Staff Report
Attachment 1 - Resolution
Attachment 2 - Orange County Board of Supervisors Minute Order

6. DISCUSSION:

6.1 AQUATIC CENTER POOL DECK SURFACE REHABILITAITON OPTIONS

Recommended Action:

1. Receive staff presentation and provide direction on the pool deck surface rehabilitation method; and
2. Authorize staff to solicit bids for the recommended surface rehabilitation method.

Staff Report
Attachment 1 - Reference Letter
Attachment 2 - Presentation

6.2 STREET MAINTENANCE – PAVEMENT STRIPING

Recommended Action: Receive staff report.

Staff Report

6.3 EMPLOYEE MONTHLY HEALTH BENEFIT ALLOWANCE

Recommended Action: Adopt a Resolution approving an increase to the employee health benefit allowance for Plan Year 2025.

Staff Report
Attachment 1 - Resolution

6.4 CITY SPONSORSHIP OF ORANGE COUNTY ANNUAL SENIOR SUMMIT EVENT AT ALISO VIEJO RANCH

Recommended Action:

Consider City sponsorship of the Orange County Annual Senior Summit event at Aliso Viejo Ranch held by Fifth District Supervisor Katrina Foley and Cal Optima.

Staff Report

6.5 LETTER OF OPPOSITION – CALIFORNIA DEPARTMENT OF MOTOR VEHICLES LAGUNA HILLS OFFICE CLOSURE

Recommended Action: Consider directing staff to send a letter in opposition to the closure of the California Department of Motor Vehicles (DMV) Laguna Hills office.

Staff Report
Attachment 1 - DMV Press Release
Attachment 2 - Letter from State Legislators

7. CITY MANAGER' S REPORT:

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

9. ADJOURNMENT:

The next regularly scheduled City Council meeting is October 2, 2024.

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: Rose Rivera, Senior Planner
So Kim, Community Development Director

SUBJECT: STUDY SESSION FOR THE AVALON ALISO VIEJO MIXED-USE PROJECT

Recommended Action:

Conduct a public hearing to review the concept plans for a mixed-used project, consider public testimony, and provide general feedback to the Applicant.

Summary:

This study session provides the City Council and the public with an overview of the proposed Avalon Aliso Viejo mixed-use project ("Project") at 26501 Aliso Creek Road in the Commons shopping center. The Project consists of the construction of a new mixed-use development that includes a six-story building with 343 residential dwelling units above commercial space on the ground floor. The building will wrap around an eight-level parking structure, which includes a subterranean parking garage and a rooftop amenity space.

The purpose of this study session is solely for discussion and to provide the Applicant with feedback. A separate public hearing will be scheduled for a decision on the Project.

Fiscal Impact:

None.

Background:

In 1993, the County of Orange approved the commercial development of 26501 Aliso Creek Road ("Site"). In 2005, the City Council approved Specific Plan No. 2 for the Site (i.e. Commons at Aliso Town Center), to allow mixed-use development with retail, restaurant, and residential uses. Beginning 2019, the tenants of the Site vacated, leaving the Site underutilized.

In 2022, the City Council granted approval to allow exterior building modifications and site improvements; and to allow certain automotive uses. Since then, the property owner and its prospective tenants obtained applicable permits and improvements are currently underway. New prospective tenants include Tesla Inc., 99 Ranch Market, Daiso, Philz Coffee, Marugame Udon, Lucky Strike, Sender One, and Omomo Tea Shoppe.

In April 2023, Mark Janda, representing Avalon Bay Communities, Inc. ("Applicant") submitted an application for the construction of a new mixed-use development over the southwest area of the existing parking lot (see highlighted area in the image below).

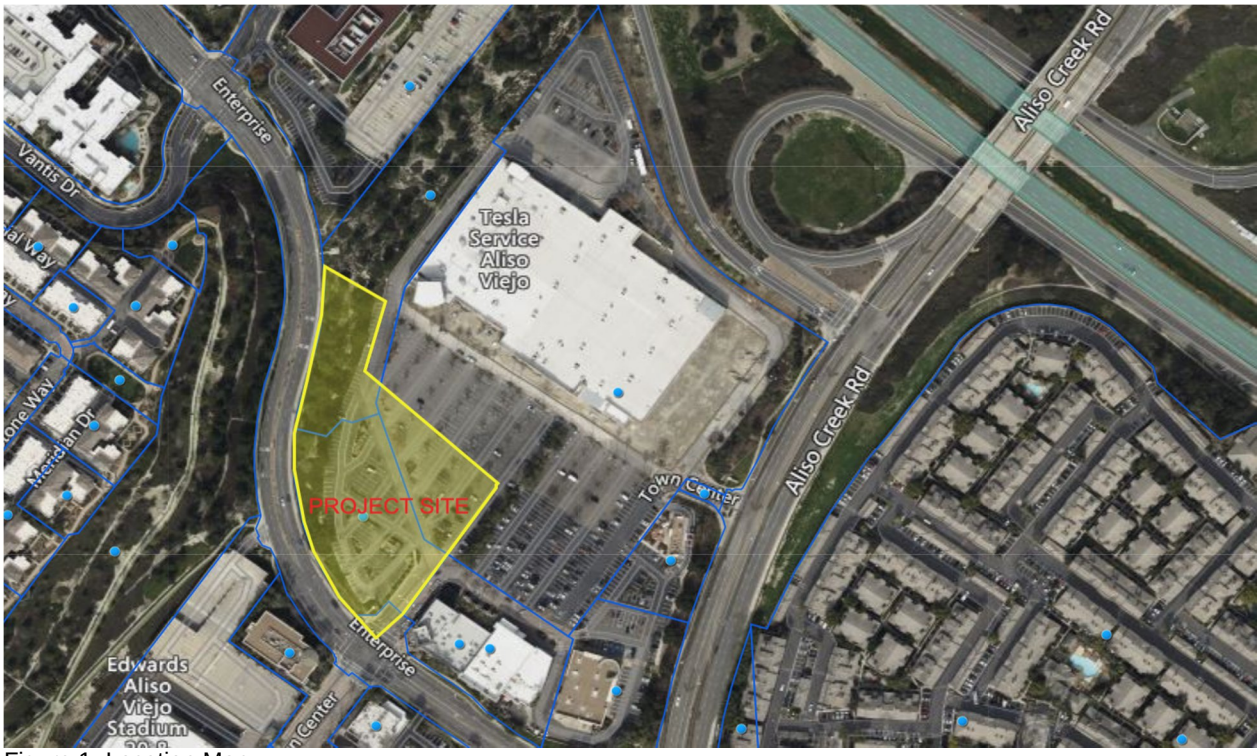

Figure 1. Location Map

Discussion:

The Project site is on an approximately 4.4-acre parcel at 26501 Aliso Creek Road, at the northwest corner of Enterprise and Town Center. The Project proposes to remove the existing surface parking and landscaping to accommodate a mixed-use development that consists of the following:

- Five levels of residential units above the ground floor commercial space
  - 343 residential units (309 market rate and 34 affordable)
  - 17,273 square feet commercial space, 1,000 square foot leasing office, and 995 square foot mail room
- Parking structure at the center
  - 7 levels above grade and one basement level

- Rooftop amenity space for residents (clubhouse, patio seating, fitness area, pool/spa).

The Project will provide approximately 50,188 square feet of common open space for its residents, provided as outdoor courtyards on the ground floor, 6th floor, and the 8th floor rooftop.

Project Design

The proposed building will measure 89 feet high to the top of the parapet wall. The exterior will feature a stucco finish combined with composite siding. Decorative elements will include awnings, balconies with a variety of railing styles, and perforated metal panels. The ground floor non-residential spaces will have a glass storefront. The project will maintain a minimum setback of 15 feet and an average setback of 20 feet from Enterprise. For specific massing and scale purposes, provided below are conceptual renderings of the proposed project. Additional renderings are included as Attachment 1.

Figure 2. Conceptual Rendering as viewed from Enterprise and Town Center

Figure 3. South Elevation (Enterprise side)

General Plan and Zoning Compliance

The General Plan Land Use Element identifies the Commons shopping center as 1 of 5 sites in the City with the Community Benefit Overlay ("CBO") area. CBO areas were established to allow alternative future development plans. The Land Use Element further states that development consistent with the Land Plan or a less intensive alternative can be allowed with an amended development agreement ("DA"). Accordingly in 2005, the City Council adopted The Commons Specific Plan ("SP") for the Commons shopping center and executed a DA that established an alternative future development, including development standards. It should be noted that the 2005 DA has since expired.

Table 1 below compares the development standards and the project specifics of the General Plan Land Plan, SP, 2005 DA, and the Project.

Table 1: Project Specifics

General Plan Land Plan	Specific Plan/2005 DA	Project
300 dwelling units 400,000 SF non-residential	140 dwelling units 396,570 SF non-residential	343 dwelling units 253,904 SF non-residential
	Building Height Max (Residential) 80' (Enterprise Side) 140' (East Side)	Building Height Max (Residential) 68'-89' (Enterprise Side) 135' (East Side)
	Number of Stories 11	Number of Stories 8 (including rooftop amenity area)
	Parking (Residential) 2 spaces/unit 0.25 spaces/unit for guests	Parking (Residential)[1] 1 space/studio 1.2 space/1 bedroom 2 space/2 or more bedroom 0.25 space/unit for guests
	Parking (Non-Residential) 840	1,013
	Setbacks 15' min./20' avg.(Enterprise) 20' (North) 10' (East/West)	Setbacks 15' min./20' avg. (Enterprise) 15' (North) 10' (East/West)

As shown in the table above, the Project with 343 dwelling units and 253,904 square feet of non-residential is no more intensive than the General Plan Land Plan of 300 dwelling units and 400,000 non-residential for the Project Site. Additionally, the development specifics of the 2005 DA is similar to the Project.

[1] Parking ratio complies with Aliso Viejo Municipal Code, Table 15.38.030: Residential Parking Requirements.

Traffic Analysis

Vehicular access to the Project site would be provided via two existing driveways: Town Center via Enterprise to the southeast and Aliso Creek Road to the east. As part of the Traffic Analysis prepared by LLG (Attachment 2), a driveway queuing analysis was prepared for the Project. The analysis indicates that the spillover queue on Town Center at Enterprise can be accommodated within the transition area of the turn pocket or on-site without affecting public roadways).

The Traffic Analysis was reviewed by the City's Public Works Department to ensure that adequate storage space for vehicle queuing is provided at Enterprise and Town Center and based on their review, the Applicant would be required to implement mitigation measures. The first mitigation measure requires the Applicant to restripe the eastbound left turn pocket at Town Center and Enterprise to provide additional storage space to accommodate the queue. The length of the turn pocket would be determined in consultation with and require the approval of the City's Public Works Department. The second mitigation measure would require the Applicant to either provide the required upgrades to the traffic signal to provide a westbound right turn overlap at Town Center and Enterprise or provide payment to the City to install the improvements. With implementation of these two mitigation measures, traffic impacts resulting from the Project would be reduced to a less than significant level.

Parking Analysis

The Project would provide 590 parking spaces for residents and guests distributed across the seven-story parking garage (basement level B1 through seven). The proposed parking count of 590 spaces complies with the following Aliso Viejo Municipal Code Table 15.38.030: Residential Parking Requirements. In addition to vehicle parking spaces, a bicycle room within the subterranean garage will provide storage for 50 bicycles.

Table 2: Parking

Residential Parking Requirements	Project
1 space / studio	1 space x 48 units = 48
1.2 space / 1 bedroom	1.2 space x 168 units = 202
2 spaces / 2 or more bedrooms	2 spaces x 127 units = 254
0.25 / unit for guests	0.25 x 343 = 86
	Total = 590

Parking for the ground-level commercial spaces will be accommodated by the existing parking lot, shared with current tenants of the shopping center. A parking study submitted by the Applicant concluded that sufficient parking will be available on-site based on shared parking peak hour assessments (Attachment 3). The parking study evaluated the Project's retail parking needs in combination with all existing and future uses in The Commons from a shared parking perspective. The shared parking analysis, which used data from the Urban Land Institute (ULI) Shared Parking Methodology, was conducted to

determine whether the 784 unreserved spaces (excludes 225 parking spaces for Tesla) in The Commons parking lot would be sufficient to accommodate existing and proposed parking demands. The parking analysis shows that the Project's parking supply provision of 590 spaces will be adequate in serving the residential component, and that parking needs of customers and employees of the retail components of the Project will be sufficiently accommodated by sharing parking within The Commons' unreserved supply of 784 spaces (excluding 225 spaces reserved for Tesla and 4 Tesla test drive spaces).

View Analysis

Residents at the Vantis community raised concerns with potential view impacts on their property. In response, Staff reached out to Orange County Council of Governments (OCCOG), who prepared visual simulations of the Project (Attachment 4). The visual simulations were prepared from various vantage points adjacent to the Vantis residences at the highest elevations and adjacent open space/trail areas. The visual simulations show that there would be no view impacts caused by the Project based on the existing elevations. Long-range views of existing developed hillsides, SR-73, the Santa Ana mountains, and skyline would continue to be preserved.

Development Agreement

The Project includes a Development Agreement ("DA") that would provide assurance to the property owner that it can implement the Project and continue its operation and that the conditions imposed by the City will not change after the approval of the Project. In exchange, the Applicant has agreed to support the City and community by directly funding City services with a cash payment of $2,806,559.60 over two installments; and establish a 30-Year Community Facilities District (the "CFD"), providing an initial amount of $236,878.45 that grows 3.0% annually.

Public Comments

Since the Project application was submitted, Staff received numerous emails from interested parties (Attachment 5). Some correspondents supported the Project while others raised concerns, primarily about potential view, parking, and traffic impacts. Some of these topics are discussed above. All public comments will be addressed and included as part of a future Staff Report.

Environmental Analysis

An Initial Study and Mitigated Negative Declaration ("IS/MND") was prepared pursuant to Section 15063 and 15070 of California Environmental Quality Act ("CEQA") Guidelines to address the potential environmental effects of the project (Attachment 6). The purpose of an IS/MND is to identify effects on the environment of a Project and to indicate the manner in which those effects can be mitigated. The City as the lead agency consulted with the City's CEQA consultant, DeNovo Planning Group to prepare the IS/MND in accordance with CEQA, the State CEQA Guidelines, and the City of Aliso Viejo Local CEQA

Guidelines. Based on information contained in the IS/MND, the City has concluded the Project will not have a significant effect on the environment with the incorporation of mitigation measures. The MND is based on the finding that, through compliance with Mitigations Measures and Conditions of Approval, the Project's potential for significant adverse impacts would be reduced to a less than significant level with respect to aesthetics, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems as areas that may have potential impacts. Additionally, the Orange County Fire Authority (OCFA) reviewed the proposed project and concluded that based on initial assessment, there does not appear to be any significant concerns related to fire department requirements (Attachment 7). The Draft IS/MND is currently under a 30-day public comment review period which began on August 26, 2024 and will run through September 25, 2024. Project plans and other Project information are made available for public review at City Hall and on the City's website during this review period.

Next Steps:

Following receipt and evaluation of comments from agencies, organizations, and/or interested individuals, the City will determine whether any substantial new environmental issues have been raised, and if further documentation may be required. If no new environmental issues have been raised or if the issues raised do not provide substantial evidence that the Project would have a significant effect on the environment, the IS/MND will be considered for adoption and the Project for approval at a future City Council hearing. A separate notice will be published prior to the future hearing.

Public Notice:

Through the normal agenda posting process.

Attachments:

1. Project Plans
2. Traffic Study
3. Parking Study
4. View Simulations
5. Public Comments
6. Draft Initial Study/Mitigated Negative Declaration
7. Orange County Fire Authority Letter
8. Power Point Presentation

AVB COMMONS

SITE DEVELOPMENT PERMIT

MARCH 19, 2024

PROJECT TEAM

DEVELOPER:

AvalonBay Communities, Inc. P: 949.955.6223
2050 Main Street, #1200
Irvine, CA 92614
Contact: Mark Janda mark_janda@avalonbay.com

ARCHITECT:

TCA Architects P: 949.862.0270
18821 Bardeen Avenue P: 949.862.0289
Irvine, CA 92612 *www.tca-arch.com*
Contact: Paul Anderson panderson@tca-arch.com

LANDSCAPE ARCHITECT:

C2 Collaborative P: 949.366.6624
100 Avenida Miramar
San Clemente, CA 92672 *www.c2collaborative.com*
Contact: Jack Haden Jhaden@C2Collaborative.com

CIVIL ENGINEER:

TAIT & Associates, Inc. P: 714.560.8643
701 N. Parkcenter Drive
Santa Ana, CA 92705
Contact: David Sloan Dsloan@TAIT.com

ELECTRICAL ENGINEER:

Salas o`Brien P: 949.753.1553
8825 Research Drive P: 949.356.6170
Irvine, CA 92618
Contact: Victor Becerra victor.becerra@salasobrien.com

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PROJECT DATA

PROJECT ADDRESS:
26501 Aliso Creek Road, City of Aliso Vlejo

LOT AREA:
~193,000 SF. (~4.4 AC)

ASSESSOR PARCEL NUMBER:
PARCEL: 629-101-16

PROPOSED DENSITY:
~78 DWELLINGS PER ACRE

OCCUPANCY CLASSIFICATION:
R-2 RESIDENTIAL UNITS
S-2 GARAGE
B LEASING OFFICE, ROOF DECK
A-3 FITNESS & ENTERTAINMENT CENTER, CLUB ROOM

TYPE OF CONSTRUCTION:
TYPE I/III A SPRINKLERED, NFPA-13 (RESIDENTIAL)
TYPE IA SPRINKLERED, NFPA-13 (PARKING GARAGE)

BUILDING CODE:
CITY OF ALISO VIEJO
MUNICIPAL CODE
2022 CALIFORNIA
BUILDING CODE

ZONING:
EXISTING:
THE COMMONS SPECIFIC PLAN (SP-2)
PROPOSED: RESIDENTIAL HIGH DENSITY (SP2 - RH)

SETBACKS:
PERMITED
ENTERPRISE:
20' AVERAGE, 15' MINIMUM
NORTH: 20'
EAST / WEST: 10'

PROPOSED:
ENTERPRISE:
20' AVERAGE, 15' MINIMUM
NORTH: 15'
EAST / WEST: 10'

UNIT SUMMARY

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	612	**48**	**14.0%**	29,376
1 Bedroom:				
A1	685	96	28.0%	65,760
A2	758	72	21.0%	54,576
		168	**49.0%**	
2 Bedrooms:				
B1	1,160	93	27.1%	107,880
B2	1,347	26	7.6%	35,022
		119	**34.7%**	
3 Bedrooms:				
C1	1,446	**8**	**2.3%**	11,568
TOTAL	**887**	**343**		**304,182**

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

RESIDENTIAL UNIT BALCONIES

Total Units with a balcony	**295**
Total Units without a balcony	**48**
(only studio units do not have a balcony)	
Balcony size range	**+/-40 SF to +/-140**
(unit deck size varies based on the location of the unit and elevation design)	

PROVIDED BICYCLE PARKING

Level	Stalls
Basement 1	**50**

BUILDING GROSS AREA SUMMARY

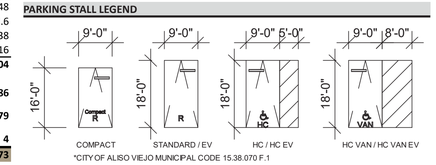
Residential	304,182 SF
Basement	38,865 SF
Garage (1-7 levels)	233,749 SF
Amenity / Mail	7,651 SF
Circulation / Utility	76,717 SF
Retail	17,273 SF
Private Open Space	19,697 SF
Roof / Amenity Deck	28,437 SF
Leasing	1,000 SF
TOTAL:	**727,571 SF**

PARKING SUMMARY

REQUIRED PARKING

Unit Type	# Units	Ratio	Total
Studio	48	1.0	48
1-Bedroom	168	1.2	201.6
2-Bedrooms	119	2.0	238
3-Bedrooms	8	2.0	16
	343		**504**
Guest	343	**0.25**	**86**
Retail / Casual Dining	17,273	**1:220 SF**	**79**
Leasing	1,000 SF	**1:250 SF**	**4**
		TOTAL REQUIRED	**673**

PARKING STALL LEGEND



*CITY OF ALISO VIEJO MUNICIPAL CODE 15.38.070 F.1

PROVIDED PARKING - RESIDENT

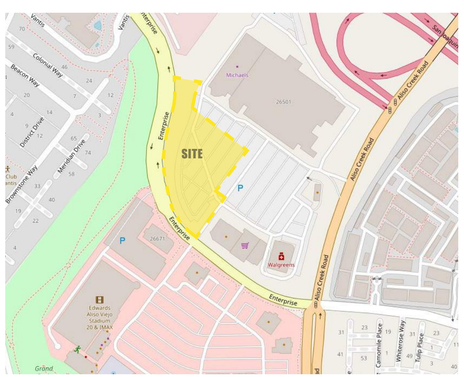
LEVEL	HC	HC VAN	Standard	Compact	EV Capable	HC EV Ready	HC VAN EV Ready	EV Ready	HC EVCS	HC VAN EVCS	EVCS Installed	Total per floor
Basement 1			46	13	36					36		95
Level 1				6	7							13
Level 2				8	8			20				36
Level 3			31	16		2		20		**1**	6	76
Level 4	2		31	16				20		**1**	6	76
Level 5	2		31	16				20		**1**	6	76
Level 6	2	1	29	16			1	21			5	75
Level 7	1		26	8				22				57
TOTAL	**7**	**1**	**194**	**99**	**51**	**2**	**1**	**123**	**0**	**3**	**23**	**504**
					10.0%	25.0%			5.0%			

PROVIDED PARKING - GUEST

LEVEL	HC	HC VAN	Standard	Compact	EV Capable	HC EV Ready	HC VAN EV Ready	EV Ready	HC EVCS	HC VAN EVCS	EVCS Installed	Total per floor
Level 1	2		20	7	9		1	9	0	1	3	52
Level 2		1	13	7		1		11			1	34
TOTAL	**2**	**1**	**33**	**14**	**9**	**1**	**1**	**20**	**0**	**1**	**4**	**86**
%					10.0%	25.0%			5.0%			

TOTAL PROVIDED PARKING	**590**

VICINITY MAP



PROJECT DESCRIPTION

The project is situated on a 4.4 acre parcel at The Aliso Viejo Commons retail center in the city of Aliso Viejo with views to the surrounding mountains and Wood Canyon Wilderness Park. The parcel is uniquely situated against Enterprise Drive, fronts the retail center parking, and is adjacent to existing retail that is currently proposing an updated appearance. Our mixed use building is a 6-story, 343 unit residential apartment building composed of Studios, 1, 2 & 3 bedroom units with approximately 17,273 s.f. of ground floor retail/dining. Multiple courtyards front onto Enterprise Drive providing the residents with outdoor amenities and common open space at the ground level. The main vehicular entry to our project is located off the main entry to the retail center. The Leasing building is adjacent to the retail portion of our project and provides a walk able urban street for tenants and guests alike. The project has a parking structure in the center with a recreation space on top that includes a Clubhouse, Fitness/Wellness center, meeting rooms and workspaces all surrounding a pool/ spa deck. The rooftop amenity provides additional open space for residents and will afford unobstructed views to the hillsides in the distance.

The overall elevation character is designed to be complimentary to the proposed renovations of the retail center creating an overall comprehensive architectural expression. Both the existing retail and the new residential will be defined by horizontal lines, colors and architectural materials that establish a visual connection linking both buildings together, while still maintaining individual building character. The residential apartments will, through its architectural expression, provide uninterrupted views to the surrounding terrain and mountains beyond, forming a harmonious relationship between home and nature.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

SITE CONTEXT DIAGRAM

G-1.2

1 - ALONG SOUTHBOUND ENTERPRISE

2 - ALONG SOUTHBOUND ENTERPRISE

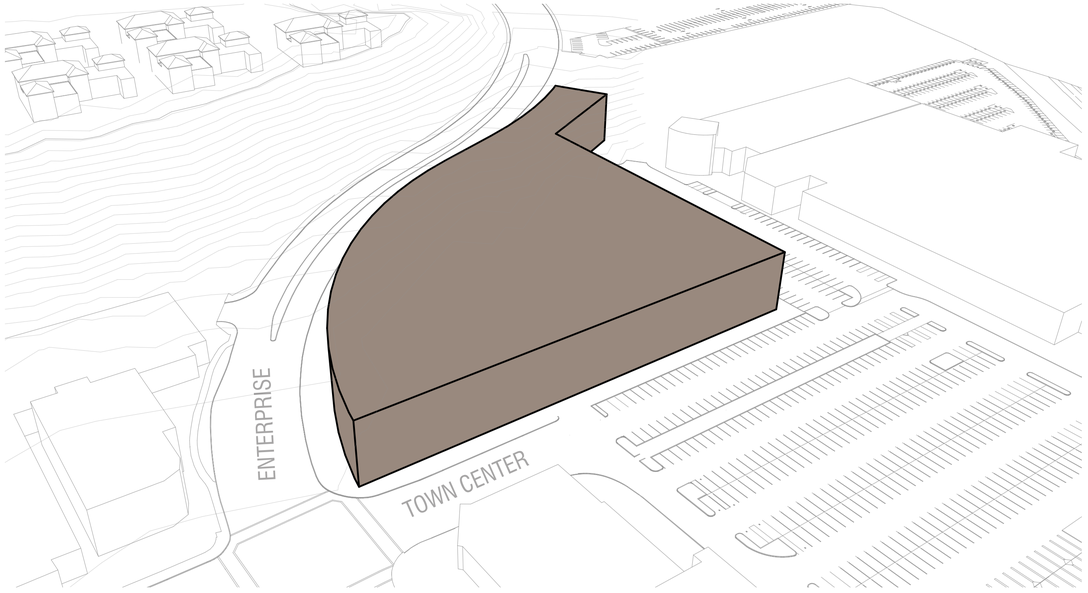
3 - ENTERPRISE & TOWN CENTER INTERSECTION

4 - EXISTING PARKING LOT LOOKING WEST

5 - EXISTING PARKING LOT LOOKING SOUTH

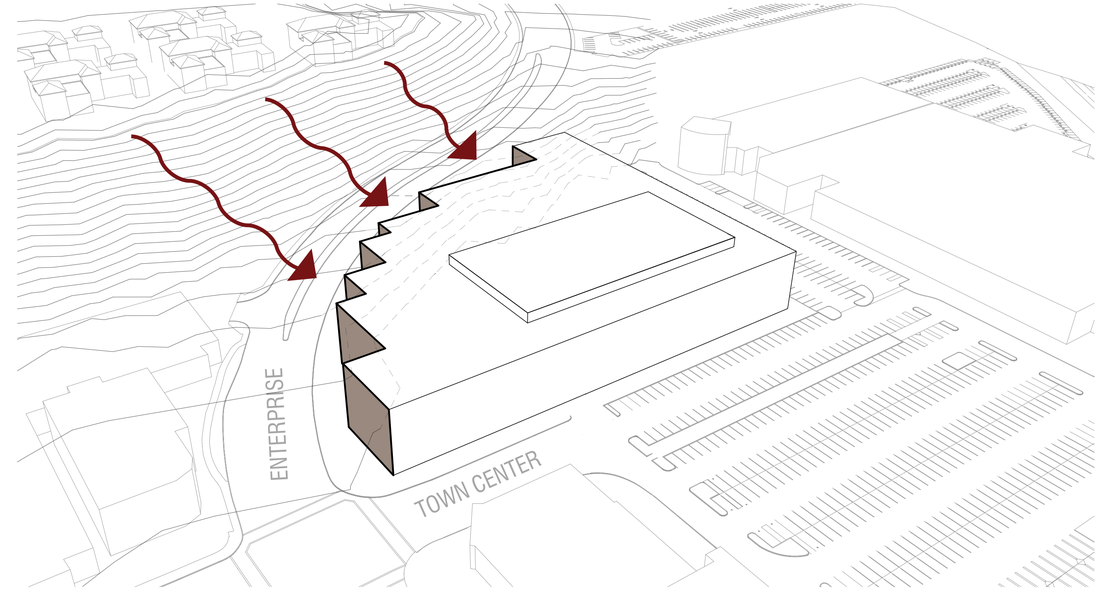
KEY MAP

ADJACENCIES



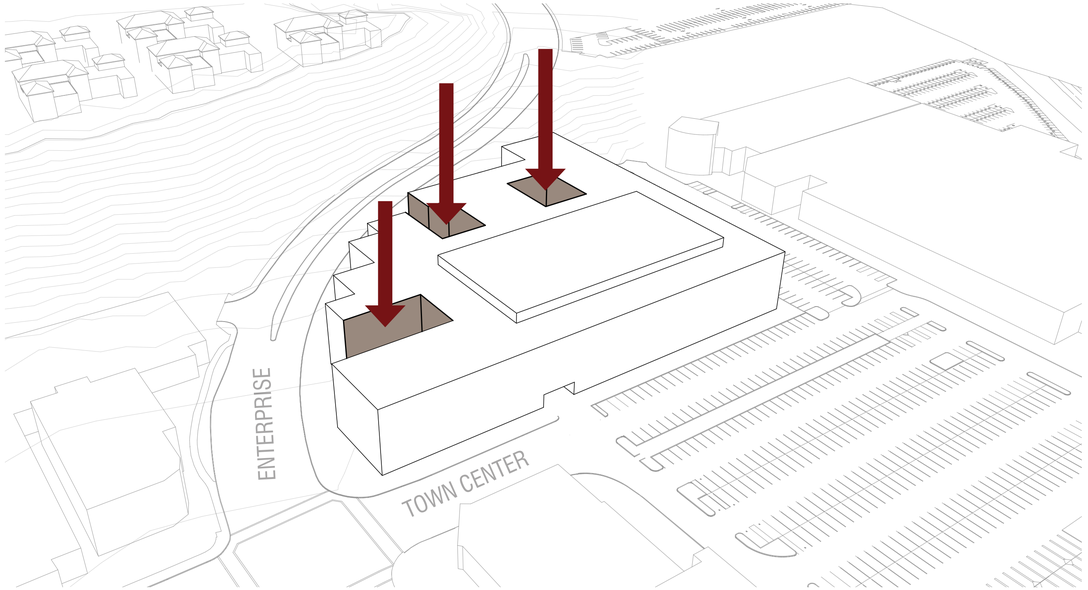
PROJECT IS SITUATED WITH COMMERCIAL TO THE WEST, SOUTH, EAST AND WITH LOW DENSITY RESIDENTIAL TO THE NORTH. ALISO & WOOD CANYONS WILDERNESS PARK ARE LOCATED FURTHER DOWN TO THE WEST.

SITE CONDITION



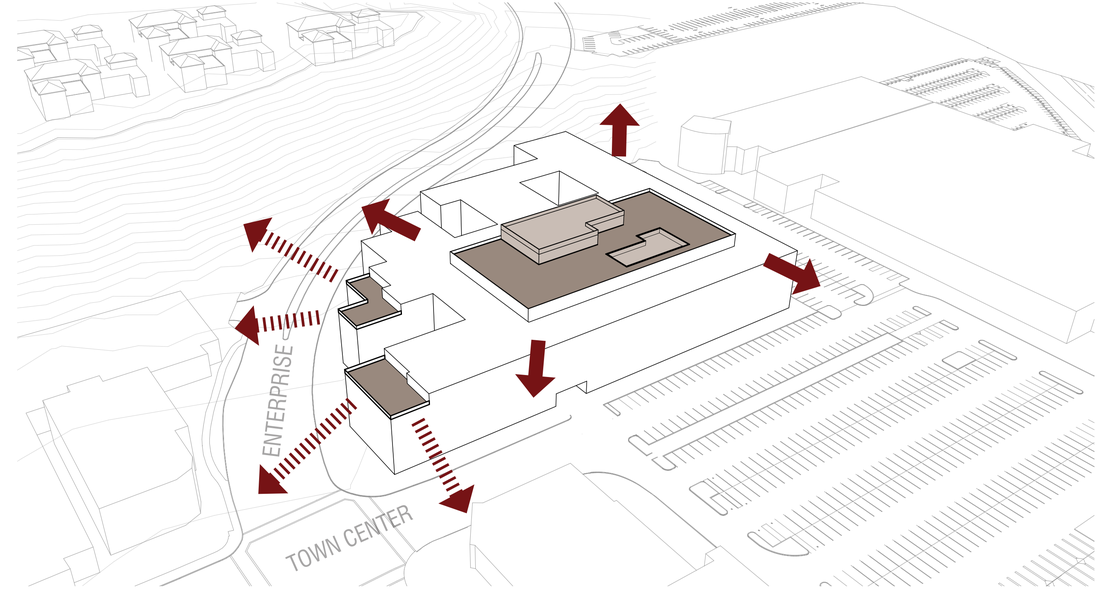
BUILDING SHAPE RESPONDS TO SLOPED SITE CONDITION.

INTERNAL OPEN SPACE



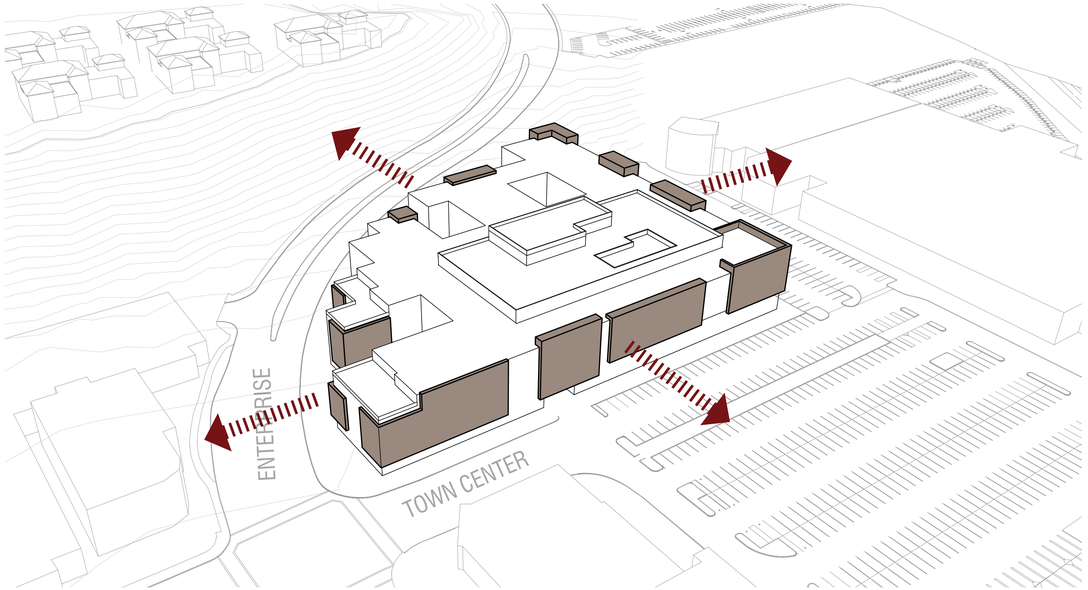
OPEN COURTYARDS ARE POSITIONED TO BREAK THE MASS ALONG THE ENTERPRISE AND TO TAKE ADVANTAGE OF THE SOLAR ORIENTATION TO THE WEST. COURTYARDS AT THE NORTH ARE CONNECTED VIA BREEZEWAY AND AMENITY SPACE PROVIDING TENANTS WITH QUIET COMMON SPACE.

ELEVATED OPEN SPACE



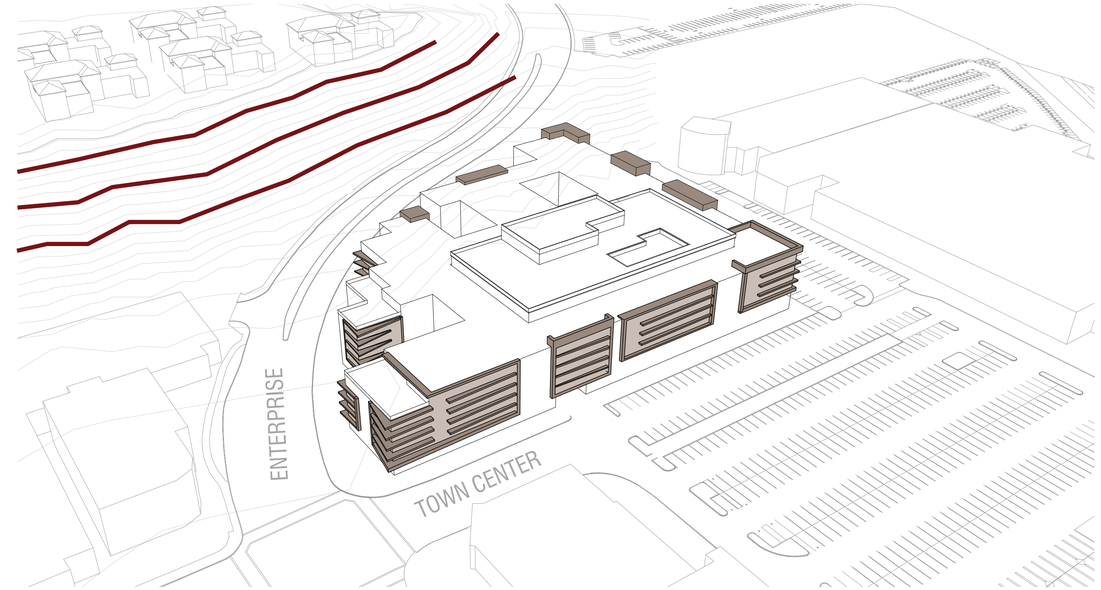
ROOF DECKS FACING THE ENTERPRISE HELP TO REDUCE BUILDING MASSING AND PROVIDE VIEWS TO THE HILLSIDE. LARGE POOL AMENITY DECK CREATES OPPORTUNITY FOR TENANTS TO ENJOY VIEWS TO THE SURROUNDING PARKS AND MOUNTAIN RANGES IN THE HORIZON.

BUILDING MASS



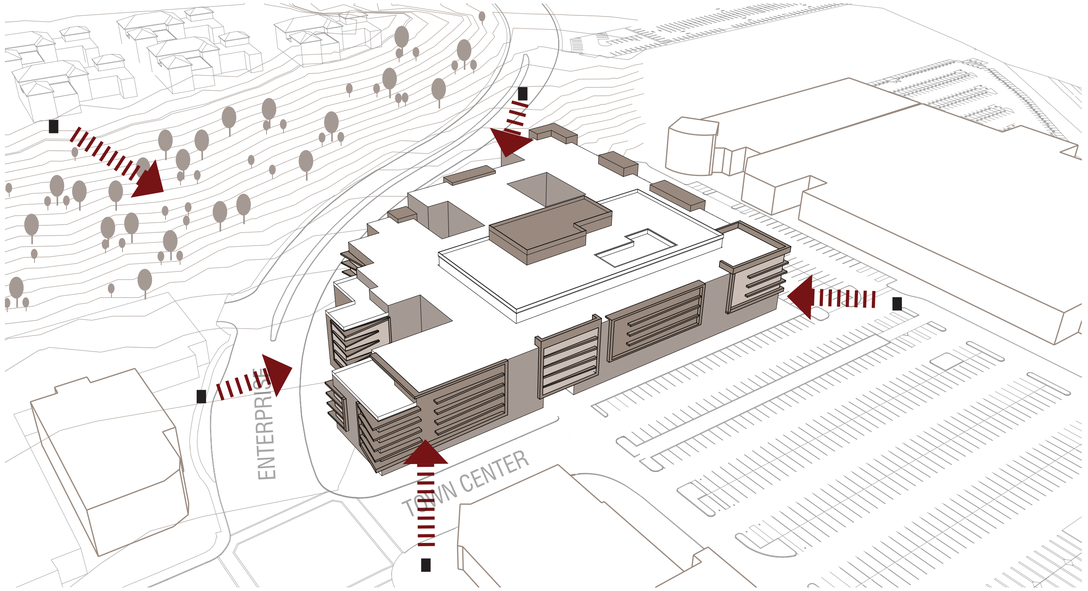
THE BUILDING PROVIDES A CONNECTION TO THE SURROUNDING SMALLER SCALE RETAIL BUILDINGS AND ALLOWS THE FORMATION OF A RELATIONSHIP WITH THE PEDESTRIAN LEVEL THROUGH ITS BROKEN DOWN FORM.

DESIGN DETAILS



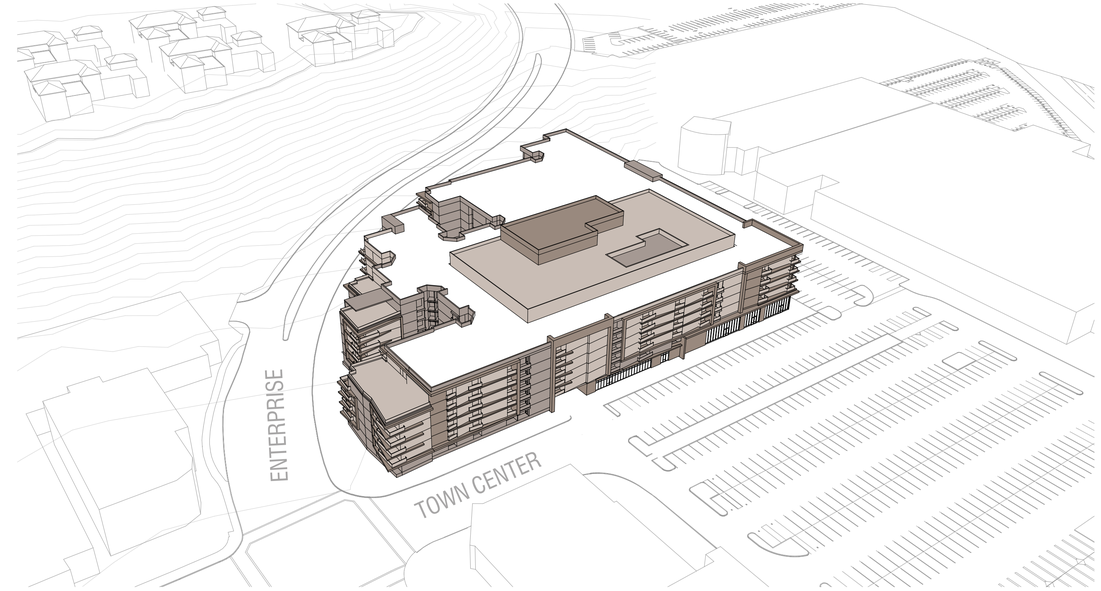
ANGLED DIFFERENT SIZED BALCONIES & EXPOSED FLOOR SLAB EDGES ENCOMPASSING THE BUILDING UNIQUELY CONNECT THE STRUCTURE TO SPECIFIC SITE CONDITIONS AND ITS SURROUNDINGS.

MATERIALITY & EXPERIENCE

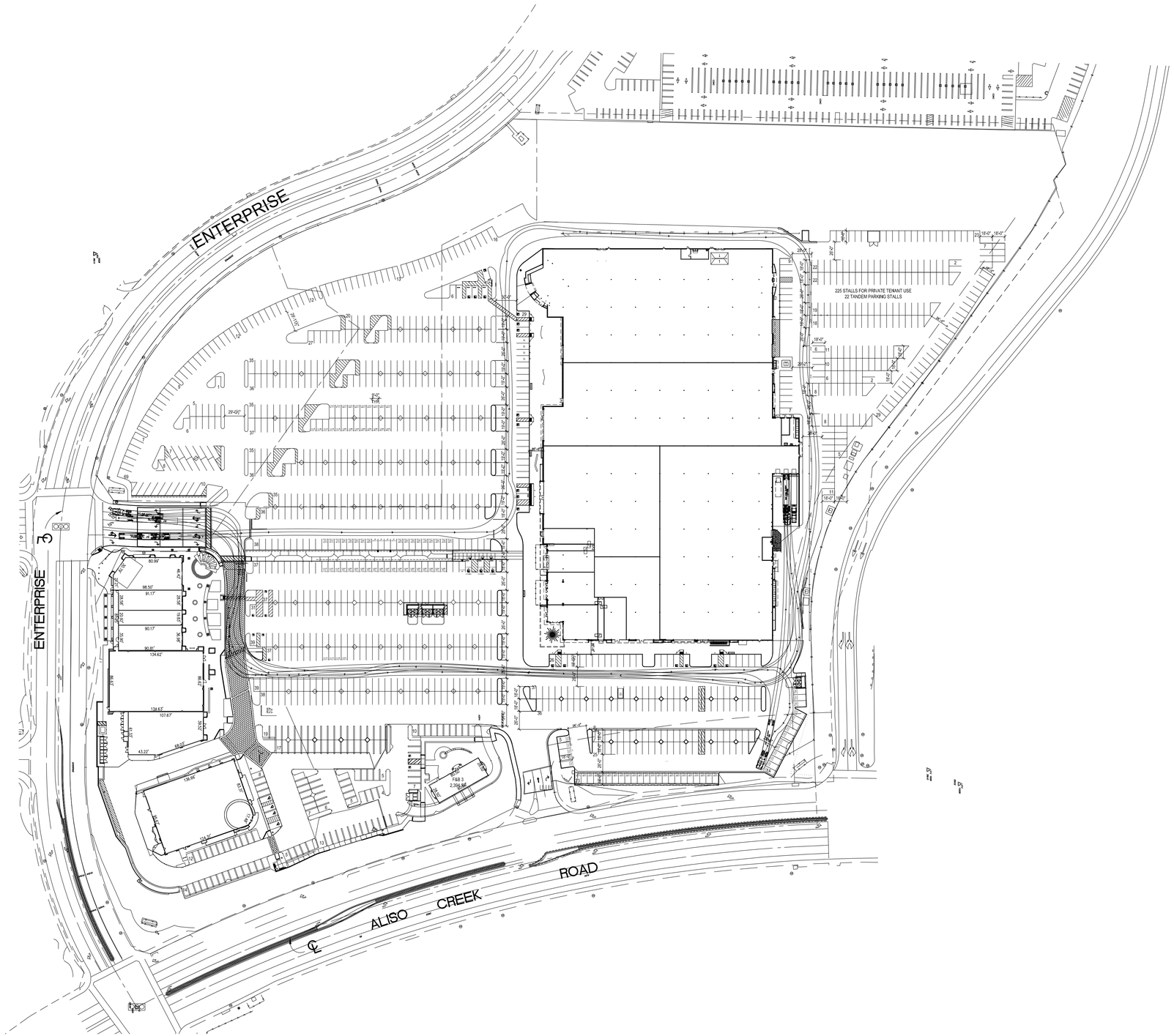


ANGLED BALCONIES AND SLABS CREATE DIFFERENT PEDESTRIAN EXPERIENCES FROM DIFFERENT POINTS OF VIEW ON SITE. MATERIALS AND A WARM/EARTHY COLOR PALETTE CONNECT THE PROJECT TO ADJACENT BUILDINGS AND SURROUNDING VEGETATION.

SOLUTION



THE BUILDING RESPONDS TO ITS SURROUNDINGS AND EMINATES UNIQUE CHARACTER.



OVERALL RETAIL SITE AREA SUMMARY

BUILDING AREAS	EXISTING (SF)	NEW (SF)
Former Lowe`s	186,678 SF	186,581 SF
Approved interior leasable area w/o utility & circulation area		182,704 SF
Approved interior utility / storage & corridor areas		3,877 SF
Approved interior building area including utility and circ. Areas		186,581 SF
Exterior Loading Area		3,112 SF
Existing Perimeter Buildings	47,366 SF	47,366 SF
New Exterior Tenant Dining Areas		2,471 SF
Total Leasable Building Area w/o Ext. Dining, Ext. Loading & Int. Utility/Corridor Areas	**234,044 SF**	**230,070 SF**

EXISTING RETAIL SITE PARKING

Total Existing Parking	**1313**

REQUIRED OVERALL RETAIL SITE PARKING

Total Required Parking	**230,070 SF @ 1/220 = 1,046 Stalls**

OVERALL RETAIL SITE PARKING SUMMARY

		STALLS
Tesla Lot		225
Tesla Test Drive		4
Parking provided (excluding perimeter Bldgs., Tesla Lot, and Tesla Test Drive)		571
Perimeter Bldgs.		213
Total Overall Parking Provided	**1013**	

OVERALL RETAIL SITE PARKING BREAKDOWN

	REQUIRED	PROVIDED	NOTES
Overall Parking Spaces	1046	1013	
ADA Parking Spaces	21	27	Per table 11B-208.2 20+ 1/100 of 1013 Stalls
Van Accessible Spaces	6	8	One Van Accessible Stall / 6 ADA Stalls
Designated Clean Air / Vanpool / EV Stalls	82	83	8% of total provided stalls per 2019 CGBSC - Section 5.106.5.2
Current and Future EV charging spaces (not including Tesla EV)	61	79	6% of total provided stalls per 2019 CGBSC - Section 5.106.5.3
Short term bike parking within 200' of the visitors entrance	2	16	5% of new additional stalls provided (21) per 2019 CGBSC - Section 5.106.4.1.1
Long Term bike parking	1	4	5% of (assumed 20% of 21) = 5% of 4.2 = 1

ENTIRE SITE PARKING SUMMARY

Total Existing Retail Parking	**1313**
Overall Total Provided Retail Parking	**1013**
Total Required Retail / Casual Dininig Parking	**1046**
Total Lost Parking Stalls (Residential Parcel)	**300**
Total Residential Parking Provided (Parking Structure)	**590**

AVB COMMONS

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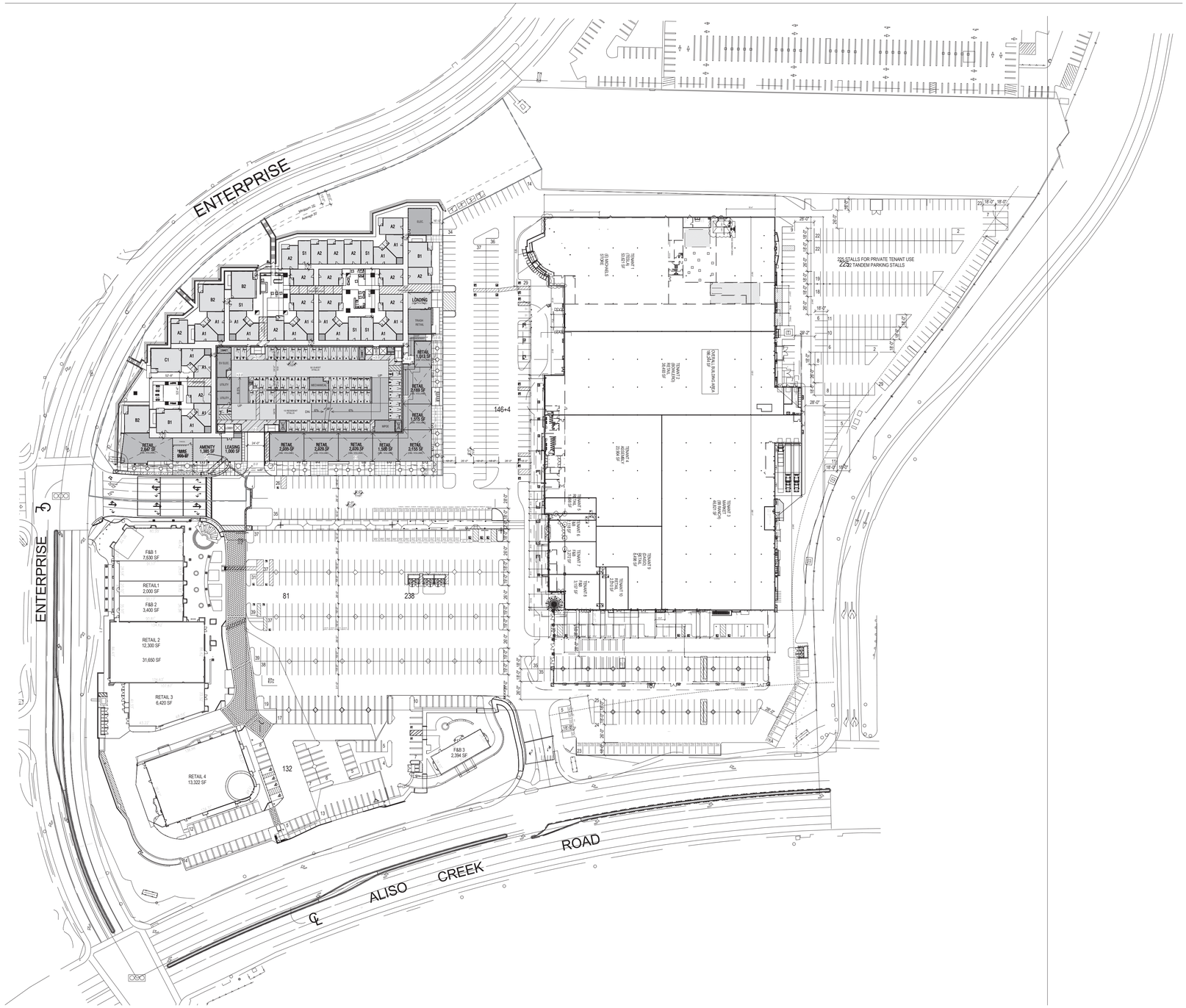
SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 40' 80' 200'

OVERALL SITE PLAN
EXISTING

G-1.6



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FOR RESIDENTIAL PARKING SUMMARY PLEASE REFER TO SHEET A-1.1
FOR DETAILED RESIDENTIAL PARKING SUMMARY PLEASE REFER TO SHEET G-1.1, TABLE "PROVIDED PARKING - RESIDENT"

AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

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SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 40' 80' 200'

OVERALL SITE PLAN
PROPOSED

G-1.7

SUMMARY

6 STORY WRAP

TYPE I / III - 6 LEVEL RESIDENTIAL
TYPE I - 8 LEVEL PARKING STRUCTURE
(7 AT GRADE / 1 SUB-T)

SITE:	**~ 4.4 AC**
TOTAL UNITS:	**343 DU**
DENSITY:	**78 DU/AC**
RESIDENTIAL:	**+/- 590 STALLS @1.7 RATIO**

UNIT SUMMARY

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	612	**48**	**14.0%**	29,376
1 Bedroom:				
A1	685	96	28.0%	65,760
A2	758	72	21.0%	54,576
		168	**49.0%**	
2 Bedrooms:				
B1	1,160	93	27.1%	107,880
B2	1,347	26	7.6%	35,022
		119	**34.7%**	
3 Bedrooms:				
C1	1,446	**8**	**2.3%**	11,568
TOTAL	**887**	**343**		**304,182**

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

PARKING SUMMARY

REQUIRED PARKING

Unit Type	# Units	Ratio	Total
Studio	48	1.0	48
1-Bedroom	168	1.2	201.6
2-Bedrooms	119	2.0	238
3-Bedrooms	8	2.0	16
	343		**504**
Guest	343	**0.25**	**86**
Retail / Casual Dining	17,273	**1:220 SF**	**79**
Leasing	1,000 SF	**1:250 SF**	**4**
		TOTAL REQUIRED	**673**

BUILDING GROSS AREA SUMMARY

Residential	304,182 SF
Basement	38,865 SF
Garage (1-7 levels)	233,749 SF
Amenity / Mail	7,651 SF
Circulation / Utility	76,717 SF
Retail	17,273 SF
Private Open Space	19,697 SF
Roof / Amenity Deck	28,437 SF
Leasing	1,000 SF
TOTAL:	**727,571 SF**

REQUIRED PARKING:
590 STALLS @ 1.7 STALL/DU + 79 RETAIL / DINING STALLS

PROVIDED PARKING: 590 STALLS @ 1.7 STALL/DU
(113 COMPACT STALLS @19% / 23 TANDEM STALLS / 4 LEASING STALLS)
ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM HORIZONTAL LINE OF SIGHT.

AVB COMMONS
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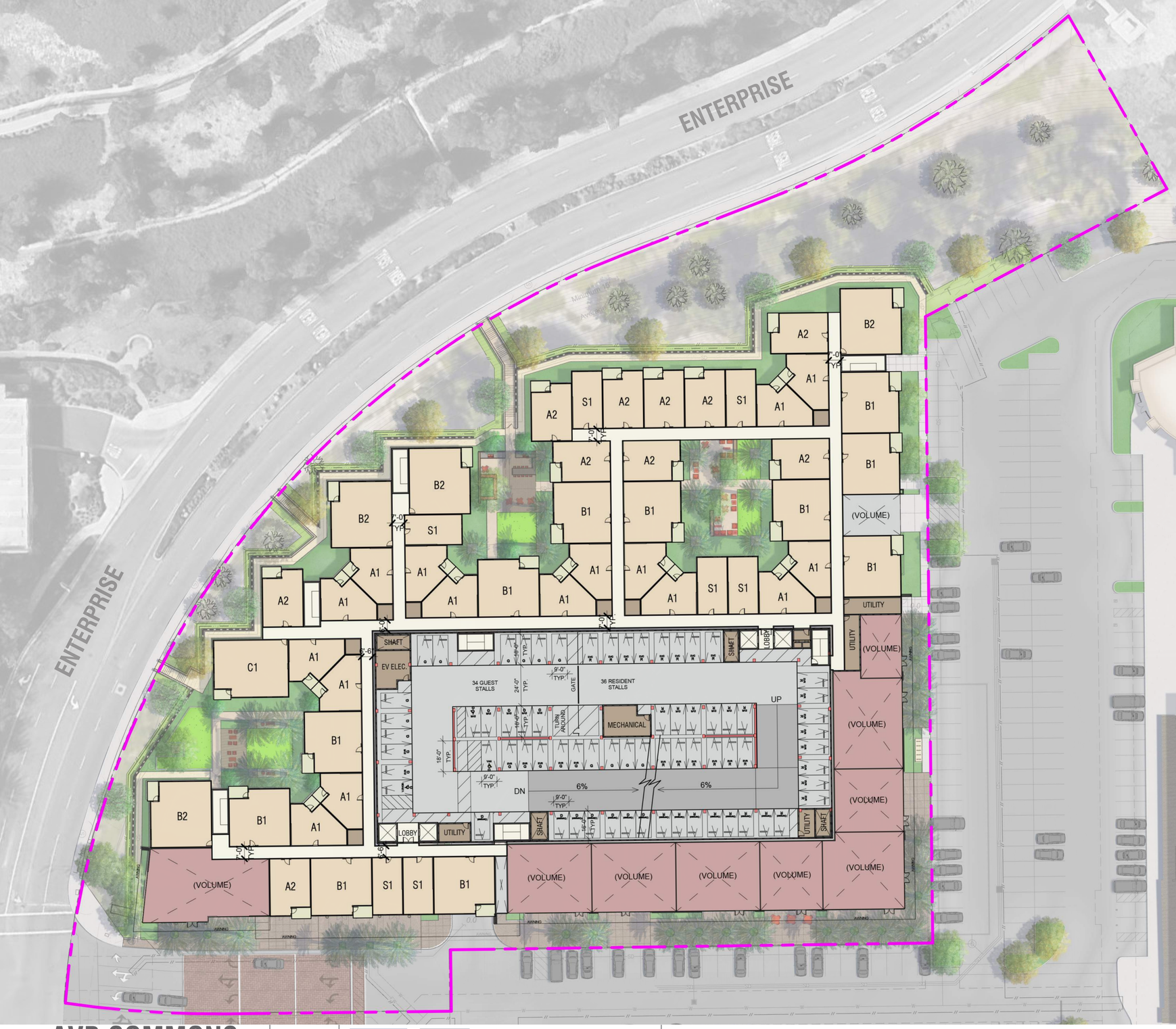
SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 30' 60' 120'

BUILDING PLAN
GROUND FLOOR

A-1.1



SUMMARY

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TYPE I / III - 6 LEVEL RESIDENTIAL
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(7 AT GRADE / 1 SUB-T)

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C1	1,446	**8**	**2.3%**	11,568
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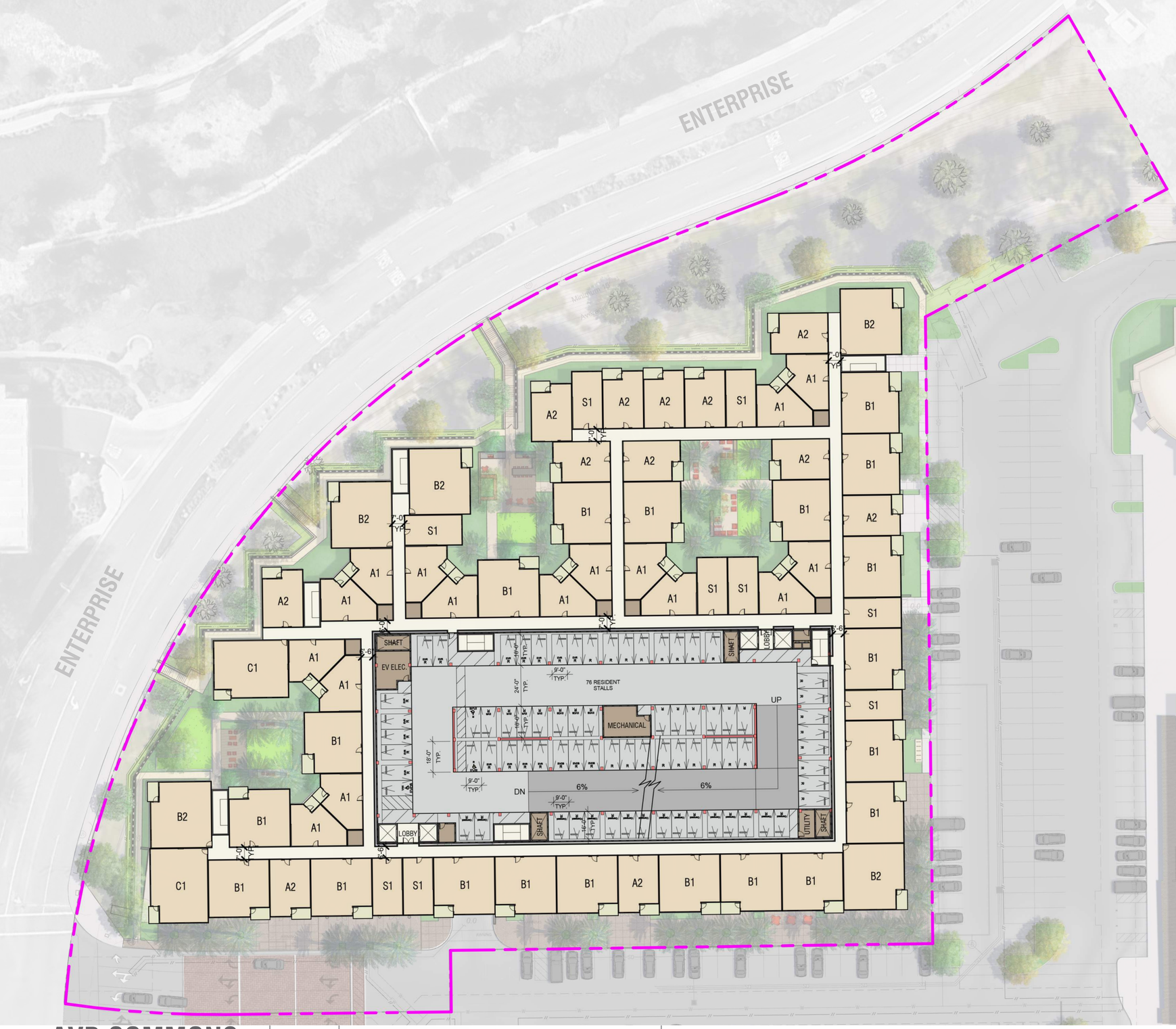
SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 30' 60' 120'

BUILDING PLAN
2ND FLOOR

A-1.2



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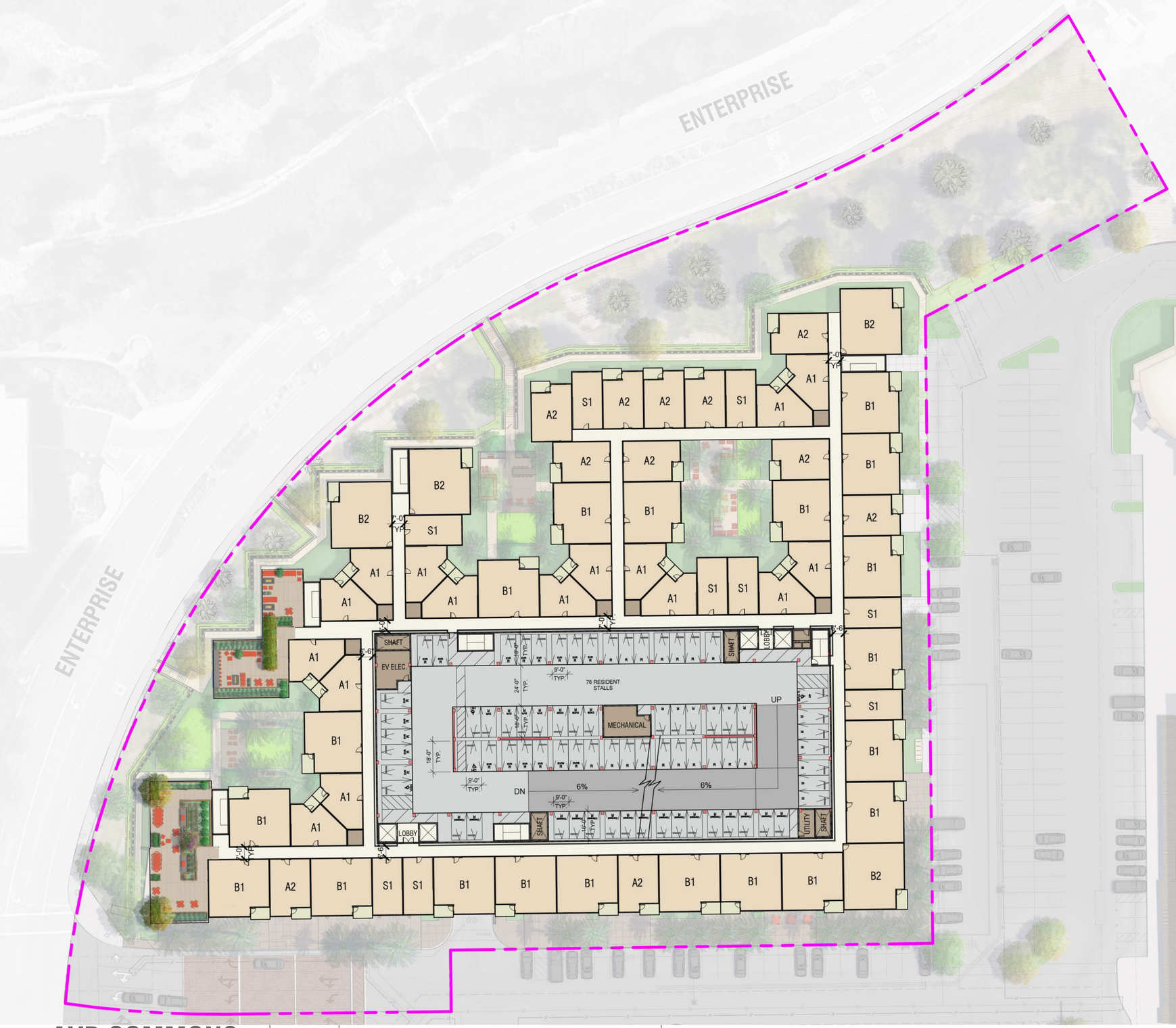
SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 30' 60' 120'

BUILDING PLAN
TYPICAL FLOOR

A-1.3



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REQUIRED PARKING

Unit Type	# Units	Ratio	Total
Studio	48	1.0	48
1-Bedroom	168	1.2	201.6
2-Bedrooms	119	2.0	238
3-Bedrooms	8	2.0	16
	343		**504**
Guest	343	**0.25**	**86**
Retail / Casual Dining	17,273	**1:220 SF**	**79**
Leasing	1,000 SF	**1:250 SF**	**4**
		TOTAL REQUIRED	**673**

BUILDING GROSS AREA SUMMARY

Residential	304,182 SF
Basement	38,865 SF
Garage (1-7 levels)	233,749 SF
Amenity / Mail	7,651 SF
Circulation / Utility	76,717 SF
Retail	17,273 SF
Private Open Space	19,697 SF
Roof / Amenity Deck	28,437 SF
Leasing	1,000 SF
TOTAL:	**727,571 SF**

REQUIRED PARKING:
590 STALLS @ 1.7 STALL/DU + 79 RETAIL / DINING STALLS

PROVIDED PARKING: 590 STALLS @ 1.7 STALL/DU
(113 COMPACT STALLS @19% / 23 TANDEM STALLS / 4 LEASING STALLS)
ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM HORIZONTAL LINE OF SIGHT.

AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

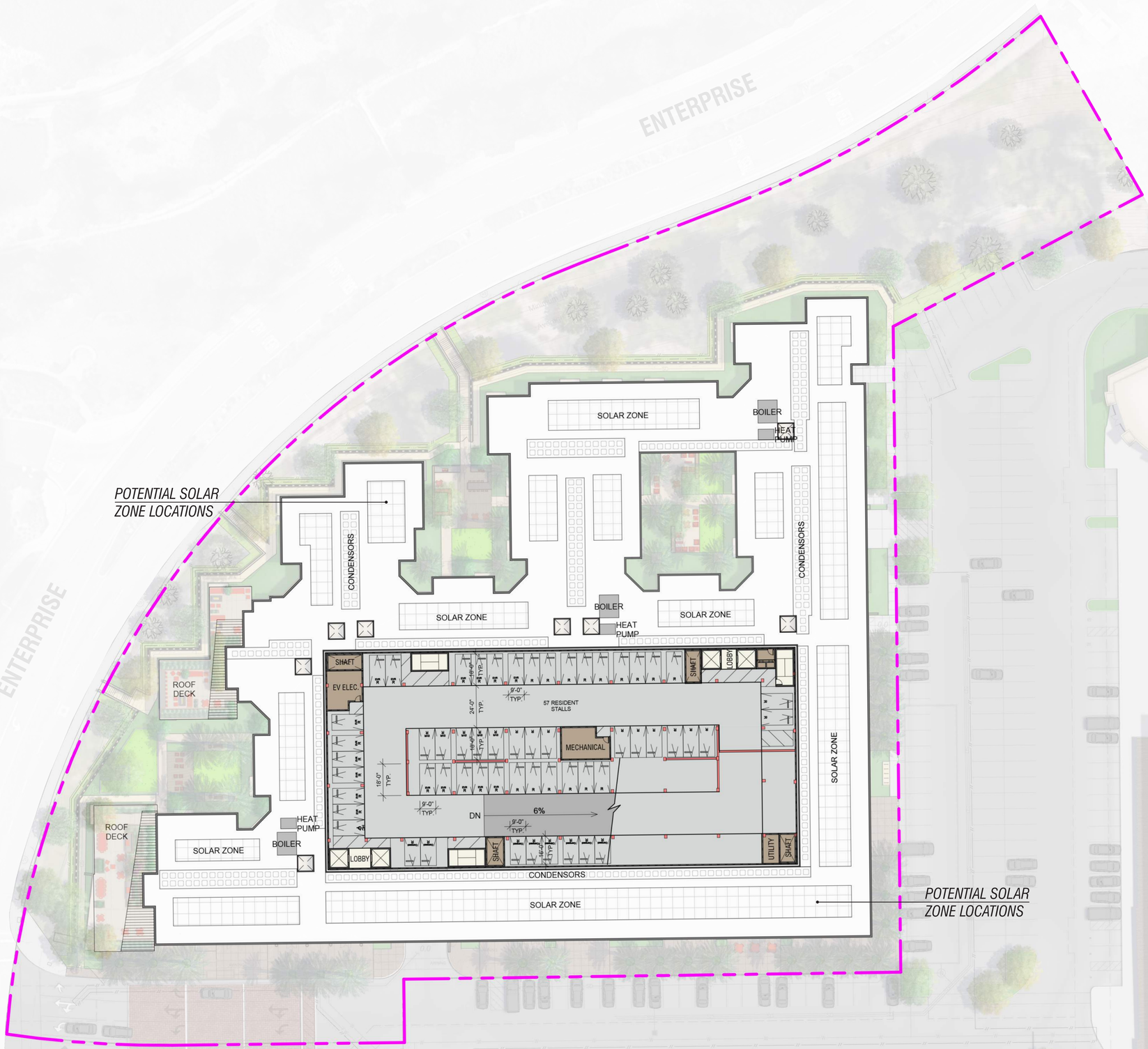
TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 30' 60' 120'

BUILDING PLAN
6TH FLOOR

A-1.4



SUMMARY

6 STORY WRAP

TYPE I / III - 6 LEVEL RESIDENTIAL
TYPE I - 8 LEVEL PARKING STRUCTURE
(7 AT GRADE / 1 SUB-T)

SITE: ~ 4.4 AC
TOTAL UNITS: 343 DU
DENSITY: 78 DU/AC
RESIDENTIAL: +/- 590 STALLS @1.7 RATIO

UNIT SUMMARY

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	612	**48**	**14.0%**	29,376
1 Bedroom:				
A1	685	96	28.0%	65,760
A2	758	72	21.0%	54,576
		168	**49.0%**	
2 Bedrooms:				
B1	1,160	93	27.1%	107,880
B2	1,347	26	7.6%	35,022
		119	**34.7%**	
3 Bedrooms:				
C1	1,446	**8**	**2.3%**	11,568
TOTAL	**887**	**343**		**304,182**

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

PARKING SUMMARY

REQUIRED PARKING

Unit Type	# Units	Ratio	Total
Studio	48	1.0	48
1-Bedroom	168	1.2	201.6
2-Bedrooms	119	2.0	238
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	343		**504**
Guest	343	**0.25**	**86**
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(113 COMPACT STALLS @19% / 23 TANDEM STALLS / 4 LEASING STALLS)
ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM HORIZONTAL LINE OF SIGHT.
INDICATED SOLAR ROOF AREA IS CONCEPTUAL AT THIS STAGE OF THE PROJECT. FINAL SOLAR DESIGN WILL BE DETERMINED BY SOLAR CONSULTANT AT A LATER PROJECT STAGE.

AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 30' 60' 120'

BUILDING PLAN
7TH FLOOR PARKING / RESIDENTIAL ROOF

A-1.5

SUMMARY

6 STORY WRAP
TYPE I / III - 6 LEVEL RESIDENTIAL
TYPE I - 8 LEVEL PARKING STRUCTURE
(7 AT GRADE / 1 SUB-T)

SITE: ~ 4.4 AC
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3 Bedrooms:				
C1	1,446	**8**	**2.3%**	11,568
TOTAL	**887**	**343**		**304,182**

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PARKING SUMMARY

REQUIRED PARKING

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BUILDING GROSS AREA SUMMARY

Residential	304,182 SF
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ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM HORIZONTAL LINE OF SIGHT.

AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 30' 60' 120'

BUILDING PLAN
8TH FLOOR

A-1.6

SUMMARY

6 STORY WRAP

TYPE I / III - 6 LEVEL RESIDENTIAL
TYPE I - 8 LEVEL PARKING STRUCTURE
(7 AT GRADE / 1 SUB-T)

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TOTAL UNITS: 343 DU
DENSITY: 78 DU/AC
RESIDENTIAL: +/- 590 STALLS @1.7 RATIO

UNIT SUMMARY

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PARKING SUMMARY

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BUILDING GROSS AREA SUMMARY

Residential	304,182 SF
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ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM HORIZONTAL LINE OF SIGHT.

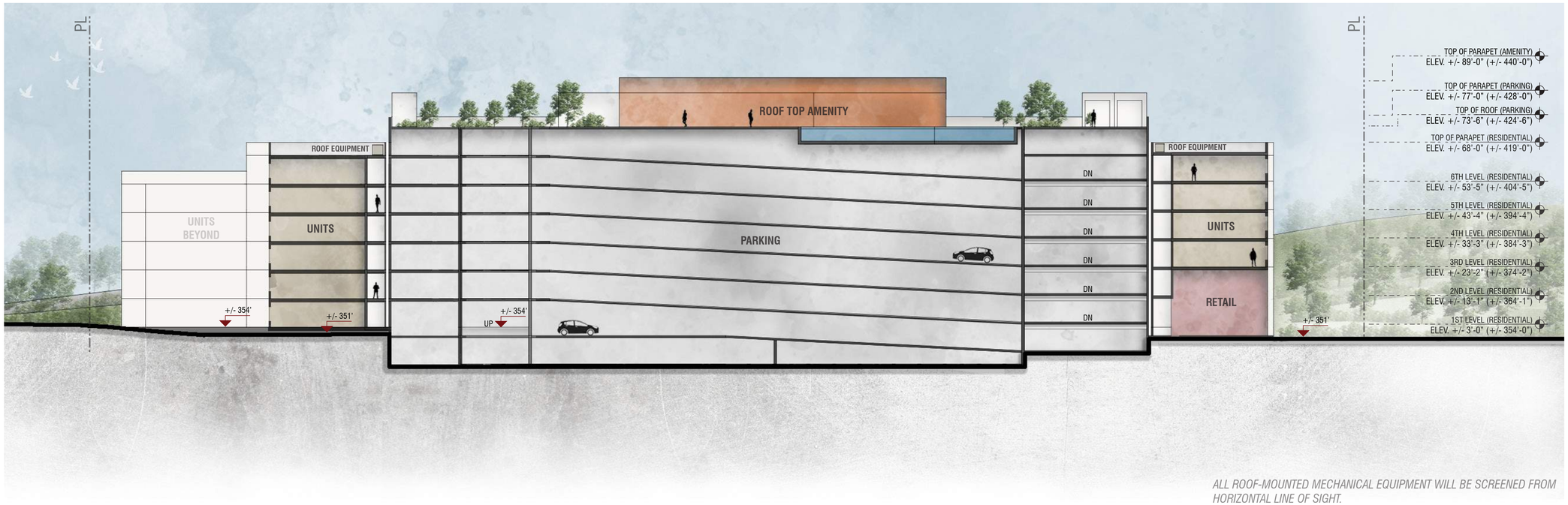
AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 20' 40' 80'

BUILDING SECTION
SECTION A

A-1.8



ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM HORIZONTAL LINE OF SIGHT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 20' 40' 80'

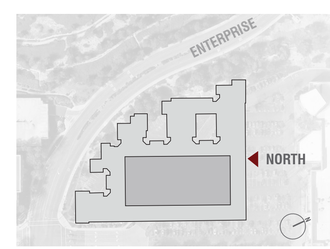
BUILDING SECTION
SECTION B

A-1.9

INDICATED SIGNAGE IS CONCEPTUAL PROPOSAL. FORMAT / SIZE / LOCATION SUBJECTED TO CHANGE AS THE PROJECT DEVELOPS.
ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM HORIZONTAL LINE OF SIGHT.

LEGEND

- S STUCCO
- CS COMPOSITE SIDING
- PR PICKET RAILING
- RR PERFORATED METAL PANEL RAILING
- GR GLASS RAILING
- ST STOREFRONT
- W VINYL WINDOW
- AW AWNING



AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 16' 32' 64'

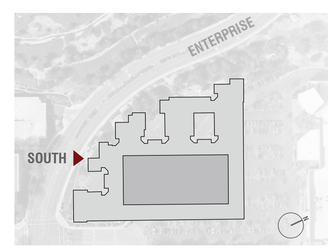
BUILDING ELEVATIONS
NORTH

A-2.1

INDICATED SIGNAGE IS CONCEPTUAL PROPOSAL. FORMAT / SIZE / LOCATION SUBJECTED TO CHANGE AS THE PROJECT DEVELOPS.
ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM HORIZONTAL LINE OF SIGHT.

LEGEND

- S STUCCO
- CS COMPOSITE SIDING
- PR PICKET RAILING
- RR PERFORATED METAL PANEL RAILING
- GR GLASS RAILING
- ST STOREFRONT
- W VINYL WINDOW
- AW AWNING



AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 16' 32' 64'

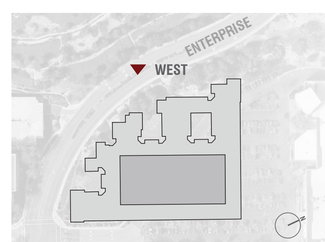
BUILDING ELEVATIONS
SOUTH

A-2.2

INDICATED SIGNAGE IS CONCEPTUAL PROPOSAL. FORMAT / SIZE / LOCATION SUBJECTED TO CHANGE AS THE PROJECT DEVELOPS.
ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM HORIZONTAL LINE OF SIGHT.

LEGEND

- S STUCCO
- CS COMPOSITE SIDING
- PR PICKET RAILING
- RR PERFORATED METAL PANEL RAILING
- GR GLASS RAILING
- ST STOREFRONT
- W VINYL WINDOW
- AW AWNING



AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 16' 32' 64'

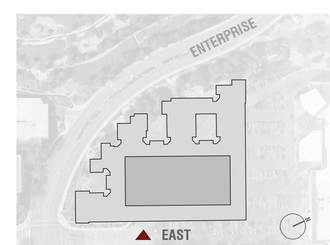
BUILDING ELEVATIONS
WEST

A-2.3

INDICATED SIGNAGE IS CONCEPTUAL PROPOSAL. FORMAT / SIZE / LOCATION SUBJECTED TO CHANGE AS THE PROJECT DEVELOPS.
ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM HORIZONTAL LINE OF SIGHT.

LEGEND

- S — STUCCO
- CS — COMPOSITE SIDING
- PR — PICKET RAILING
- RR — PERFORATED METAL PANEL RAILING
- GR — GLASS RAILING
- ST — STOREFRONT
- W — VINYL WINDOW
- AW — AWNING



AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 16' 32' 64'

BUILDING ELEVATIONS
EAST

A-2.4

MATERIALS & COLORS

S-1 STUCCO
MANUFACTURER: OMEGA (OR SIMILAR)
COLOR: SW 7004 SNOWBOUND

S-3 STUCCO
MANUFACTURER: OMEGA (OR SIMILAR)
COLOR: SW 6144 DAPPER TAN

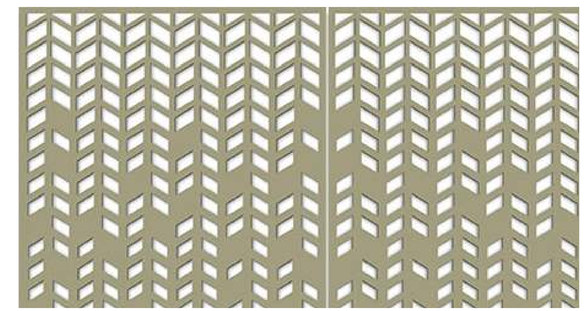
PR PICKET RAILING
MANUFACTURER: TBD
COLOR: SW 7069 IRON ORE

GR GLASS RAILING
MANUFACTURER: TBD
COLOR: SW 7069 IRON ORE (HANDRAIL)

S-2 STUCCO
MANUFACTURER: OMEGA (OR SIMILAR)
COLOR: SW 7674 PEPPERCORN

CS-1 COMPOSITIVE SIDING
MANUFACTURER: NICHIHA (OR SIMILAR)
COLOR: VINTAGEWOOD-SPRUCE (OR SIMILAR)

CS-2 COMPOSITIVE SIDING
MANUFACTURER: NORTWOOD (OR SIMILAR)
COLOR: NORWAY TEAK / COLOR MATCH (OR SIMILAR)



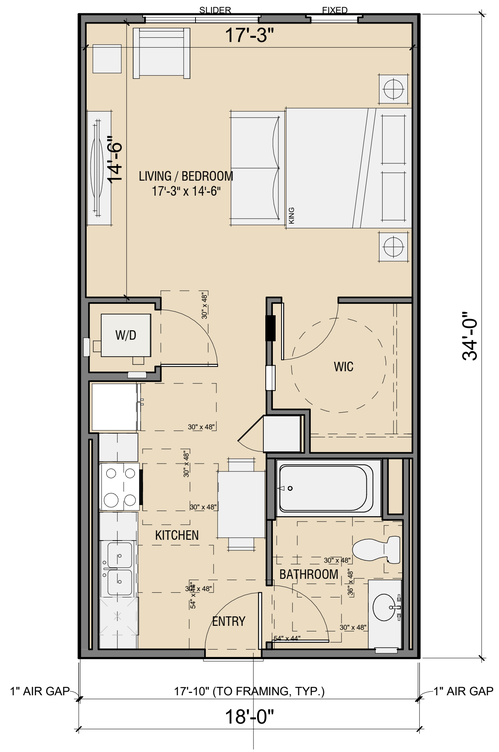
RR PERFORATED METAL PANEL RAILING
MANUFACTURER: BOK MODERN (OR SIMILAR)
COLOR: SW 6144 DAPPER TAN

ST STOREFRONT
MANUFACTURER: ARCADIA (OR SIMILAR)
COLOR: SW 7674 PEPPERCORN OR STANDARD DARK BRONZE AB-7

W VINYL WINDOW
MANUFACTURER: VPI QUALITY WINDOWS (OR SIMILAR)
COLOR: SW 7674 PEPPERCORN

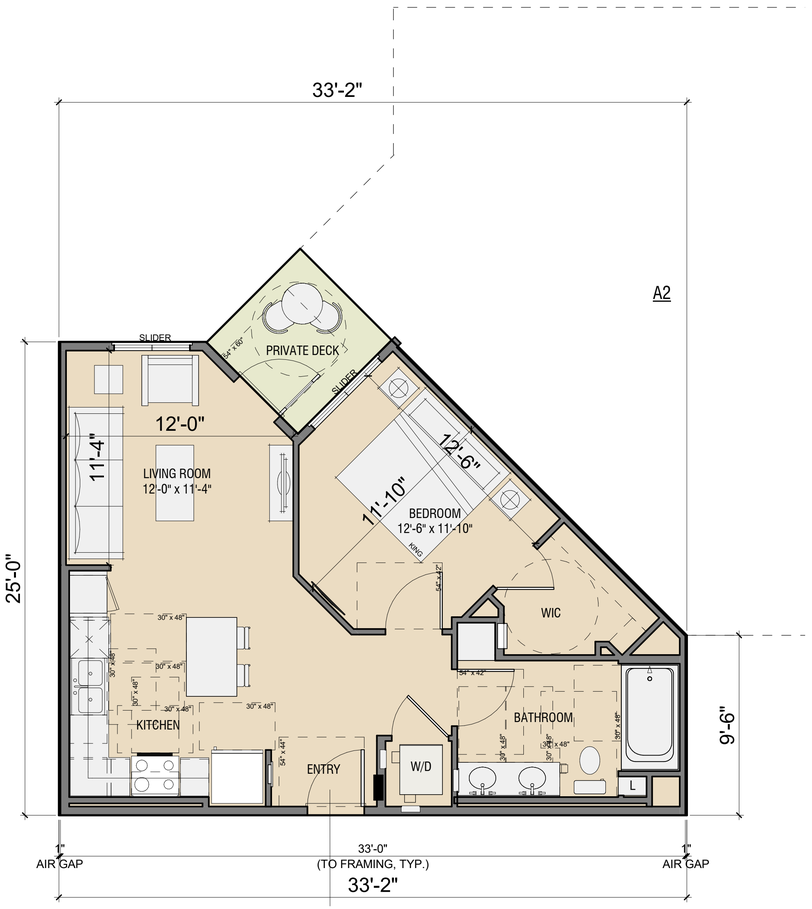
AW AWNING
MANUFACTURER: TBD
COLOR: SW 7069 IRON ORE

COLORS ARE BASED OF SW - SHERWIN WILLIAMS
MATERIALS & COLORS CAN CHANGE AS DESIGN EVOLVES



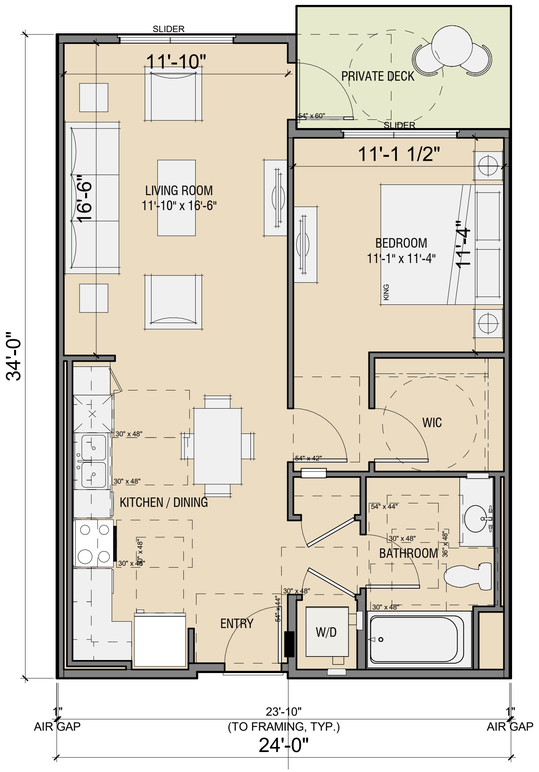
S1

TOTAL 48 DU



A1

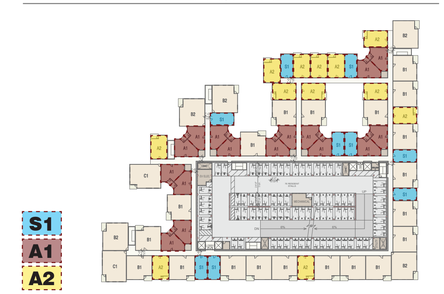
TOTAL 96 DU



A2

TOTAL 72 DU

LEGEND



AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

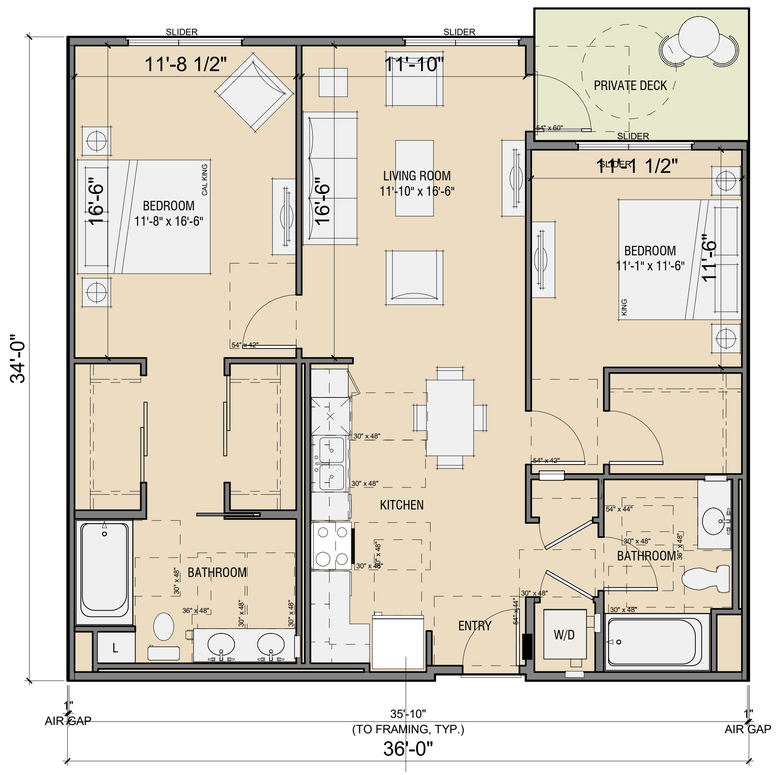
TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 4' 8' 16'

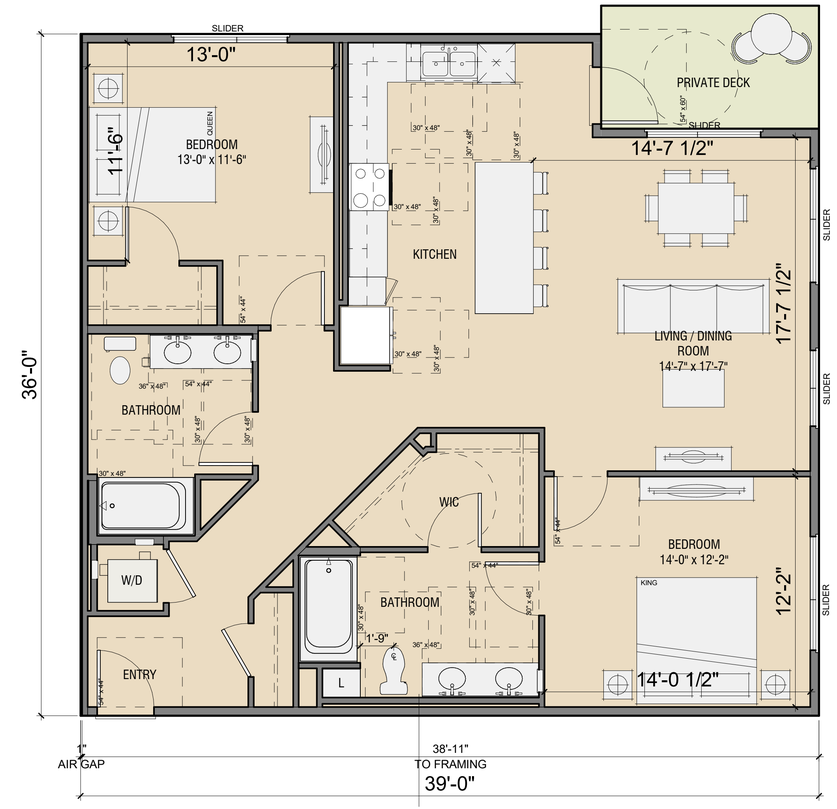
BUILDING UNIT PLANS
STUDIO & 1 BEDROOM

A-3.1



B1

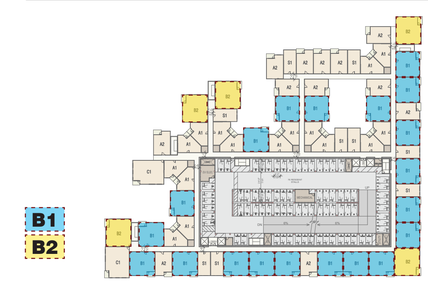
TOTAL 93 DU



B2

TOTAL 26 DU

LEGEND



AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 4' 8' 16'

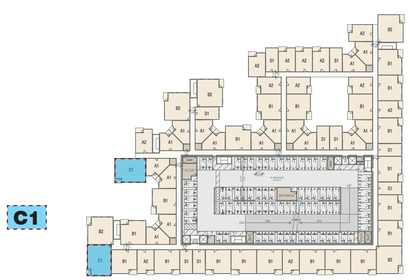
BUILDING UNIT PLANS
2 BEDROOM

A-3.2

C1

TOTAL 8 DU

LEGEND



AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

0' 4' 8' 16'

BUILDING UNIT PLANS
3 BEDROOM

A-3.3

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE
ENTERPRISE & TOWN CENTER INTERSECTION

A-4.1

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE

ENTERPRISE & TOWN CENTER INTERSECTION

A-4.2

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE

RETAIL VIEW FROM PARKING LOT

A-4.3

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE
RETAIL VIEW FROM PARKING LOT

A-4.4

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE

RETAIL VIEW FROM PARKING LOT

A-4.5

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE / PHOTO MONTAGE

VIEW FROM GAZEBO AT NEIGHBORHOOD PARK NEAR THE INTERSECTION OF BEACON WAY & BROWNSTONE WAY

A-4.6

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE
VIEW DRIVING DOWN SOUTHBOUND ENTERPRISE

A-5.1

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE
VIEW DRIVING DOWN SOUTHBOUND ENTERPRISE

A-5.2

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE
VIEW DRIVING DOWN SOUTHBOUND ENTERPRISE

A-5.3

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

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SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE
VIEW DRIVING DOWN SOUTHBOUND ENTERPRISE

A-5.4

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS | AvalonBay COMMUNITIES | C2 Collaborative | TAIT RISING TO THE CHALLENGE | Salas O'Brien

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE
VIEW DRIVING DOWN SOUTHBOUND ENTERPRISE

A-5.5

VIEW 1

VIEW 2

VIEW 3

VIEW 4

VIEW 5

ALL INDICATED BUILDING SIGNS ARE CONCEPTUAL AND WILL REQUIRE A SEPARATE PERMIT.

AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

SITE DEVELOPMENT PERMIT
MARCH 19, 2024

BUILDING PERSPECTIVE
VIEWS DRIVING DOWN SOUTHBOUND ENTERPRISE

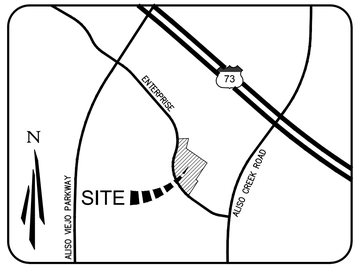
A-5.6

IN THE CITY OF ALISO VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA

AVALON BAY COMMONS CONCEPTUAL GRADING PLANS

NORTHWEST CORNER OF ENTERPRISE & ALISO CREEK ROAD
ALISO VIEJO, CA 92614

PREPARED FOR:
AVALONBAY COMMUNITIES
11111 SANTA MONICA BOULEVARD, SUITE 1700
LOS ANGELES, CA 90025



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THIS NOTE HEREIN INCORPORATES BY REFERENCE, THOSE GENERAL NOTES NUMBERED 1 THROUGH 24 INCLUSIVE OF OC PUBLIC WORKS STANDARD PLAN 1801, 2006 EDITION PLUS 2011 SUP.
2. ALL WORK SHALL BE IN CONFORMANCE WITH CURRENT OC PUBLIC WORKS STD. PLANS AND STD. SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK OR APPROVED DEVIATION FOR STANDARD).
3. THE DEVELOPER/CONTRACTOR SHALL HAVE A COPY OF THE CURRENT OC PUBLIC WORKS STANDARD PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
4. THE DEVELOPER SHALL TELEPHONE OC PUBLIC WORKS CONSTRUCTION AT (714) 245-4550 AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION WORK SUBJECT TO OC PUBLIC WORKS INSPECTION.
5. COUNTY APPROVED PLANS DO NOT RELIEVE THE CONTRACTOR/DEVELOPER FROM RESPONSIBILITY TO OBTAIN PUBLIC PROPERTY PERMITS, WHICH SHALL BE AVAILABLE ON THE JOB AT ALL TIMES WORK IS BEING ACCOMPLISHED IN THE PUBLIC RIGHT-OF-WAY.
6. ALL CONCRETE CURB AND GUTTER FLOW LINES WITH LESS THAN 1% GRADE SHALL BE WATER TESTED PRIOR TO FINAL FINISHING TO INSURE PROPER DRAINAGE WITHOUT UNACCEPTABLE HIGH OR LOW SPOTS.
7. ALL UTILITY TRENCH BACKFILL AND COMPACTION INSPECTION OUTSIDE THE LIMITS OF DEDICATED STREET RIGHT-OF-WAY SHALL BE PERFORMED BY OC PUBLIC WORKS.
8. ALL DAMAGED CONCRETE SIDEWALKS OR CURBS SHALL BE SAWCUT TO THE NEAREST TRANSVERSE SCORE MARK OR ADJUSTABLE CONTROL JOINT OR WEAKENED PLANE JOINT AND REPLACED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF OC PUBLIC WORKS STANDARD PLANS.
9. DEVELOPER SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITIONS AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY HIS CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE COUNTY RIGHT-OF-WAY WITHOUT PERMISSION OF THE COUNTY'S INSPECTOR.
10. PRIOR TO FINAL ACCEPTANCE OF STREET IMPROVEMENTS, ALL STREET PAVEMENT STRIPING AND STENCILING WITHIN THE PERIMETER OF THE CONSTRUCTION PROJECT WILL BE RESTORED TO A "LIKE NEW" CONDITION, IN A MANNER MEETING THE APPROVAL OF THE DIRECTOR, OC PUBLIC WORKS. ALL STRIPING AND STENCILING SHALL BE ACCORDING TO STANDARD PLAN NO.1801, NOTE 18.
11. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE PROTECTED WITH ADEQUATE BARRICADES, LIGHTS, SIGNS AND WARNING DEVICES AS PER THE CURRENT STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, MANUAL OF TRAFFIC CONTROLS, AND TO THE DIRECTIONS OF THE COUNTY'S INSPECTOR.
12. OC PUBLIC WORKS STANDARD PLANS SHALL TAKE PRECEDENCE OVER ANY CONFLICTS EXCEPT FOR STANDARD PLANS AFFECTING UTILITY COMPANIES, IF THEIR STANDARDS ARE MORE STRINGENT.
13. ANY UTILITIES UNDER PAVED AREAS OF PRIVATE STREETS SHALL HAVE A MINIMUM OF 30" COVER AND DEVELOPER SHALL PROVIDE PRIVATE LABORATORY COMPACTION CERTIFICATION FOR ALL UNDERGROUND UTILITIES PRIOR TO PAVING. THE DEVELOPER SHALL SET UP A MEETING WITH THE INSPECTOR AND THE PRIVATE LABORATORY PRIOR TO ANY TESTING.
14. A.C. PAVEMENT UNDER CARPORTS/ROOFS SHALL BE SLURRY SEALED IN ACCORDANCE WITH SECTION 302-4 "EMULSION – AGGREGATE SLURRY" OR THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, 2009 EDITION, BEFORE FINAL ACCEPTANCE.
15. ALL TRAFFIC MARKING AND STRIPING SHALL BE STENCILS THAT CONFORM TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (D.O.T.) NON-METRIC STANDARD.
16. NO CONCENTRATED FLOWS ACROSS ASPHALT PAVEMENT WITHOUT COUNTY'S INSPECTOR'S APPROVAL.
17. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION, AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.
18. PRIOR TO ORDERING ANY CONCRETE OR CONCRETE PRODUCTS FOR USE ON THIS PROJECT, SOIL SULFATE TESTS SHALL BE PERFORMED MEETING THE APPROVAL OF THE OC PUBLIC WORKS MATERIALS LABORATORY.
19. CONCRETE ITEMS SHALL MEET THE REQUIREMENTS OF THE INTENT OF SECTION 201.1.1.3. "CONCRETE SPECIFIED BY SPECIAL EXPOSURE" OF THE GREEN BOOK, UNLESS OTHERWISE APPROVED BY THE OC PUBLIC WORKS MATERIALS LABORATORY.
20. ALL STREET SECTIONS TO BE DETERMINED BY OC PUBLIC WORKS MATERIAL ENGINEER. ALL REPORTS FOR SAMPLING OF STREETS SHALL BE MADE TO COUNTY INSPECTION AND ONLY AFTER GRADE RELEASE AND PRIOR TO ANY UTILITY REPLACEMENT WITHIN STREET TEMPLATE.
21. ALL WET AND DRY UTILITIES ARE NOT TO BE INSTALLED PRIOR TO CURB AND GUTTER CONSTRUCTION UNLESS REQUESTED IN WRITING AND APPROVED PRIOR TO INSTALLATION BY COUNTY.
22. SIDEWALK SHALL BE CLEAR OF ALL VERTICAL OBSTRUCTIONS UNLESS APPROVED BY COUNTY.
23. WHERE BACKFILL IS TO BE PLACED UNDER A PREVIOUSLY INSTALLED CONDUIT, SLURRY BACKFILL WILL BE 450-C-2000 CONCRETE.
24. LIGHTING SHALL BE SHIELDED OR DIRECTED AWAY FROM RMV OPEN SPACE HABITAT AREAS THROUGH THE USE OF LOW-SODIUM OR SIMILAR INTENSITY LIGHTS, LIGHT SHIELDS, NATIVE SHRUBS, BERMS AND OTHER SHIELDING METHODS.
25. ALL STREET SECTIONS TO BE DETERMINED BY OC PUBLIC WORKS MATERIALS LAB. ALL REPORTS FOR SAMPLING OF STREET SHALL MADE TO THE COUNTY INSPECTOR AND ONLY AFTER GRADE RELEASE AND PRIOR TO ANY UTILITY PLACEMENT WITH IN THE STREET TEMPLATE. REQUESTS FOR SAMPLING CAN BE MADE THROUGH OC PUBLIC WORKS INSPECTION.

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATIONS OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES ETC. SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE PUBLIC RECORDS. THOSE SHOWN ON THE RECORDS EXAMINED, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER, AND THE CITY OF IRVINE HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF OWNER, ENGINEER, OR THE CITY OF IRVINE.

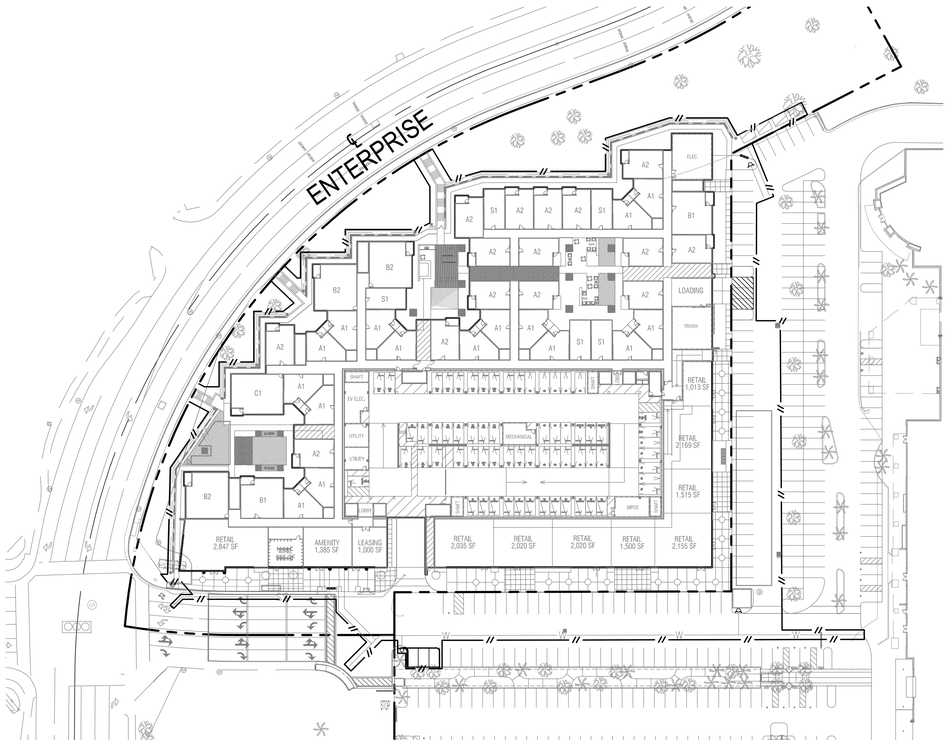
THE CONTRACTOR AND ALL ITS SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND OWNERS OF ANY DISCOVERED UNMAPPED UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

NOTE:
ALL SIGNS REQUIRE SEPARATE PERMIT AND PLAN CHECK APPLICATION.

TRENCHING NOTE

THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAIN PRIOR TO COMMENCE OF ANY WORK.



INDEX MAP
SCALE: 1"=60'

EARTHWORK

STATEMENT OF QUANTITIES:
CUT: 15,000 CUBIC YARDS
FILL: 8,000 CUBIC YARDS
NET: 7,000 CUBIC YARDS (EXPORT)

NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PRELIMINARY SURFACE TO SURFACE COMPARISONS ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURES ONLY FROM EXISTING SURFACE TO PROPOSED SURFACE. THERE IS NO CONSIDERATION TAKEN FOR, STRUCTURAL SECTION, OVER EXCAVATION, FOOTINGS, UTILITIES, SHRINKAGE, SUBSIDENCE, OR ANY OTHER LOSS FACTOR. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE.

ABBREVIATIONS

APPROX	APPROXIMATE
BEG	BEGIN
BLDG	BUILDING
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
B/W	BETWEEN
C	CENTERLINE
CB	CATCH BASIN
CEN	CENTER
COORD	COORDINATE
DIA	DIAMETER
E	EAST
ELEV, EL	ELEVATION
ENG	ENGINEER, ENGINEERING
EXIST, EX	EXISTING
FS	FINISHED SURFACE
FG	FINISHED GRADE
FL	FLOW LINE
FT	FOOT, FEET
GI	GRATE INLET
GPS	GLOBAL POSITIONING SYSTEM
HOR	HORIZONTAL
ID	INSIDE DIAMETER
INV	INVERT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
MLLW	MEAN LOWER LOW WATER
MON	MONUMENT
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
O.C., OC	ON CENTER
OC DPH	OC DANA POINT HARBOR
OD	OUTSIDE DIAMETER
ORIG	ORIGINAL
PROP	PROPOSED
R	RADIUS
RCE	REGISTERED CIVIL ENGINEER
RG	ROUGH GRADE
RCP	REINFORCED CONCRETE PIPE
RDMD	RESOURCES AND DEVELOPMENT MANAGEMENT DEPARTMENT
SD	STORM DRAIN
SPEC	SPECIFICATIONS
STA	STATION
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TOR	TOP OF RISER
TOW	TOP OF WALL
TYP	TYPICAL
USA	UNDERGROUND SERVICE ALERT
VAR	VARIES
VERT	VERTICAL
WQ	WATER QUALITY
X-SEC	CROSS SECTION

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-1	TITLE SHEET
C-2	PROFORMA ALTA
C-3	CONCEPTUAL IMPACT PLAN
C-4	CONCEPTUAL GRADING & DRAINAGE PLAN
C-5	CONCEPTUAL GRADING & DRAINAGE PLAN
C-6	CONCEPTUAL UTILITY PLAN
C-7	CONCEPTUAL UTILITY PLAN
C-8	CONCEPTUAL WQMP PLAN
C-9	RETAINING WALL & OPEN SPACE EXHIBITS
C-10	CONCEPTUAL EARTHWORK EXHIBIT

PROJECT DIRECTORY

OWNER/DEVELOPER:
AVALONBAY COMMUNITIES
11111 SANTA MONICA BOULEVARD
SUITE 1700
LOS ANGELES, CA 90025

CIVIL ENGINEER:
TAIT AND ASSOCIATES, INC.
701 N. PARKCENTER DRIVE
SANTA ANA, CA 92705
PHONE: 714.560.8200

GEOTECHNICAL ENGINEER:
NMG GEOTECHNICAL, INC.
17991 FITCH
IRVINE, CA 92614
PHONE: 949.442.2442

BENCHMARK

DESCRIBED BY OCS 2003 – FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "3X-50-84", SET IN THE TOP OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF MOULTON PARKWAY AND THE ALISO CREEK OVERCROSSING, 102 FT. NORTHERLY OF THE CENTERLINE OF ALISO CREEK, 60 FT. EASTERLY OF THE CENTERLINE OF MOULTON AND 0.5 MILES NORTHERLY ALONG MOULTON FROM THE CENTERLINE OF ALICIA PARKWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 282.962' (NAVD88)

BASIS OF BEARINGS

THE BEARINGS SHOWN HERON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 7690 AND STATION GPS NO. 7691R1 BEING NORTH 23°04'55" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

Know what's below
Call before you dig.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME 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 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.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

NO.	DESCRIPTION	REVISIONS	BY	DATE

TAIT & ASSOCIATES
Since 1964
701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
Santa Ana Sacramento Denver Dallas
San Diego Riverside Boise Atlanta

TITLE SHEET
AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE
AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO: SP8969

C-1

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

Mar 19, 2024 - 2:33pm by rhoskin K:\Drawings\SP\SP8969 - Aliso Viejo\ENG\Conceptual Plans\SP8969-cTS.dwg

TITLE REPORT:

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. : NCS-1127160-SF PROFORMA
COMMITMENT DATE: AS OF THE DATE AND TIME OF RECORDING
TITLE OFFICER:
EMAIL:

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALISO VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOTS 1, 5 AND 6 AS SHOWN ON TRACT NO. 16838 FILED IN BOOK 894, PAGES 20 THROUGH 24, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5, SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 510.00 FEET, A RADIAL LINE THROUGH SAID CORNER BEARS SOUTH 41°21'20" WEST; THENCE ALONG THE WESTERLY LINE OF SAID LOT 5 AND 6 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 64°38'29" A DISTANCE OF 557.38 FEET TO THE END OF A TANGENT CURVE; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 6 NORTH 15°59'49" EAST 89.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 590.00 FEET; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 6 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 20°22'03" A DISTANCE OF 209.73 FEET TO A POINT ON SAID CURVE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 85°37'46" EAST; THENCE LEAVING THE WESTERLY LINE OF SAID LOT 6 SOUTH 82°36'12" EAST 166.73 FEET; THENCE SOUTH 9°11'48" WEST 160.09 FEET; THENCE SOUTH 53°36'12" EAST 366.95 FEET; THENCE SOUTH 36°15'27" WEST 282.50 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 53°36'12" EAST TO AN ANGLE POINT IN SAID LOT 5; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5 SOUTH 36°23'48" WEST 131.87 FEET TO THE BEGINNING OF A TANGENT CURVE SOUTHWESTERLY AND HAVING A RADIUS OF 600.63 FEET; THENCE ALONG SAID SOUTHEASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 9°00'39" A DISTANCE OF 94.46 FEET TO THE POINT OF BEGINNING, A RADIAL BEARING THROUGH SAID POINT BEARS SOUTH 44°35'31" EAST.

NOTE: ABOVE PARCEL 1 IS A PROFORMA LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY AND NOT TO BE USED FOR INSURANCE UNTIL SUCH TIME THAT THE PROPOSED LOT LINE ADJUSTMENT IS RECORDED IN THE PUBLIC RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES AND UTILITIES, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN DEVELOPMENT, EASEMENT AND OPERATION AGREEMENT RECORDED JUNE 30, 1997 AS INSTRUMENT NO. 19970306531 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

27 PARCEL 3:

RECIPROCAL EASEMENTS OVER AND ACROSS PARCELS 1 AND 2 OF LOT LINE ADJUSTMENT NO. LLA 04-01, RECORDED SEPTEMBER 16, 2004 AS INSTRUMENT NO. 20040008355582 OF OFFICIAL RECORDS, AND LOT 2 OF TRACT 14852, RECORDED IN BOOK 704, PAGE 37 TO 39 INCLUSIVE OF MISCELLANEOUS MAPS, FOR THE PURPOSES OF INGRESS, EGRESS AND PARKING AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN "RECIPROCAL EASEMENT AGREEMENT" RECORDED ON SEPTEMBER 16, 2004 AS INSTRUMENT NO. 20040008355583 OF SAID COUNTY AND AS AMENDED.

28 PARCEL 4:

EASEMENTS AS DESCRIBED IN THAT CERTAIN "EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED ON MAY 31, 2005 AS INSTRUMENT NO. 2005000415474 OF SAID COUNTY AND AS AMENDED.

(16) PARCEL 5:

NON-EXCLUSIVE EASEMENTS AS DISCLOSED BY THAT CERTAIN DOCUMENT RECORDED DECEMBER 23, 1993, AS INSTRUMENT NO. 93-0894675 AND AMENDED BY AMENDED AND RESTATED NOTICE OF ANNEXATION TO ALISO VIEJO COMMUNITY ASSOCIATION (DELEGATE DISTRICT NO. 82) AND NOTICE OF ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PACIFIC PARK TOWN CENTER (PARCEL 1 OF LOT LINE ADJUSTMENT LL 97-024) AS INSTRUMENT NO. 19970414311 AND FURTHER AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR PACIFIC PARK TOWN CENTER RECORDED DECEMBER 23, 2003, AS INSTRUMENT NO. 2003001511434, BOTH OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

FOR CONVEYANCING PURPOSES ONLY:

A PORTION OF APN 629-101-18, 629-101-19, 629-101-16 AND 629-101-17

TITLE EXCEPTIONS:

(HEXAGON) INDICATES SHOWN HEREON. NUMBERED ACCORDING TO THE ABOVE REFERENCED PRELIMINARY TITLE REPORT.

1-6 INTENTIONALLY DELETED.

7a-7c GENERAL AND SPECIAL TAXES.

8-10 LIEN OF SPECIAL TAX.

11 LIEN OF SUPPLEMENTAL TAXES.

12 INTENTIONALLY DELETED.

(13) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 06, 1982 AS INSTRUMENT NO. 82-118353 OF OFFICIAL RECORDS.

A DECLARATION OF ANNEXATION RECORDED DECEMBER 23, 1993 AS INSTRUMENT NO. 93-0894674 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF CLARIFICATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ALISO VIEJO COMMUNITY ASSOCIATION" RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003001511432 OF OFFICIAL RECORDS. *(THESE ITEMS ARE PLOTTED HEREON AND DO NOT AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

14-15 INTENTIONALLY DELETED.

(16) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 23, 1993 AS INSTRUMENT NO. 93-0894675 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 26, 1997 AS INSTRUMENT NO. 97-414311OF OFFICIAL RECORDS. *(THESE ITEMS ARE PLOTTED HEREON AND DO NOT AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003001511434 OF OFFICIAL RECORDS. *(THESE ITEMS ARE THE SAME AS PARCEL 5 OF THE LEGAL DESCRIPTION) (THIS ITEM IS BLANKET IN NATURE AND DOES NOT AFFECT A PORTION PARCEL 1 OF THE LEGAL DESCRIPTION)*

17-21 INTENTIONALLY DELETED.

22 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC PARK TOWN CENTER ASSOCIATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION RECORDED NOVEMBER 27, 1996 AS INSTRUMENT NO. 19960606766 OF OFFICIAL RECORDS. *(THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)*

(23) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 30, 1996 AS INSTRUMENT NO. 96-655963 OF OFFICIAL RECORDS.*(THIS ITEM IS PLOTTED HEREON AND DOES NOT AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

24 INTENTIONALLY DELETED.

(25) AN EASEMENT FOR SEWER, WATER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF MOULTON NIGUEL WATER DISTRICT RECORDED MARCH 23, 2004 AS INSTRUMENT NO. 20040002350S7 OF OFFICIAL RECORDS. *(THIS ITEM IS PLOTTED HEREON AND DOES AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

26 INTENTIONALLY DELETED.

27 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED SEPTEMBER 16, 2004 AS INSTRUMENT NO. 20040008355583 OF OFFICIAL RECORDS. *(THIS ITEM IS THE SAME AS PARCEL 3 OF THE LEGAL DESCRIPTION)*

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 31, 2005 AS INSTRUMENT NO. 2005000415473 OF OFFICIAL RECORDS.

THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED SEPTEMBER 03, 2019 AS INSTRUMENT NO. 2019000329395 OF OFFICIAL RECORDS. *(THESE ITEMS ARE BLANKET IN NATURE AND DO AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

TITLE EXCEPTIONS CONTINUED:

28 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 31, 2005 AS INSTRUMENT NO. 2005000415474 OF OFFICIAL RECORDS. *(THIS ITEM IS THE SAME AS PARCEL 4 OF THE LEGAL DESCRIPTION)*

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 05, 2008 AS INSTRUMENT NO. 2008000212225 OF OFFICIAL RECORDS. *(THESE ITEMS ARE BLANKET IN NATURE AND DO AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

29 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT REGARDING ALLOCATION OF RIGHTS AND RESPONSIBILITY OF CONTIGUOUS LANDOWNERS" RECORDED MAY 31, 2005 AS INSTRUMENT NO. 2005000415475 OF OFFICIAL RECORDS. *(THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

30-32 INTENTIONALLY DELETED.

33 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ALISO CREEK ROAD. *(THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT A PORTION OF PARCEL 1 OF THE LEGAL DESCRIPTION)*

34-35 INTENTIONALLY DELETED.

36 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM ENTERPRISE, EXCEPT AT STREET INTERSECTIONS AND APPROVED ACCESS LOCATIONS, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP OF TRACT NO. 14852 RECORDED IN BOOK 704, PAGES 37 TO 39 OF MISCELLANEOUS MAPS. *(THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

37-38 INTENTIONALLY DELETED.

(39) AN EASEMENT FOR WIRES, CABLES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL RECORDED APRIL 4, 1995 AS INSTRUMENT NO. 95-0141072 OF OFFICIAL RECORDS. *(THIS ITEM IS PLOTTED HEREON AND DOES AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

(40) AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF ORANGE RECORDED OCTOBER 18, 1995 AS INSTRUMENT NO. 19950461910 OF OFFICIAL RECORDS. *(THIS ITEM IS PLOTTED HEREON AND DOES AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

(41) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC PARK TOWN CENTER ASSOCIATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION RECORDED NOVEMBER 27, 1996 AS INSTRUMENT NO. 19960606764 OF OFFICIAL RECORDS.

THE ABOVE DOCUMENT WAS RE-RECORDED JANUARY 16, 1997 IN/AS INSTRUMENT NO. 19970024295 OF OFFICIAL RECORDS. *(THESE ITEMS ARE PLOTTED HEREON AND DO AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

42 INTENTIONALLY DELETED.

(43) AN EASEMENT FOR SEWER, WATER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF MOULTON NIGUEL WATER DISTRICT RECORDED MARCH 23, 2004 AS INSTRUMENT NO. 2004000235056 OF OFFICIAL RECORDS. *(THIS ITEM IS PLOTTED HEREON AND DOES AFFECT PARCEL 1 OF THE LEGAL DESCRIPTION)*

44-46 INTENTIONALLY DELETED.

AREA SUMMARY:

191,706 S.F. ± / 4.40 AC. ±

ASSESSOR'S PARCEL NUMBER:

COUNTY OF ORANGE:

APN: 629-101-18, 629-101-19, 629-101-16 AND 629-101-17

FLOOD ZONE:

PER FEMA WEBSITE:

ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
DESCRIPTION: ORANGE COUNTY, CALIFORNIA AND INCORPORATED AREAS
MAP NUMBER: 06059C0428J
EFFECTIVE DATE: 12/03/2009

ZONING:

SP-2: THE COMMONS SPECIFIC PLAN

PARKING SUMMARY:

REGULAR: 280 STALLS

BASIS OF BEARINGS:

THE BEARINGS SHOWN HERON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 7690 AND STATION GPS NO. 7691R1 BEING NORTH 23°04'55" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83),ZONE VI, NAD 83., (2017.50 EPOCH O.C.S GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES MULTIPLY GRID DISTANCES BY THE MEAN COMBINATION FACTOR, 0.99995278 FOR THIS PLAN.

SURVEYOR'S NOTES:

1. THIS FINAL SURVEY BEARS AN ORIGINAL SIGNATURE AND STAMP. ANY INTENT TO USE COPIES OF THIS SURVEY ALONG WITH REVISIONS DESCRIBED THEREIN FOR ANY PURPOSE MUST FIRST BE VERIFIED BY TAIT & ASSOCIATES INC.

   ANY AND ALL COPIES AND/OR VERSIONS OF THE SURVEY NOT BEARING AN ORIGINAL SIGNATURE AND STAMP ARE NOT OFFICIALLY RELEASED VERSIONS OF THIS SURVEY AND ARE NOT VALID FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN VERIFICATION OF TAIT & ASSOCIATES INC.

2. AS OF THE TIME OF ISSUANCE OF THIS SURVEY, ALL RECORD UNDERGROUND UTILITY PLANS HAVE BEEN REQUESTED FROM THEIR RESPECTIVE AGENCIES. UNDERGROUND UTILITY LINES SHOWN HEREON ARE PER THE AGENCIES WHICH HAVE PROVIDED THEIR RECORD PLANS.

3. THE PROPERTY HAS DIRECT ACCESS TO ENTERPRISE AND ALISO CREEK ROAD, BOTH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY, WITH NO GAPS OR GORES.

4. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME LAND WHICH IS DESCRIBED IN THAT CERTAIN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER FILE NO. NCS-1127160-SF PROFORMA.

5. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AND/OR ADDITIONS AT THE TIME OF SURVEY.

6. AT THE TIME OF THE SURVEY THERE WAS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

SURVEYOR'S CERTIFICATION:

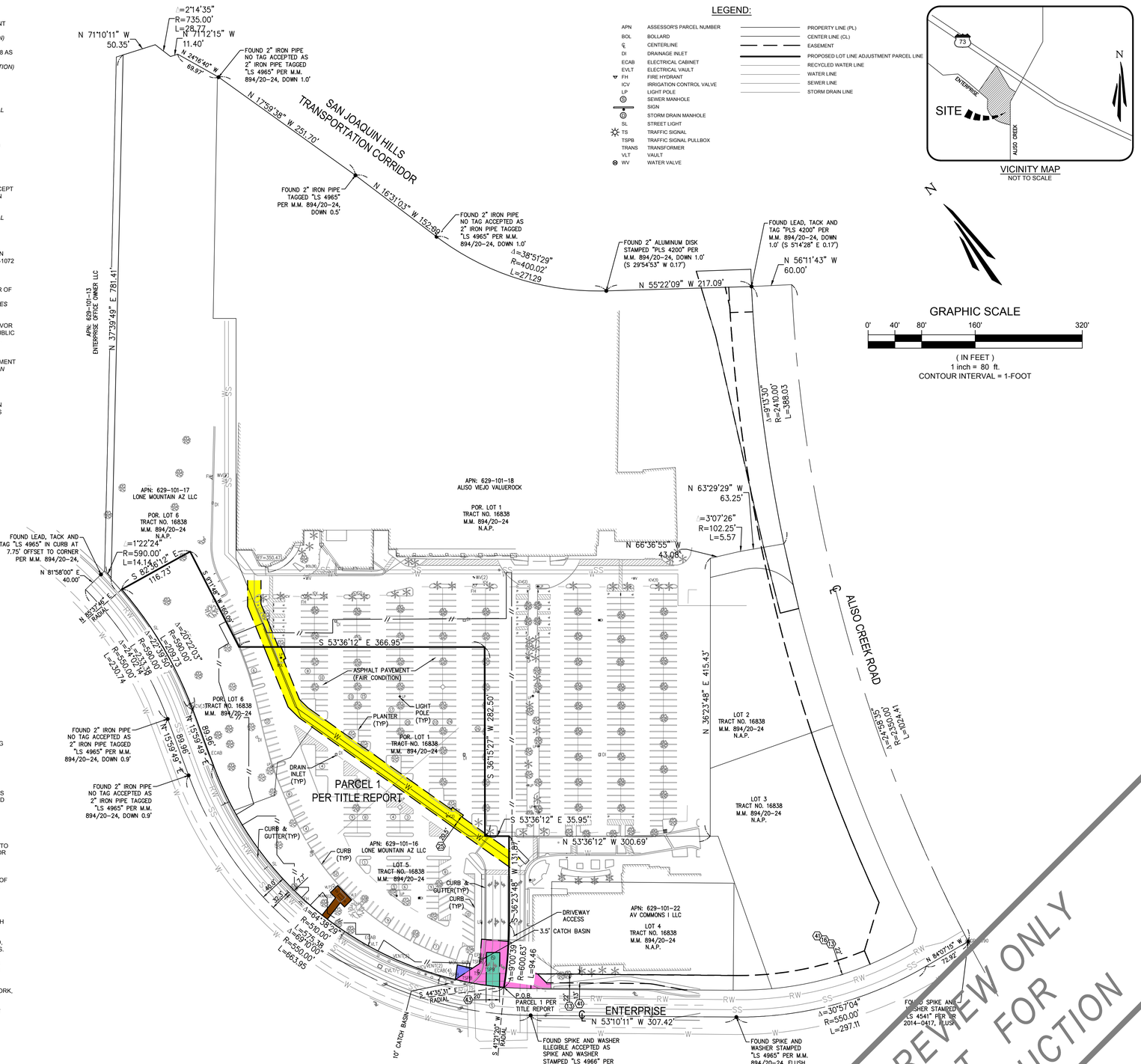
TO: METRO COURT, LP, A CALIFORNIA LIMITED PARTNERSHIP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(b1), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 14, 2022.

DATE

MICHAEL FURLONG, PLS 8899
LICENSE EXPIRES 12/31/2023

PROFESSIONAL LAND SURVEYOR MICHAEL FURLONG No. 8899 STATE OF CALIFORNIA



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PROFORMA ALTA
AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO.: SP8969

C-2

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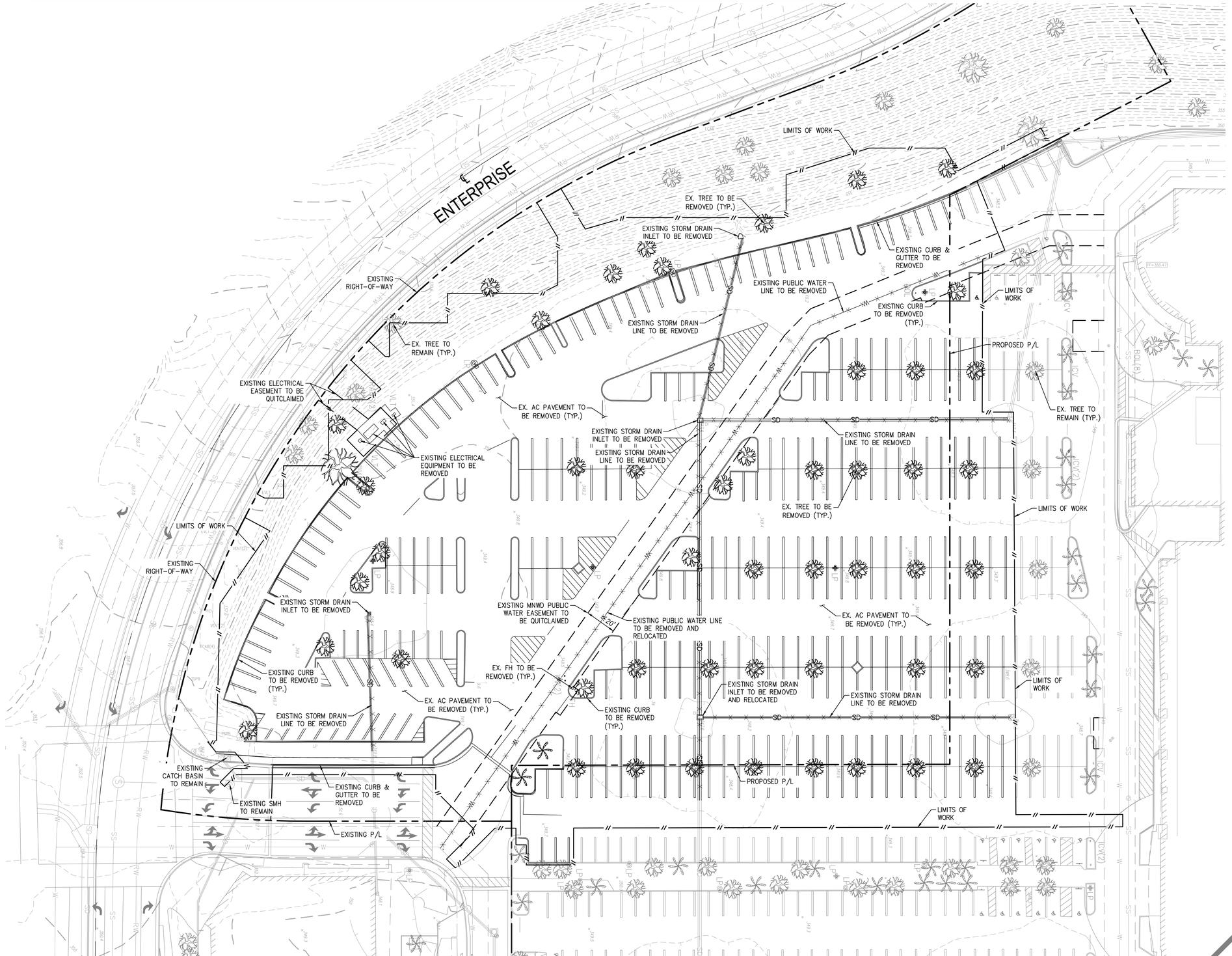

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THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME 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 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.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

811 Know what's below Call before you dig.

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N

0 30' 60'
SCALE: 1" = 30'

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CONCEPTUAL IMPACT PLAN

AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO: SP8989

C-3

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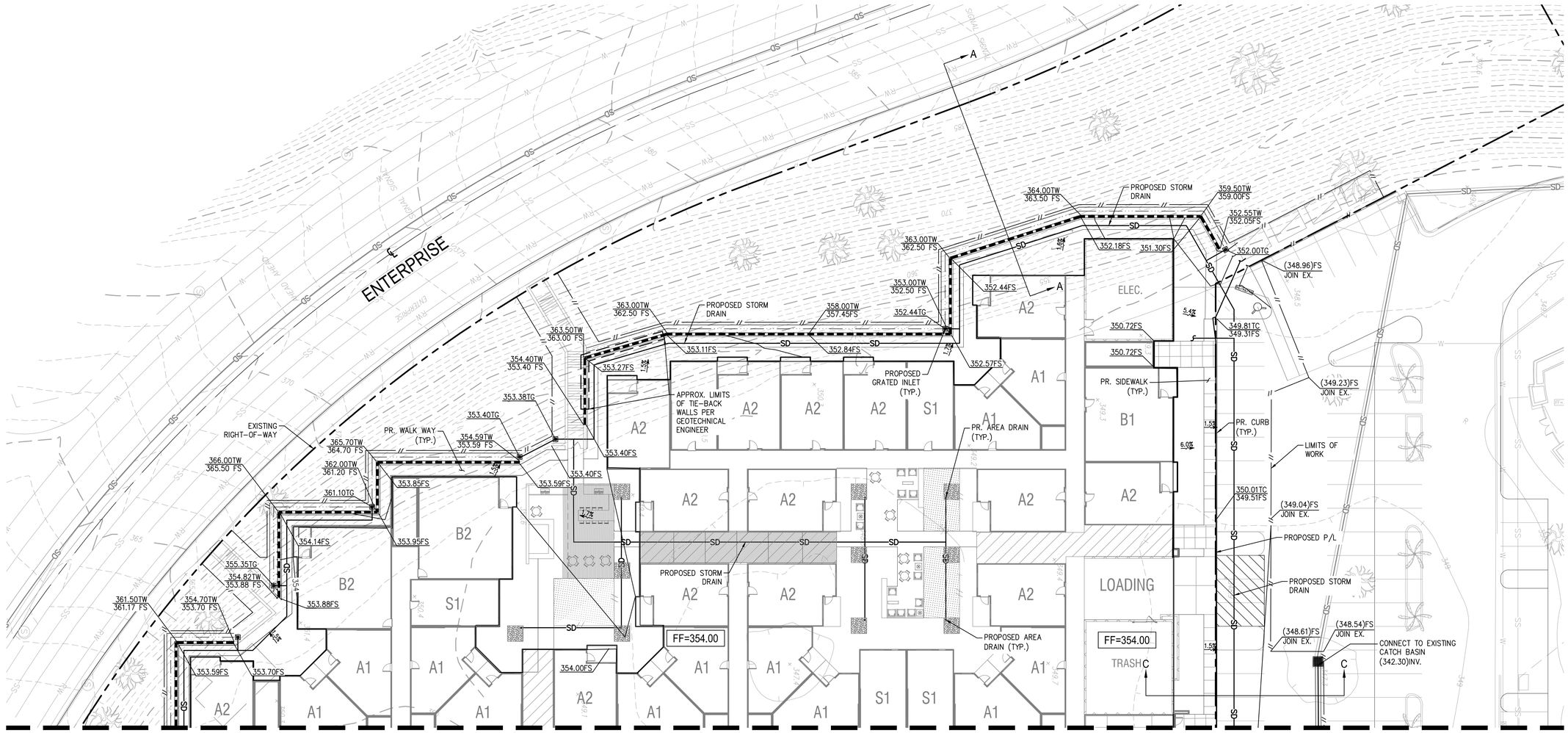
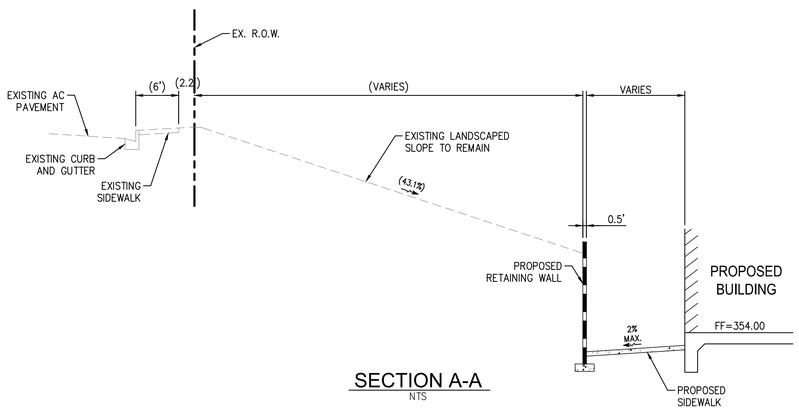
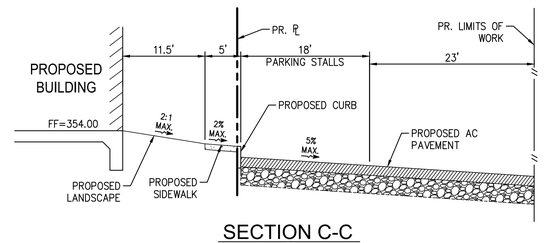




SECTION A-A
NTS



SECTION C-C
NTS

SCALE: 1" = 20'

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CONCEPTUAL GRADING & DRAINAGE PLAN

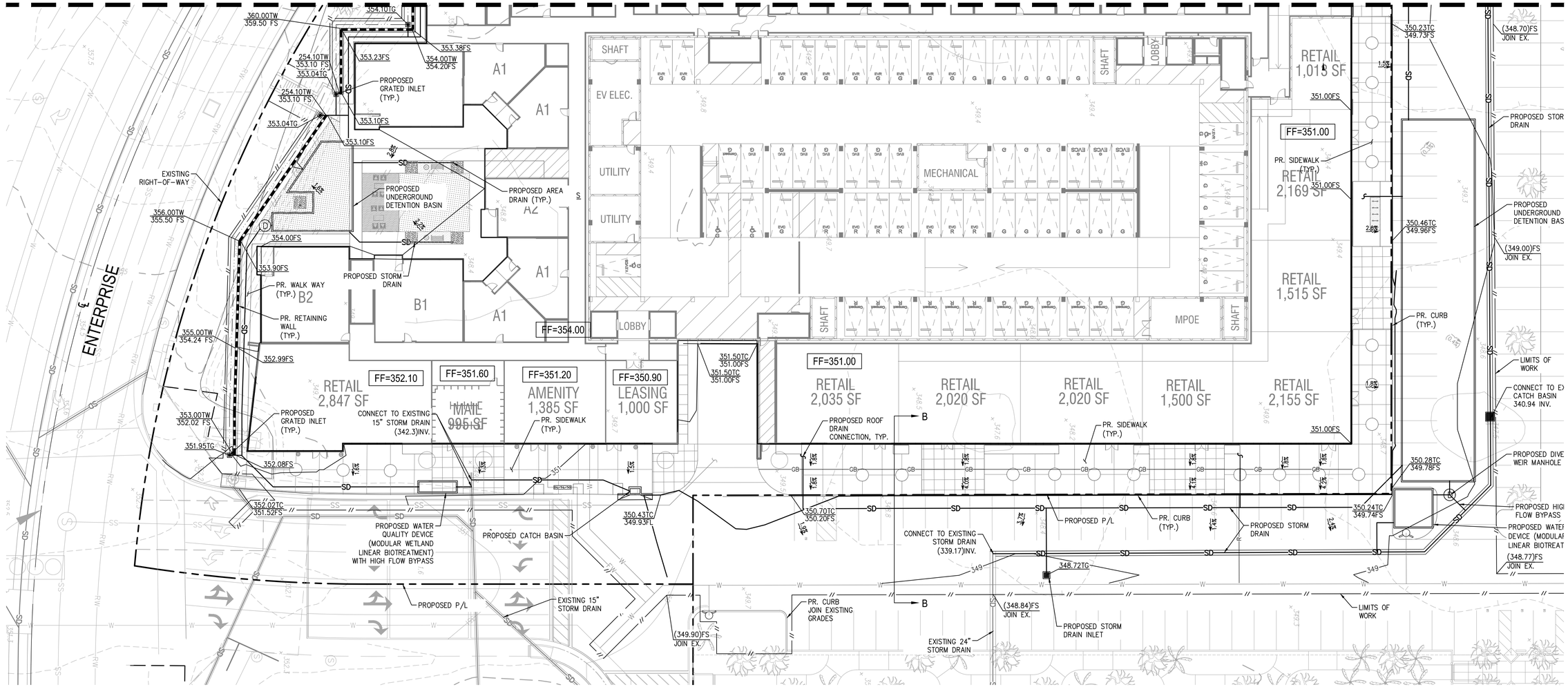
AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

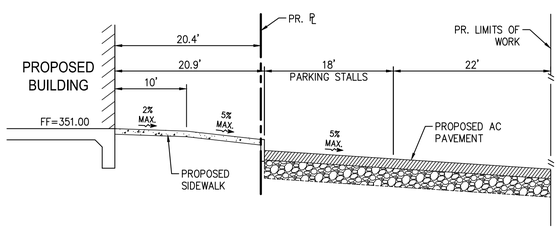
DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO: SP8969

C-4

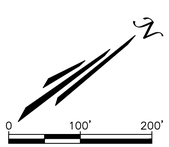
Mar 19, 2024 - 2:33pm by rhoskin K:\Drawings\SP\SP8969 - Aliso Viejo\LDVC\Conceptual Plans\SP8969-cc06.dwg

MATCHLINE - SEE SHEET C-4





SECTION B-B
NTS



SCALE: 1" = 100'

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CONCEPTUAL GRADING & DRAINAGE PLAN

AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
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CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO: SP8969

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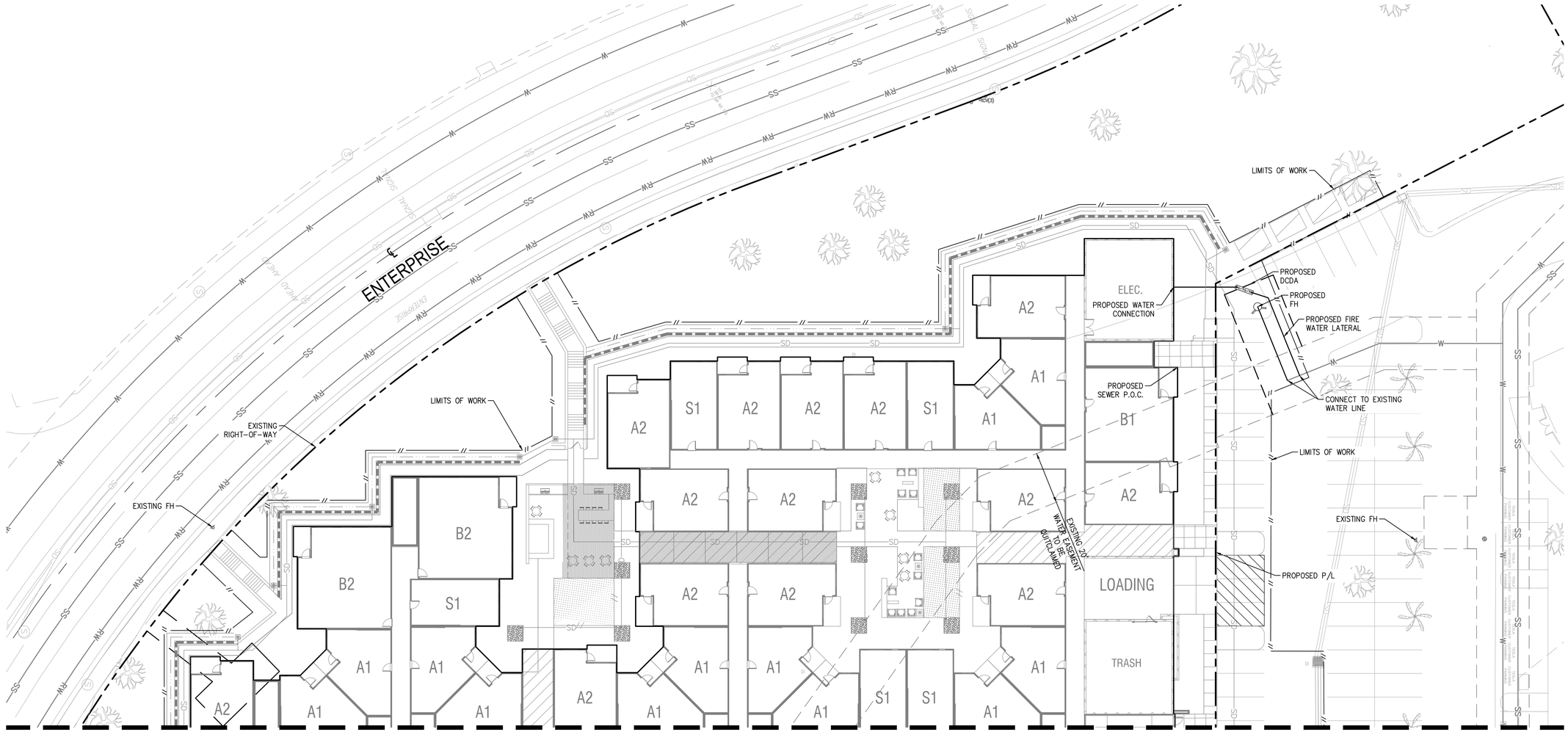

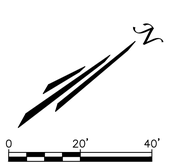

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CONCEPTUAL UTILITY PLAN

AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE
AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO. SP8869

C-6

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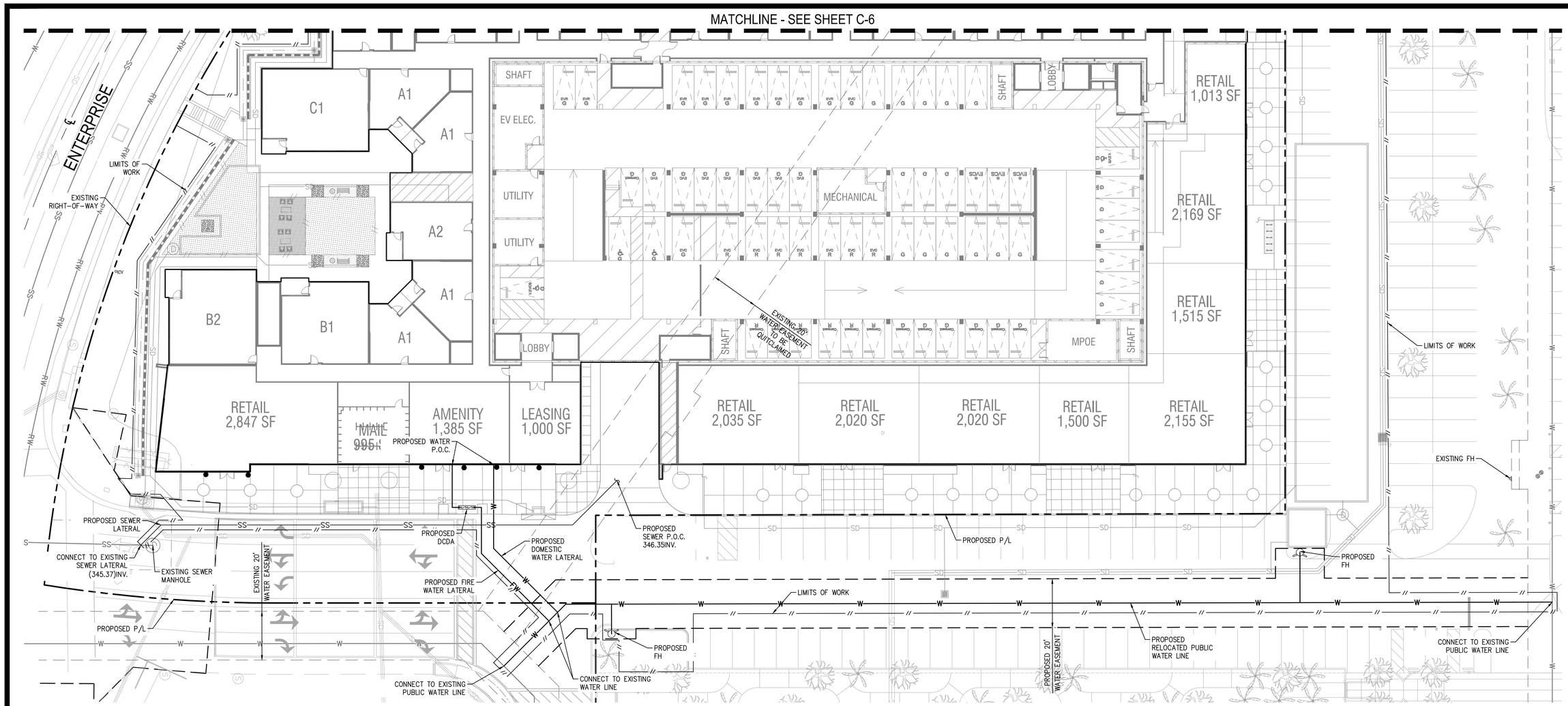

N

0 20' 40'

SCALE: 1" = 20'

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CONCEPTUAL UTILITY PLAN

AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO: SP8969

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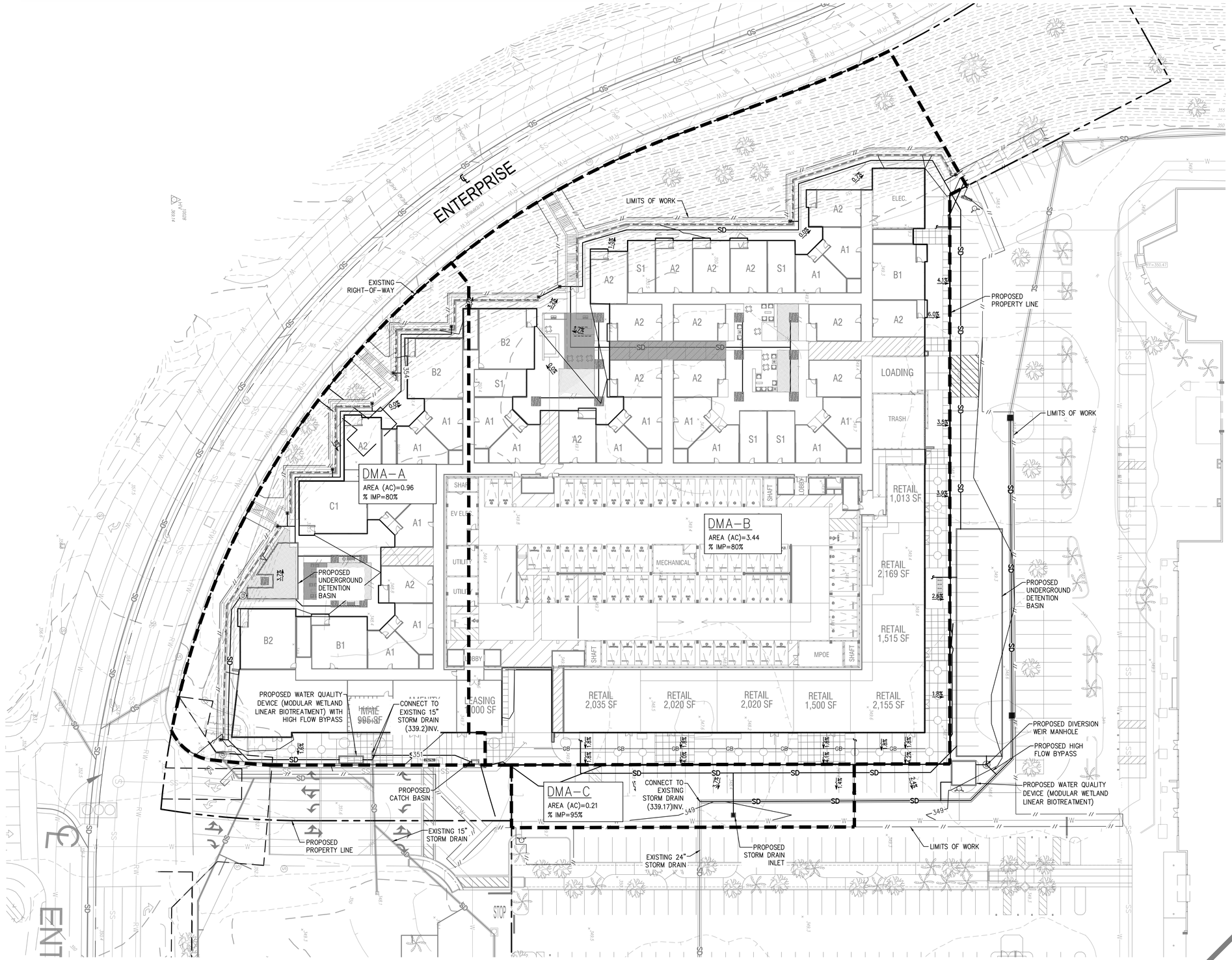

LEGEND

XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
	PARCEL LINE
	PROPERTY LINE
	OVERALL SHED AREA
R	RIDGE LINE
SD	STORM DRAIN LINE
D	STORM DRAIN MANHOLE (OR CDS, SEE PLAN)
	STORM DRAIN CATCH BASIN
X.X%	SLOPE ARROW

811 Know what's below Call before you dig.

UNAUTHORIZED CHANGES & USES

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N

0 30' 60'

SCALE: 1" = 30'

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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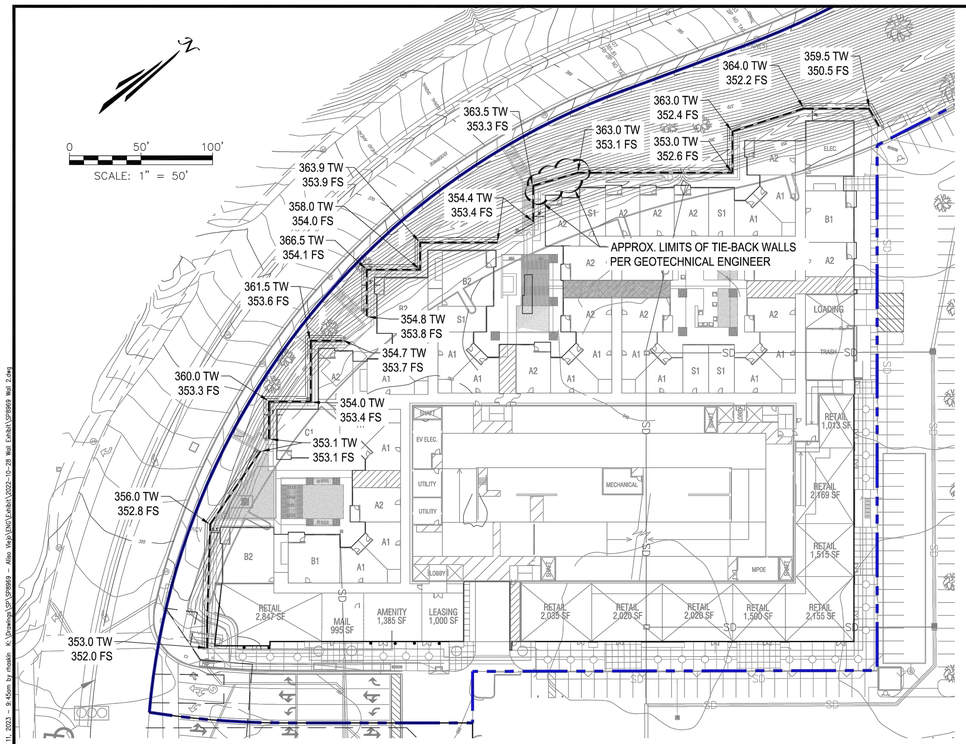
CONCEPTUAL WQMP PLAN

AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO: SP8969

C-8

Mar 18, 2024 - 2:34pm by rhoskin K:\Drawings\SP\SP8969 - Aliso Viejo\ENG\WQMP\SP8969-WQMP.dwg



RETAINING WALL EXHIBIT
ALISO VIEJO
AVALON BAY

1 of 1

8/25/2022 Exhibit XX

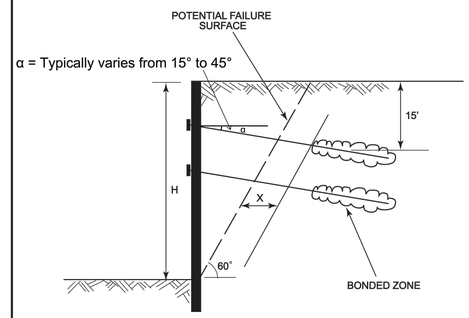


FIGURE 1

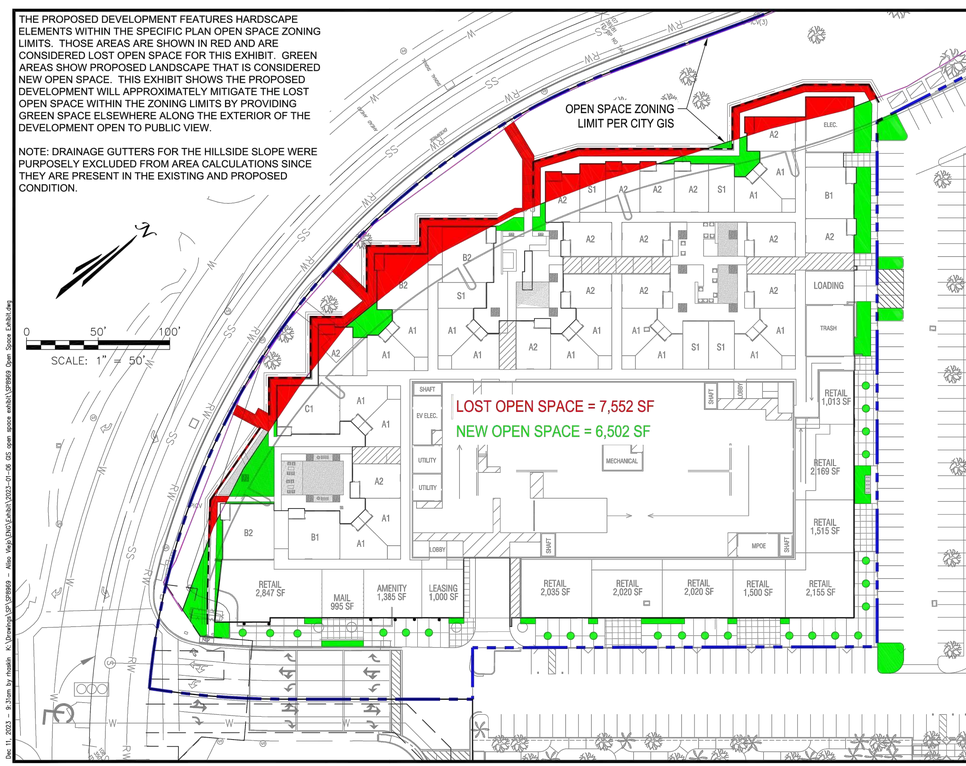
TIE-BACK ANCHOR DETAIL

NMG Geotechnical, Inc.

11/21 TIE BACK ANCHOR DETAIL

TYPICAL TIE BACK WALL DETAIL

NOTE: SEE GRADING PLAN FOR TYPICAL WALL SECTIONS.



THE PROPOSED DEVELOPMENT FEATURES HARDSCAPE ELEMENTS WITHIN THE SPECIFIC PLAN OPEN SPACE ZONING LIMITS. THOSE AREAS ARE SHOWN IN RED AND ARE CONSIDERED LOST OPEN SPACE FOR THIS EXHIBIT. GREEN AREAS SHOW PROPOSED LANDSCAPE THAT IS CONSIDERED NEW OPEN SPACE. THIS EXHIBIT SHOWS THE PROPOSED DEVELOPMENT WILL APPROXIMATELY MITIGATE THE LOST OPEN SPACE WITHIN THE ZONING LIMITS BY PROVIDING GREEN SPACE ELSEWHERE ALONG THE EXTERIOR OF THE DEVELOPMENT OPEN TO PUBLIC VIEW.

NOTE: DRAINAGE GUTTERS FOR THE HILLSIDE SLOPE WERE PURPOSELY EXCLUDED FROM AREA CALCULATIONS SINCE THEY ARE PRESENT IN THE EXISTING AND PROPOSED CONDITION.

OPEN SPACE ZONING EXHIBIT
AVALON BAY COMMONS
ALISO VIEJO, CA

1 of 1

8/25/2022 Exhibit XX

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RETAINING WALL & OPEN SPACE EXHIBITS
AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 3/19/24
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REVISION #:
DATE:
JOB NO. SP8869

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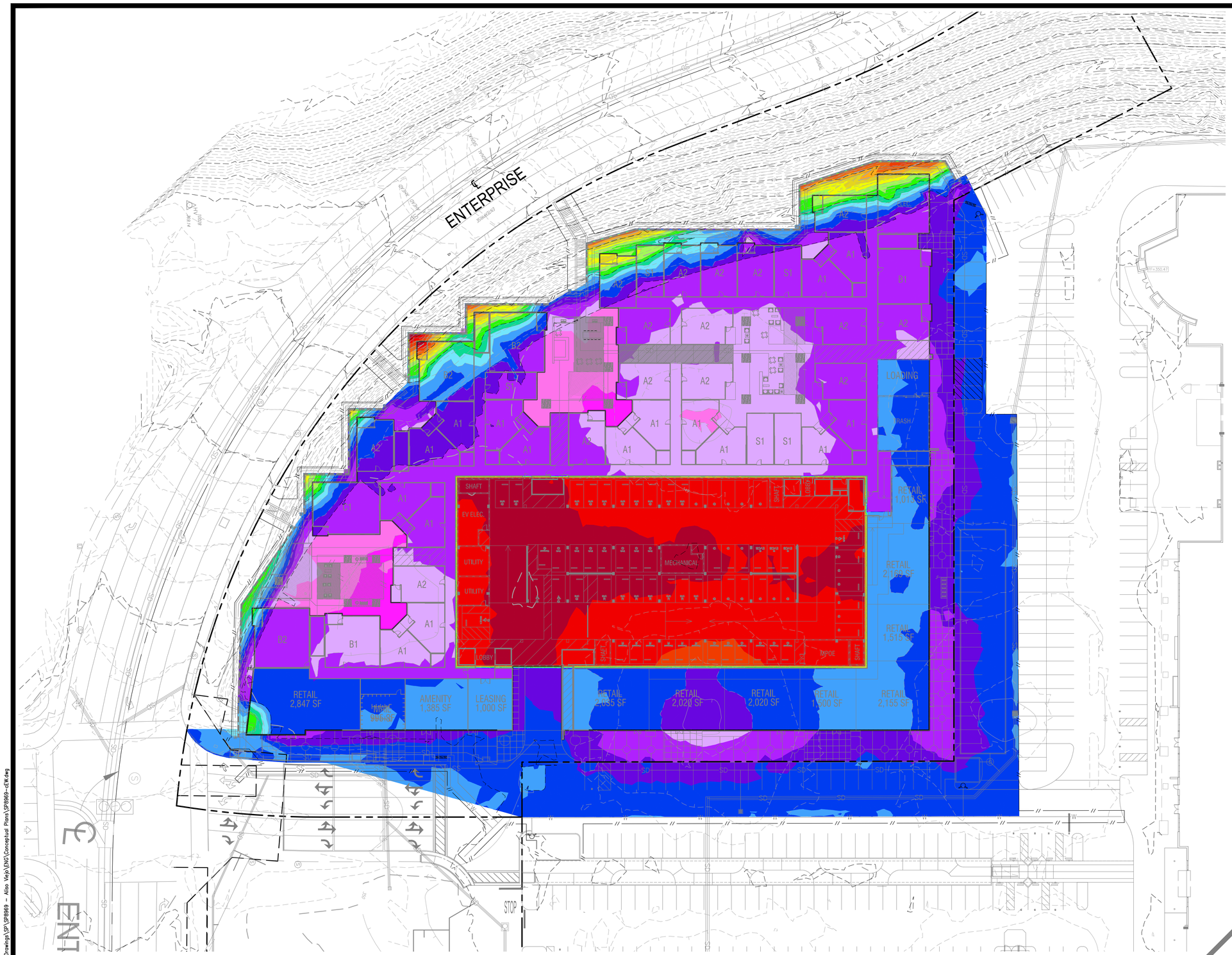

CUT AND FILL LEGEND

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	−12.000	−11.000	
2	−11.000	−10.000	
3	−10.000	−9.000	
4	−9.000	−8.000	
5	−8.000	−7.000	
6	−7.000	−6.000	
7	−6.000	−5.000	
8	−5.000	−4.000	
9	−4.000	−3.000	
10	−3.000	−2.000	
11	−2.000	−1.000	
12	−1.000	0.000	
13	0.000	1.000	
14	1.000	2.000	
15	2.000	3.000	
16	3.000	4.000	
17	4.000	5.000	
18	5.000	6.000	

NOTE: THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURES OF PRELIMINARY SURFACE TO SURFACE COMPARISONS OUTSIDE OF THE BUILDING FOOTPRINT AND SURFACE TO ESTIMATED PROPOSED SUBGRADE WITHIN THE BUILDING FOOTPRINT. THERE IS NO CONSIDERATION TAKEN FOR OVER EXCAVATION, FOOTINGS, UTILITIES, SHRINKAGE, SUBSIDENCE, OR ANY OTHER LOSS FACTOR.

EARTHWORK

STATEMENT OF QUANTITIES:

CUT: 15,000 CUBIC YARDS
FILL: 8,000 CUBIC YARDS
NET: 7,000 CUBIC YARDS (EXPORT)

NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PRELIMINARY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE.THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE.

Know what's **below**
Call before you dig.

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N

0 30' 60'
SCALE: 1" = 30'

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CONCEPTUAL EARTHWORK EXHIBIT

AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE
AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO. SP8969

C-10

Mar 19, 2024 - 2:35pm by rhoskin K:\Drawings\SP\SP8969 - Aliso Viejo\ENG\Conceptual Plans\SP8969-dEW.dwg

AVB COMMONS

ALISO VIEJO, CA

CONCEPTUAL LANDSCAPE DESIGN

03.19.2024

TCA ARCHITECTS

AvalonBay COMMUNITIES

C2 Collaborative

Live
Play
DISCOVER
The UnCommon
Connect
Entertain

LEGEND

1. Ground Level Courtyards (A,B,C)
2. Ground Level Retail/Pedestrian Access
3. 6th Floor Roof Decks
4. 8th Floor Rooftop Pool Club

AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS

AvalonBay COMMUNITIES

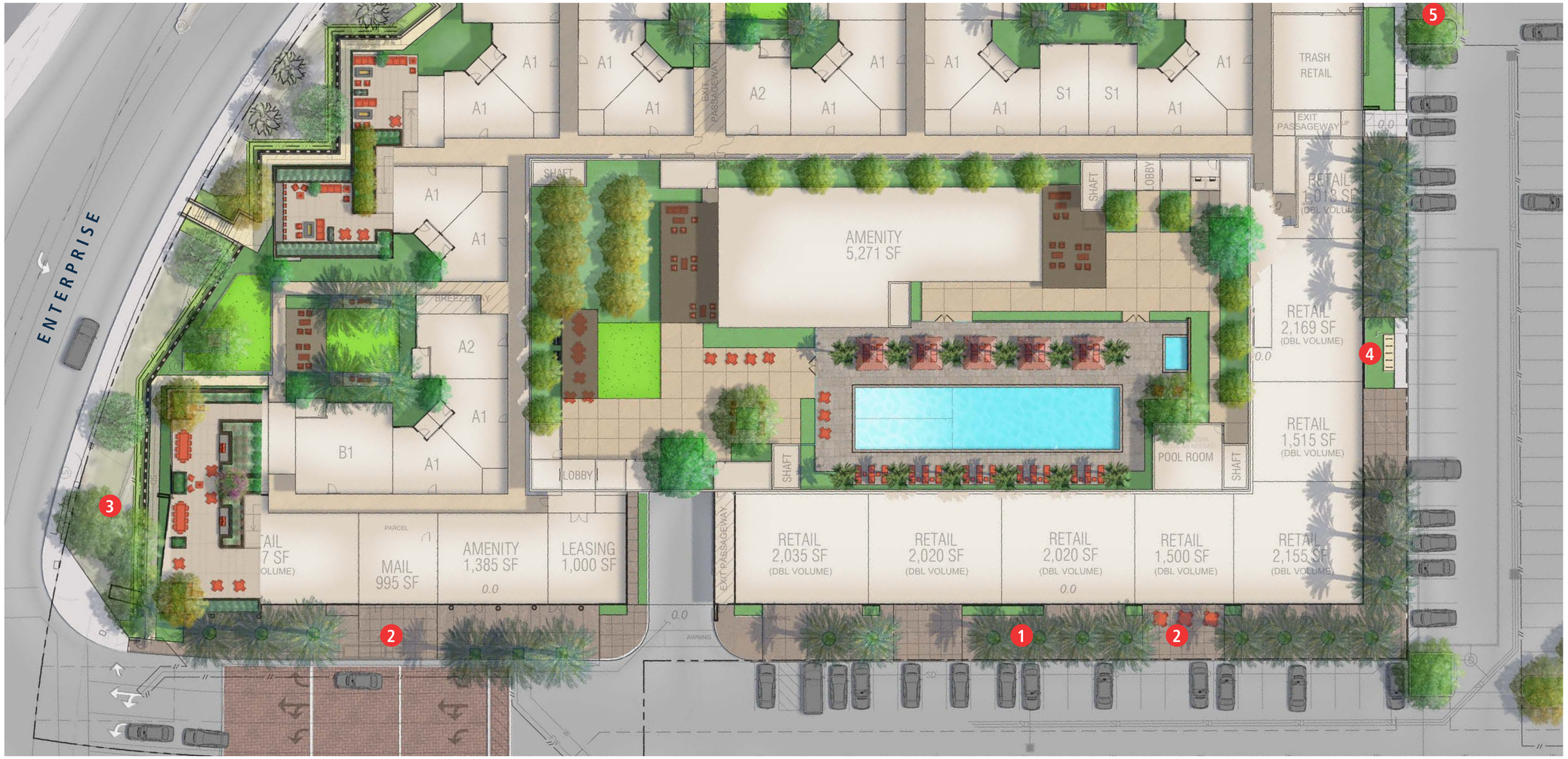
AVALON BAY - LANDSCAPE ILLUSTRATIVE COMPOSITE PLAN

ALISO VIEJO

03.19.24

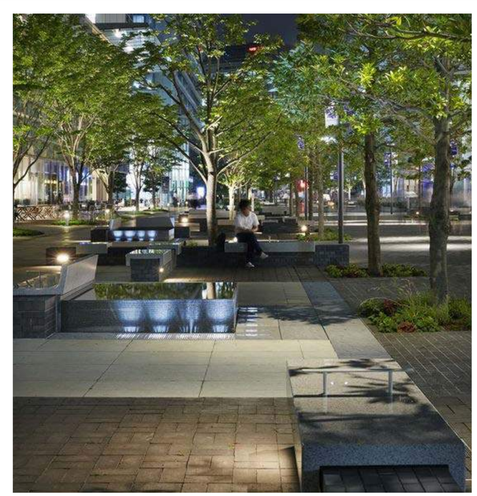
L-3

C2 Collaborative



LEGEND

1. Palm Trees in Tree Grates
2. Public Enhanced Sidewalk w/ Cafe Seating
3. Entry Monument (Existing to be Referred)
4. Bike Rack (x5)
5. Loading Area



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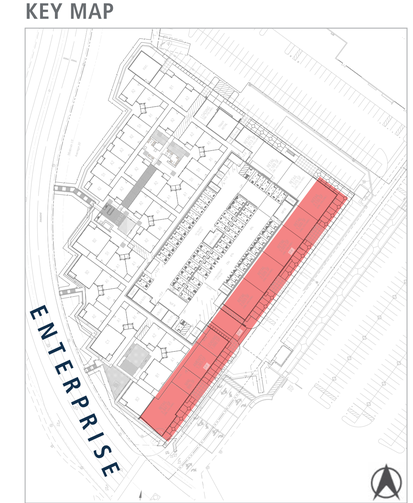


AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS

AvalonBay COMMUNITIES

AVALON BAY - LEVEL 1 RETAIL
ALISO VIEJO

0 10' 20' 40'
Scale: 1" = 20'-0"

03.19.24

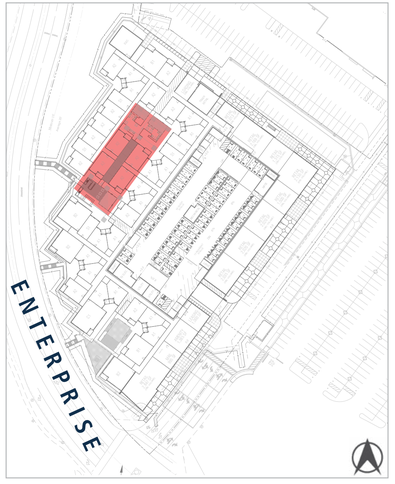
L-4

C2 Collaborative

LEGEND

1. Pedestrian / Emergency Access to Enterprise
2. Shade Structure with Outdoor Kitchen,Communal bar, and Media Center
3. Seat Wall Planter with Focal Tree
4. Metal Panel Canopy Above Walkway- 50% Opening
5. Play Lawn
   - Picnic Area
   - Active Play
6. Accent Trees
7. Lounge Seating
8. Palm Tree Grove
9. Dining Terrace

KEY MAP



AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS

AvalonBay COMMUNITIES

AVALON BAY - LEVEL 1 COURTYARD A & B

ALISO VIEJO

0 5' 10' 20'
Scale: 1" = 10'-0"

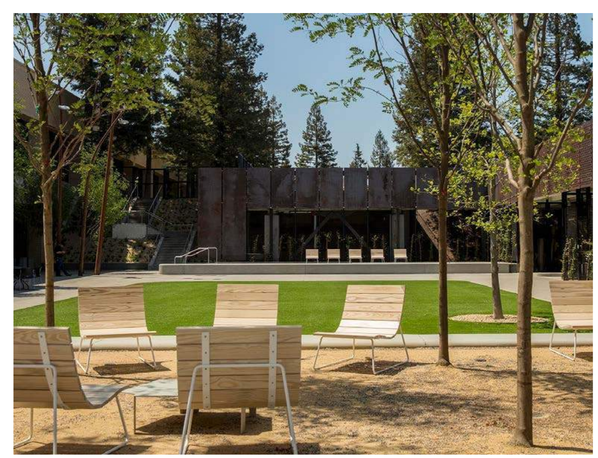
03.19.24

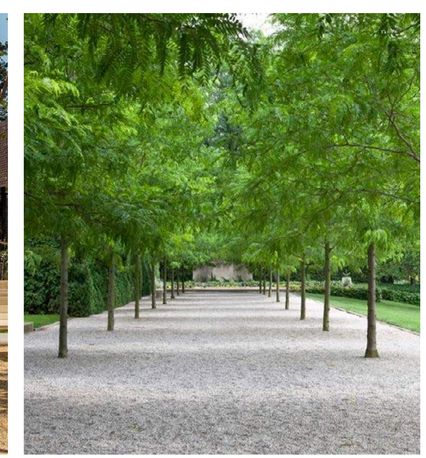
L-5

C2 Collaborative

LEGEND

1. Courtyard C Park
   - Multi-purpose Event Lawn
   - Seating with Fire Tables
   - Tree Lined Pathways
   - Tree Bosque in Gravel
   - Bench Seating at Perimeter
   - Shade Structure
   - Lounge Seating and Media Center
   - Cafe Seating Areas
2. Dog Relief Area (980 SF)





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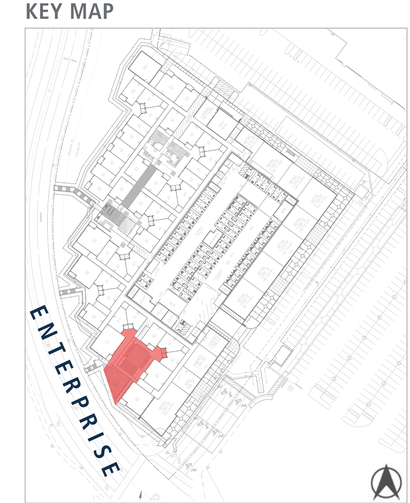


AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS

AvalonBay COMMUNITIES

AVALON BAY - LEVEL 1 COURTYARD C

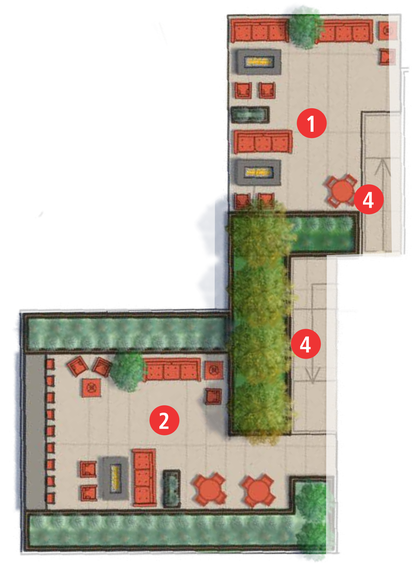
ALISO VIEJO

0 5' 10' 20'
Scale: 1" = 10'-0"

03.19.24

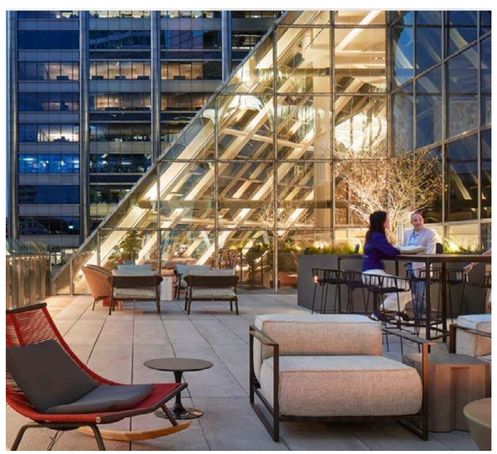
L-6

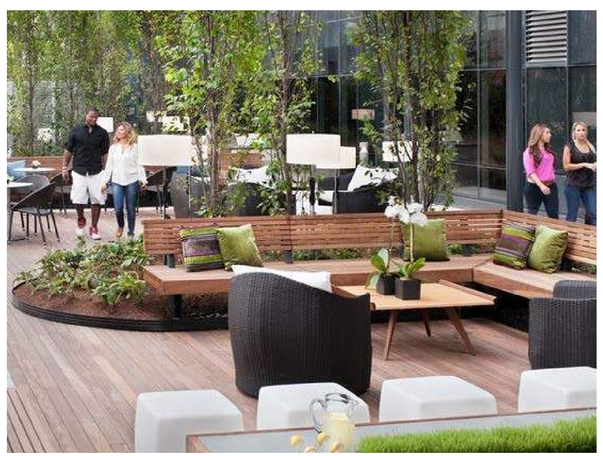
C2 Collaborative

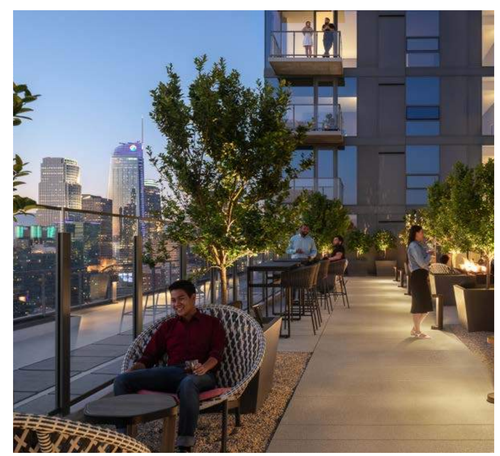


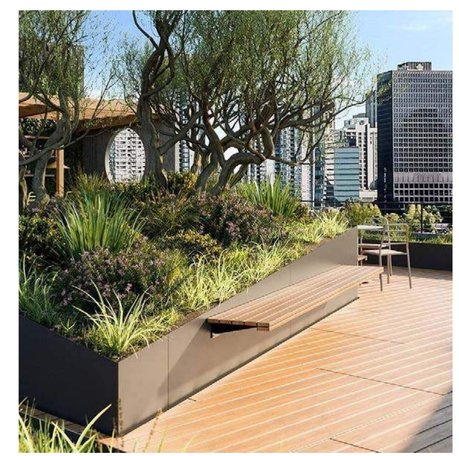
LEGEND

1. 730 Square Feet
   - Communal Seating Area with Fire Table
2. 799 Square Feet Picnic Area
   - Communal Seating Area w/ Fire Table
   - Bar Seating w/ Views
3. 1496 Square Feet Soft Seating w/ BBQ's, Outdoor Dinning and Social Seating
4. ADA Ramp









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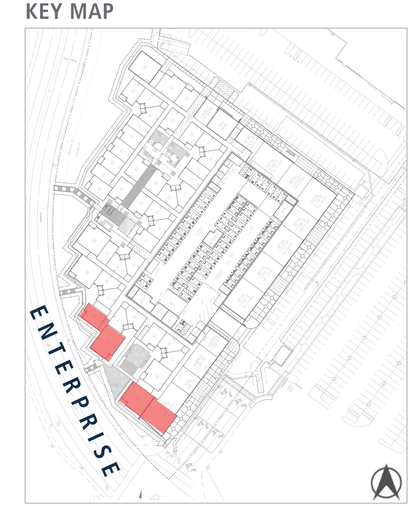


AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS

AvalonBay COMMUNITIES

AVALON BAY - LEVEL 6 ROOF DECKS

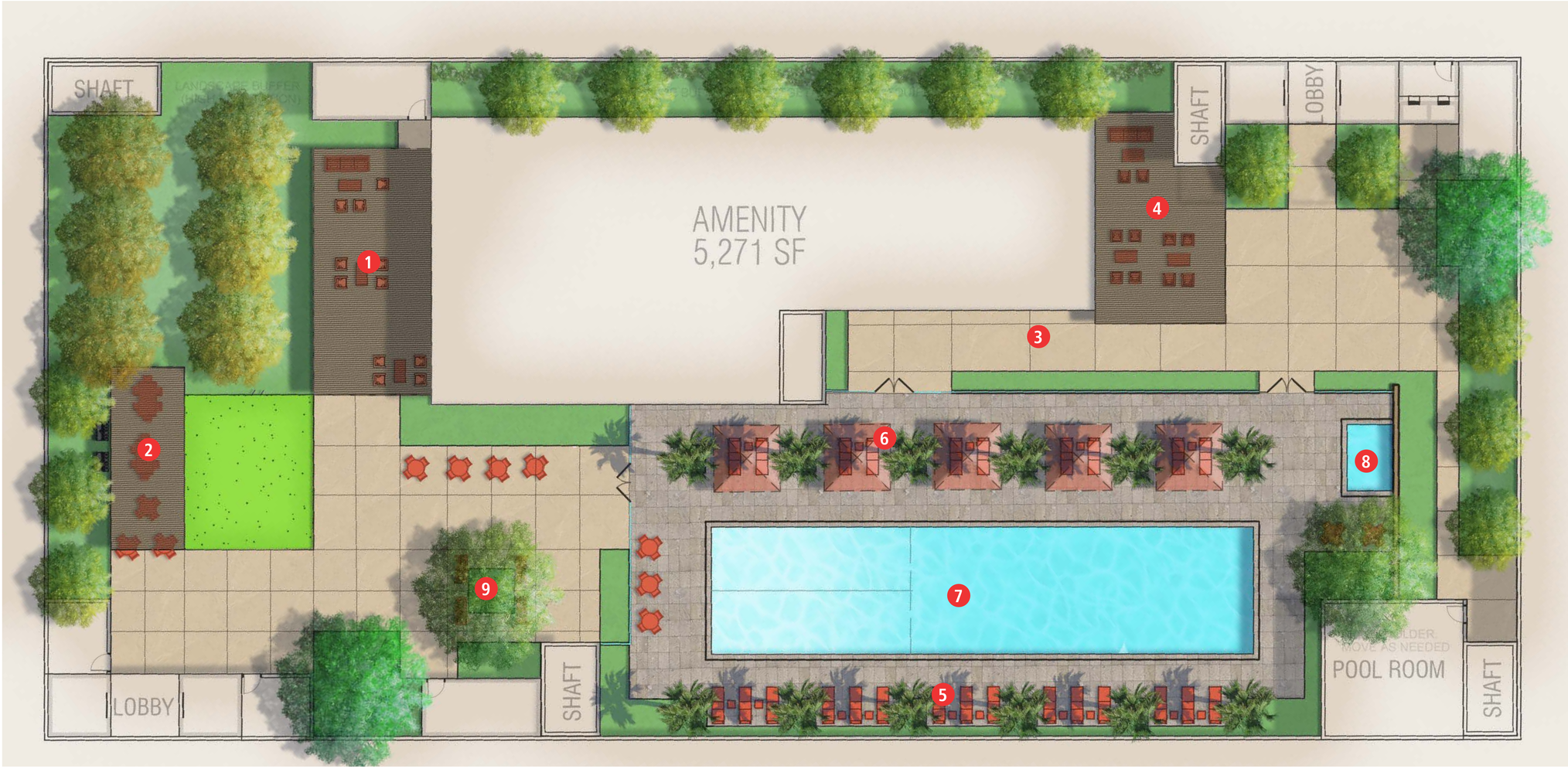
ALISO VIEJO

0 5' 10' 20'
Scale: 1" = 10'-0"

03.19.24

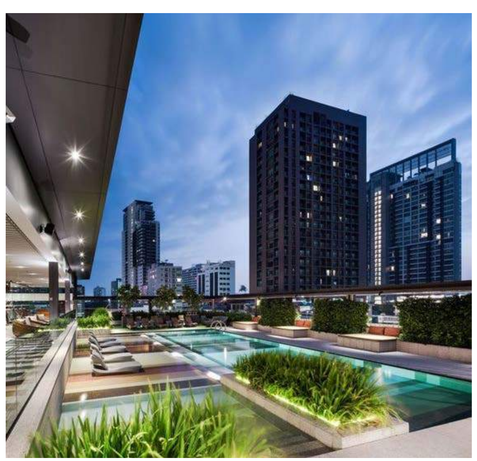
L-7

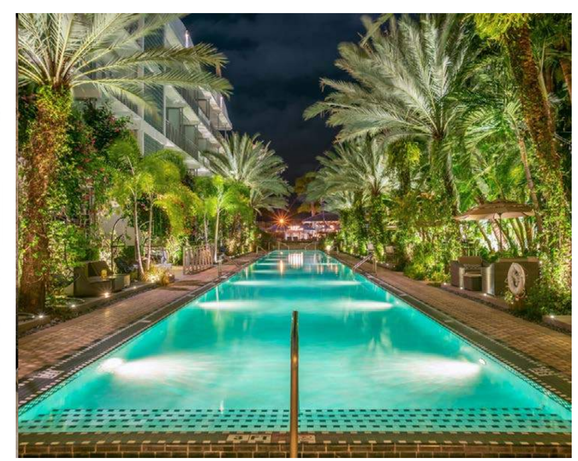
C2 Collaborative



LEGEND

1. Outdoor Fitness Patio
2. Covered Outdoor Bar w/ Cafe/Picnic Seating & Turf Area
3. Club Room Patio w/ Seating and Fire Tables
4. Club Room Patio with Lounge Seating
5. Palm Tree Rows Define Lounge Seating Areas
6. Palm Tree Rows to Frame Pool with Cabanas
7. Beach Entry Pool (100' x 24')
8. Spa (8' x 10')
9. Shade Tree with Bench Seating





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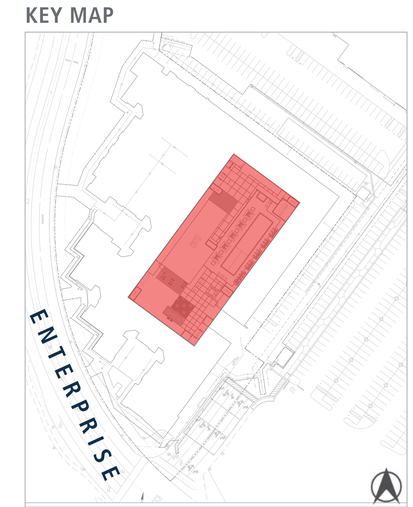


AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS

AvalonBay COMMUNITIES

AVALON BAY - LEVEL 8 ROOFTOP POOL CLUB

ALISO VIEJO

0 5' 10' 20'
Scale: 1" = 10'-0"

03.19.24

L-8

C2 Collaborative

LEGEND

- : LOW WATER USE
- : MEDIUM WATER USE
- : HIGH WATER USE
- : POOL/SPA WATER FEATURE
- : ARTIFICIAL TURF

Project Name: AVB Commons, Aliso Viejo, CA

Date: March 19, 2024

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)

Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area- Ground Level	47.8	0.55	31,106	0.62	NA	507,022

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotraspiration Adjustment Factor (ETAF)
1.0= ETAF for Sprcial Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Speical Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	47.8
Landscaped Area includes Special Landscape Area (square feet)	31,106
Speical Landscape Area (square feet)	3,055

Estimated Annual Water Use:

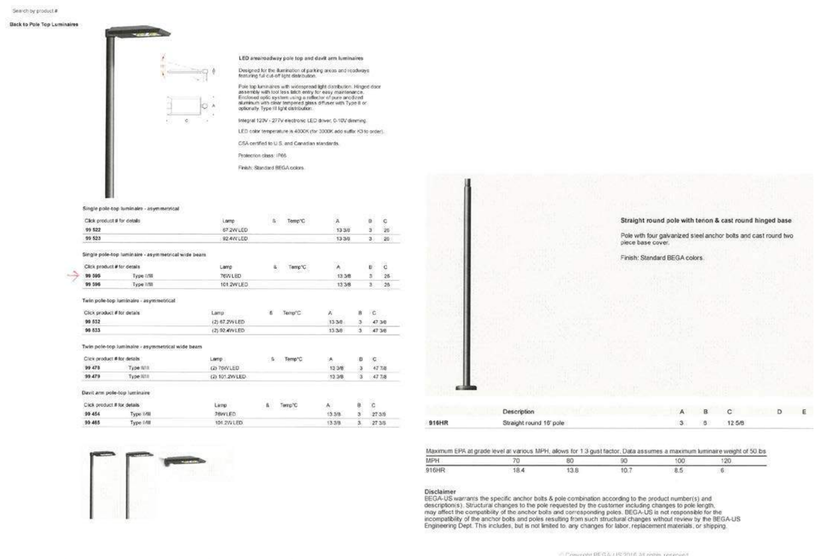
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use Shrubs (Drip)	47.8	0.2	19,205	0.62	0.90	126,480
Medium Water Use Shrubs (Drip)	47.8	0.5	6,475	0.62	0.80	119,933
High Water Use (Rotor)	47.8	0.7	-	0.62	0.80	-
Pool/Spa Water Feature	47.8	1.1	2,371	0.62	1.00	77,294
Artifical Turf (Special Water Use)	47.8	0.0	3,055	0.62	1.00	-
Total EAWU:			31,106			323,707

* Proposed Site Lighting shall meet the requirements for Crime Prevention through Environmental Design (CPTED) per Aliso Viejo Zoning Codes

LIGHTING SCHEDULE:

KEY	DESCRIPTION
	S1 Parking Lot Light
	S2 Street Light
	S3 Pathway Light
	S6 Tree Uplight
	S9 Shade Structure Down Light
	S10 Recessed Wall/Step Light

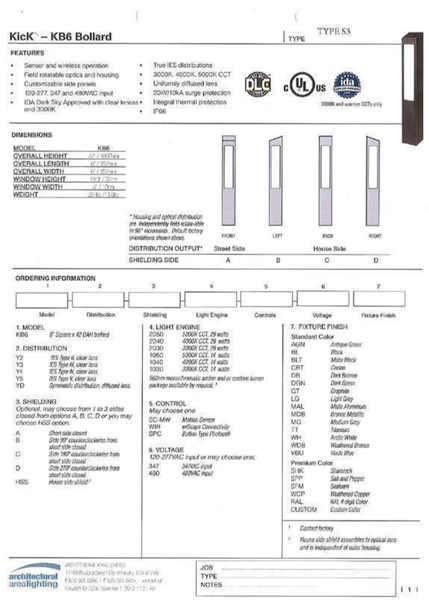


Parking Lot Light (or equal)

Street Light (or equal)

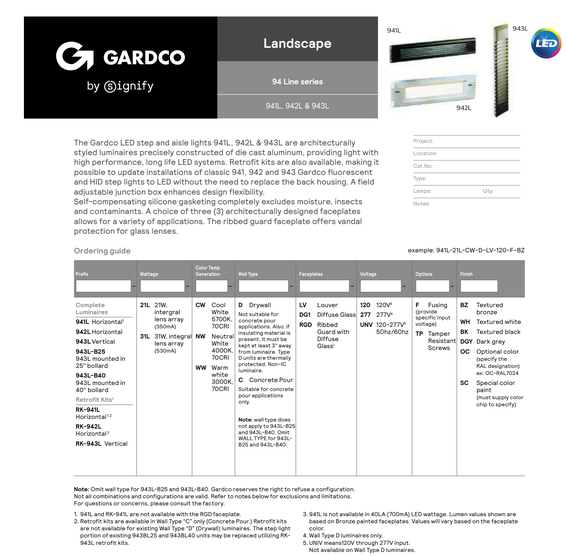
Flood Light (or equal)

Shade Structure Down Light (or equal)



Pathway Light (or equal)

Tree Uplight (or equal)



Recessed Step Light (or equal)

* Proposed Site Lighting shall meet the requirements for Crime Prevention through Environmental Design (CPTED) per Aliso Viejo Zoning Codes

AVB COMMONS
ALISO VIEJO, CALIFORNIA
TCA # 2022-040

TCA ARCHITECTS

AvalonBay COMMUNITIES

AVALON BAY - LEVEL 8 ROOFTOP POOL CLUB RENDERS

ALISO VIEJO

03.19.24 L-12

C2 Collaborative

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Arbutus 'Marina'	Strawberry Tree	36" Box	L
Heteromeles arbutifolia	Toyon	15 Gal	VL
Feijoa sellowiana	Pineapple Guava	24" Box	L
Koelreuteria paniculata	Golden Rain Tree	24" Box	L
Ulmus parvifolia	Chinese Evergreen Elm	24" Box	M
Parkinsonia x Desert Museum	Desert Museum Palo Verde	24" Box	VL
Phoenix dactylifera	Date Palm	15'-20' BTH	L
Pinus canariensis	Canary Island Pine	24" Box	L
Prunus caroliniana	Carolina Cherry Laurel	24" Box	M
Quercus virginiana	Southern Live Oak	48" Box	M
Syagrus romanzoffiana	Queen Palm	12'-15' BTH	M

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Agave attenuata	Agave	5 gal	L
Anigozanthos "Red"	Kangaroo Paw	5 gal	M
Dietes bicolor	Fortnight Lily	5 gal	L
Festuca mairei	Atlas Fescue	5 gal	L
Festuca ovina "Glauca"	Blue Rescue	5 gal	L
Hesperaloe parviflora	Red Yucca	5 gal	VL
Myrtus communis "Compacta"	Myrtle	5 gal	L
Photinia fraseri	Photinia	5 gal	M
Rhaphiolepis indica	Indian Hawthorn 'Clara'	5 gal	L
Rhaphiolepis 'Majestic Beauty'	'Majestic Beauty' Indian Hawthorn	15 gal	M
Rosa floribunda "Iceberg"	Iceberg Rose	5 gal	M
Rosa "Flower Carpet"	Flower Carpet Rose	5 gal	M
Xylosma congestum	Shiny xylosum	5 gal	L

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Baccharis pilularis	Dwarf Coyote Brush	1 gal	L
Bougainvillea "Oo La La"	Oo La La Bougainvillea	1 gal	L
Lantana camara	Lantana	1 gal	L
Myoporum parvifolium	Creeping Myoporum	1 gal	L
Rosmarinus officinalis 'Prostrate'	Prostrate Rosemary	1 gal	L
Senecio mandralisae	Blue Chalk Sticks	1 gal	L

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BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Arbutus 'Marina'	Strawberry Tree	36" Box	L
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Parkinsonia x Desert Museum	Desert Museum Palo Verde	24" Box	VL
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Pinus canariensis	Canary Island Pine	24" Box	L
Prunus caroliniana	Carolina Cherry Laurel	24" Box	M
Quercus virginiana	Southern Live Oak	48" Box	M
Syagrus romanzoffiana	Queen Palm	12'-15' BTH	M
Ulmus parvifolia	Chinese Evergreen Elm	24" Box	M

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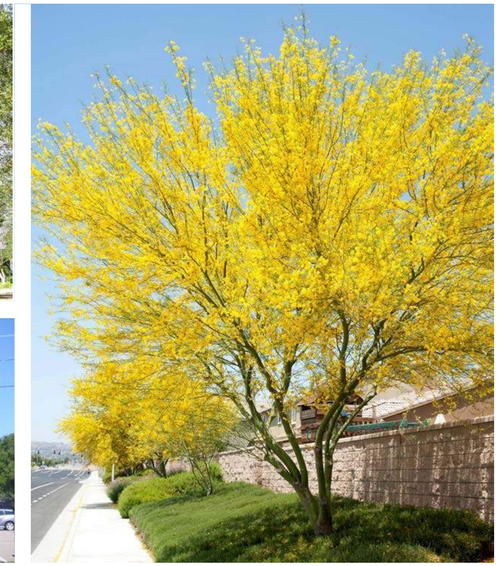
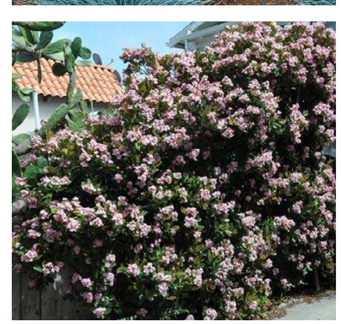
Dietes bicolor	Fortnight Lily	5 gal	L
Festuca mairei	Atlas Fescue	5 gal	L
Festuca ovina "Glauca"	Blue Rescue	5 gal	L
Hesperaloe parviflora	Red Yucca	5 gal	VL
Myrtus communis "Compacta"	Myrtle	5 gal	L
Photinia fraseri	Photinia	5 gal	M
Rhaphiolepis indica	Indian Hawthorn 'Clara'	5 gal	L
Rhaphiolepis 'Majestic Beauty'	'Majestic Beauty' Indian Hawthorn	15 gal	M
Rosa floribunda "Iceberg"	Iceberg Rose	5 gal	M
Rosa "Flower Carpet"	Flower Carpet Rose	5 gal	M
Xylosma congestum	Shiny xylosum	5 gal	L

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Baccharis pilularis	Dwarf Coyote Brush	1 gal	L
Bougainvillea "Oo La La"	Oo La La Bougainvillea	1 gal	L
Lantana camara	Lantana	1 gal	L
Myoporum parvifolium	Creeping Myoporum	1 gal	L
Rosmarinus officinalis 'Prostrate'	Prostrate Rosemary	1 gal	L
Senecio mandralisae	Blue Chalk Sticks	1 gal	L





FIXTURE TYPE "S1, S1A"

Area/Roadway luminaire - Asymmetric wide beam - Single

BEGA

Application
Pole-top luminaire with asymmetric wide beam light distribution designed for the illumination of parking areas and roadways. Tool-less entry into the luminaire for ease of maintenance. Provided with drip lip for to 3" O.D. pole.

Materials
Clear safety glass
Cast aluminum housing: Free (≤0.2% copper content) A360.0 aluminum alloy High temperature silicone gasket
Stainless steel screws and hardware
Silicone applied electrostatic coating, plasma treated for increased adhesion
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 66

Weight: 15.0 lbs.
Vertical projected projection area: 0.8 sq. ft.

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -40°C
LED module wattage: 47.2W
System wattage: 55.6 W
Current draw: 0.46 amps/48w
Color rendering index: Ra = 80
Luminaire lumens: 7342lm
LED service life (L70): 60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K30)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA ultra-durable finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard finish is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Available options
☐ Motion sensor configuration tool
☐ SR485-L2 Integral motion sensor
☐ SR485-L3 Integral motion sensor
☐ SR485-L4 Integral motion sensor
☐ SR485-L7 Integral motion sensor

See individual accessory spec sheet for details.

Area/Roadway luminaire - Asymmetric wide beam - Single

BEGA 1000 BEGA Way, Carpinteria, CA 93013 800/866-0858 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technology, luminaire data is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to https://ies.net/ies-files/ or www.bega-us.com

Generated 03/08/2022

FIXTURE TYPE "S2, S2A"

DATE | LOCATION | TYPE | PROJECT | CATALOG #

kindelighting KB6-LED SILUETA

FEATURES
- Sensor and wireless operation
- Field installable optics and housing
- Customizable side panels
- True IES Type 2, 3, 4, 5 distributions
- 3000K, 4000K,5000K CCT
- Integral thermal protection

ETL Intertek, Wet Location, IP66, IK08, DLC Premium

CONTROL TECHNOLOGY
WiSCAPE

SPECIFICATIONS

HOUSING
- Housing shroud shall be extruded 6063-T6 aluminum alloy with a vertical top cap that attaches to the side housing with (4) self tapping screws.
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Brackets shall be aluminum and hardware shall be stainless steel.
- Luminaire housing shall independently field rotatable of the optical distribution.
- Default factory orientation of shielding location relative to the curb/ curbside shall be:
  - A - Street Side
  - ☐ - Reverse Side(USA)Optics

LED/OPTICS
- Optics shall be mounted to a metal printed circuit board assembly (MCPCB).
- Optical lenses shall be clear injection molded PMMA acrylic.
- House side shield shall be field installable on any floor of the housing.
- Light engine and optical distributions shall be rotatable.

INSTALLATION
- Anchor bolts and anchor bolt template shall be included.
- Service access to the driver assembly shall be tool less. Tool less access is accomplished by engineering(4) tamper-(8) stainless steel set screws to allow the housing to be removed from the base. Access to the driver compartment shall require a Philips driver (information provided by engineering) to open service panel.

KICK™

S2 - KB6-LED-Y2-C-2040 - 30 WATTS
S2A - KB6-LED-Y4-1040 - 15 WATTS

INSTALLATION (CONTINUED)
- Driver assembly shall be mounted to a powered junction box with quick-disconnects for removal.

ELECTRICAL
- Luminaires shall house integral surge protection that shall be UL-recognized and have a minimum operating range of 6kV using the industry standard 8/20s(1kv-min) and surge rating of 372J
- Drivers shall be UL-recognized.
- 100% PE-dimming range. Fixture will be wired for line-voltage (0-10V) dimming control
- Luminaire shall be capable of operating at 100% duty cycle. Luminaire manufacturer shall provide and optical array shall have integral thermal protection that shall dim the luminaire upon detection of fixture temperature in excess of 85°C
- Luminaires not configured with an optional photocell shall be capable of accepting a 0-10V purple and pink dimming leads.

CONTROLS
- Luminaire shall be factory-installed fixtures shall support bi-directional radio frequency (RF) communications utilizing IEEE 802.15.4 operating in the 2.4GHz ISM band.
- Luminaire shall be capable of being range-tested by phone or tablet communications between lighting fixtures.

CONTROLS (CONTINUED)
- Sensor shall be mounted on a smallest shell cover to furnish unobtrusive aesthetics and provide 360° coverage.
- Motion Sensor shall use microwave sensing technology to detect motion and shall be able to within the coverage area. Careful consideration must be given to objects in motion that may trigger the sensor unintentionally.

CERTIFICATIONS
- Luminaire shall be listed with UL for outdoor, wet location use, UCBSB, UL 8750 and CSA C22.2 No. 250.0-08.
- DA approved, 3000K and warmer CCTs only.
- This product qualifies as a "designated country country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 03/06/2020.

WARRANTY
- 5 year warranty.

(continued on page 2)

KEY DATA	
Lumen Range	734lm-5276lt
Wattage Range	6V-51
Efficacy Range LPW	76-99
Weight	20 lbs 5.07 kg
CRI	1a

Current

currentlighting.com/pdf

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Page 1 of 4
Rev 03/08/22
ext_kb6_aspec_REV

FIXTURE TYPE "S3"

Wall luminaire - Asymmetric

BEGA

Application
This wall-mounted luminaire features a forward throw light distribution and is designed for the general illumination of pathways and walkways from low mounting heights. Coverage applications only.

Materials
Clear safety glass with optical texture
Marine grade copper free (≤0.3% copper content) A360.0 aluminum alloy
Pure anodized aluminum reflector
Mechanically captive stainless steel fasteners
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 66

Weight: 27 lbs.

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -20°C
LED module wattage: 7.6 W
System wattage: 8.5 W
Color rendering index: Ra = 80
Luminaire lumens: 1000lm
LED service life (L70): 60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K30)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA ultra-durable finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard finish is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Available options
☐ CUS Custom finish
☐ BLK Black
☐ MGU Marine grade undercoat
☐ RAL: RAL finish

Wall luminaire - Asymmetric

BEGA 1000 BEGA Way, Carpinteria, CA 93013 800/866-0858 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technology, luminaire data is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to https://ies.net/ies-files/ or www.bega-us.com

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FIXTURE TYPE "S4"

FXLuminaire

JB LED Down Light DESIGNER PLUS

The JB is FX Luminaire's original LED Down Light. The JB solves the problem of changing lamps in complicated areas by providing long-life LEDs. The pure color of the LED allows you to add the supplied blue lens to create a natural moonlight effects.

Quick Facts
- Die-cast aluminum
- Lumitiled® Integrated LEDs
- Beam angle lenses
- Phase and PWM dimmable
- Two-layer marine grade anodization and powder coat finish
- ProArm™ adjustability
- Compatible with Lucor® technology
- Input voltage: 12-120V

LANDSCAPE AND ARCHITECTURAL LIGHTING

1 of 8

Learn more. Visit fxl.com | +1.760.744.5340

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FIXTURE TYPE "S5"

FOCUS LIGHTING 120V-277V PAR38 DL-38-NL SERIES

TYPE READY

LEDs by CREE

SPECIFICATIONS

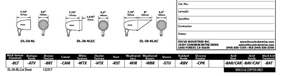
CONSTRUCTION: Cast aluminum, cast brass or composite bulbs matching heavy-duty cast aluminum, brass or composite adjustable swivel.
WATERPROOFING: Silicone gasket and O-ring to allow water to flow through when using outdoor rated PAR38 lamps without fixture lens and to allow clear flow for high temperature PAR38 lamps. Sun DOWN LIGHTS make below-for-dawn light applications.
LENS: Tempered, high impact clear tempered convex glass included on ALL models. Lens is IP65 rated.
O-RING: High temperature red silicone
LAMP SUPPLIED: None. Use only outdoor-rated PAR38 lamps (1500w max)
LAMP OPTIONS: We recommend 21w PAR38 Arcine LED with 50,000 hour average rating.
FINISH: Standard 120v-277v Black, White and Ground-Fill bronze finishes
WIRING: Standard 120v-277v Black, White and Ground-Fill lead wires
MOUNTING: None supplied. See Mounting Accessories below for options
FINISH: Aluminum Black texture polyester powder coat. Optional finishes available. Brass Unfinished brass. Optional finishes available.

DOWN LIGHTS: Add -D suffix to end of catalog number for down light without wasp holes.

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
DL-38-NL-BLC	Cast Aluminum PAR38 Bullet	None	0.65lbs.
DL-38-NL-BRS	Cast Brass PAR38 Bullet	None	2.05lbs.
CDL-38-NL-C	Composite PAR38 Bullet Accessory	None	0.45lbs.
DL-38-NL-B2-BLC	Cast Aluminum PAR38 Bullet, Adjustable Cylinder	None	0.65lbs.
DL-38-NL-C2-BRS	Cast Brass PAR38 Bullet, Adjustable Cylinder	None	2.05lbs.
CDL-38-NL-BC	Composite PAR38 Bullet, Extension Collar, No Lens	None	0.65lbs.
DL-38-NL-B3L-BLC	Cast Aluminum PAR38 Bullet, Extension Collar, Convex Lens	None	0.65lbs.
DL-38-NL-B3L-BRS	Cast Brass PAR38 Bullet, Extension Collar, Convex Lens	None	2.05lbs.
CDL-38-NL-B3L	Composite PAR38 Bullet, Extension Collar, Convex Lens	None	0.65lbs.
DL-38-NL-BC-BLT	Cast Aluminum PAR38 Bullet, Angle Collar, No Lens	None	0.65lbs.
CDL-38-NL-BLT	Composite PAR38 Bullet, Angle Collar, No Lens	None	0.65lbs.
DL-38-NL-B3L-BLT	Cast Aluminum PAR38 Bullet, Angle Collar, Convex Lens	None	0.65lbs.
CDL-38-NL-B3L	Composite PAR38 Bullet, Angle Collar, Convex Lens	None	0.65lbs.

DL-38-NLACL
On FA-JB Mounting Post



Lens Material	Glass	Gasket	Lamp	Finish	Wattage	Voltage	Dimmable	Weight	Approvals	Warranty
-BLT	**-ATV**	**-GAR**	**-MYE**	**-BYE**	**-BRE**	**-STV**	**-RRV**	**-CPR**	**-BAA/CAR, ARC/CAR**	**-BAY**
DL-38-NL-C2 Bronze		1.0W/LF							CUSTOM OPTIONS	

IP54 Wet Location Rated

CE ETL LISTED

JOB INFORMATION
Type:
Lot Number:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC.
www.focusindustries.com
LIGHT CHASER DIVISION
www.lightchaser.com
2000 S. Bundy Drive, Los Angeles, CA 90025 (310) 820-2666 Fax (310) 820-2669

FIXTURE TYPE "S6"

FC OUTDOOR LIGHTING

Date: | Approved:
Type:
Fixture:
Project:

FCSL2001

FCSL2001 13" exterior die-cast aluminum step light with heavy walled die-cast open faceplate, for masonry or drywall construction. IP66 rated for damp, dry or wet locations.

SPECIFICATIONS

CRITICAL	
dimensions	13" W x 6.5" H x 3.5" D
weight	3 lbs.
housing	Marine grade, corrosion resistant, heavy walled, high pressure, die-cast aluminum with ends open on Sunscreen faceplate element. Optional caulkin recessed stainless steel bumper mounted screws (TBS) Zinc pin heads without provided. Back Box is high strength black plastic, P-18 resistant, UL94SA rated.
lens	White glass lens
mounting	Concrete pour / mesonary, wood composite / special construction, and drywall construction mounting kit included. Hanger bar mounting optional.
ingress protection	Optional / driver unit is IP65 rated dry, damp or wet locations. All seals are injection molded silicone.
faceplate finish	Die cast aluminum faceplate. Sun-stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 1.6 µm Min., 50/200 salt spray test (ASTM B117) Compliant with Florida / HVHZ 2020 specification.

PERFORMANCE	
color	2700K / 3000K / 3500K / 4000K / 5000K Amber Red Blue
lifetime	> 70,000 hours / L70 at or better
color consistency	2 SDCM / 85 CRI (Min)
operating temperature	-13°F to 104°F (-25°C to 40°C)
warranty	5-Year limited warranty (refer to website for details)

ELECTRICAL	
input voltage	Universal 120 - 277 VAC
power supply	8-Magnic electronic high-power factor > 94% @ 120V, THD of < 20%
standards	ETL/cul
power consumption	100W (85V Ave), 7W (#2B Ave)
dimming	optional 7WAC dimming (120V only), 0-10V dimming (7% minimum)

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change or list details or specifications without notice. Contact us on conflicts agreement to FC terms and conditions.

LB Commercial Lighting Manufacturer Since 1982

Specification Sheet

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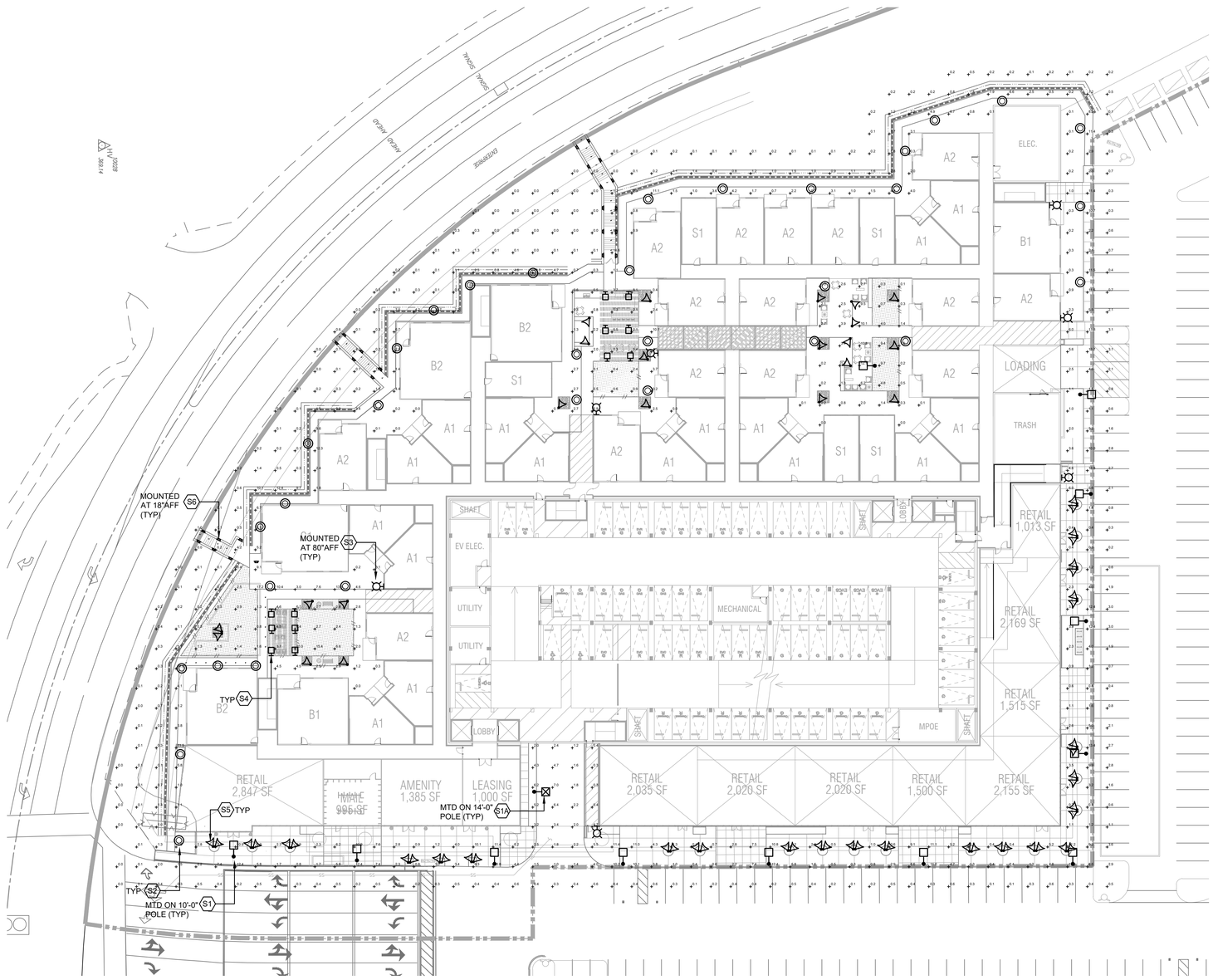

	S1
	S1A
	S2
	S2A
	S3
	S4
	S5
	S6
	S7

1 E1.1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

Salas O'Brien
salasobrien.com 949.753.1553
Corona
4160 Temescal Canyon Rd.,
Suite 308
Corona, CA 92883

Project No.: 0000-00000-00

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ISSUE DATE	DESCRIPTION
Project Issue Date	Project Status

2023-12345-12

Client Name

AVB COMMONS

ALISO VIEJO, CALIFORNIA

Building Name/Location

Project Address Stree, City, ST #####

REVISIONS

Δ	DESCRIPTION	DATE

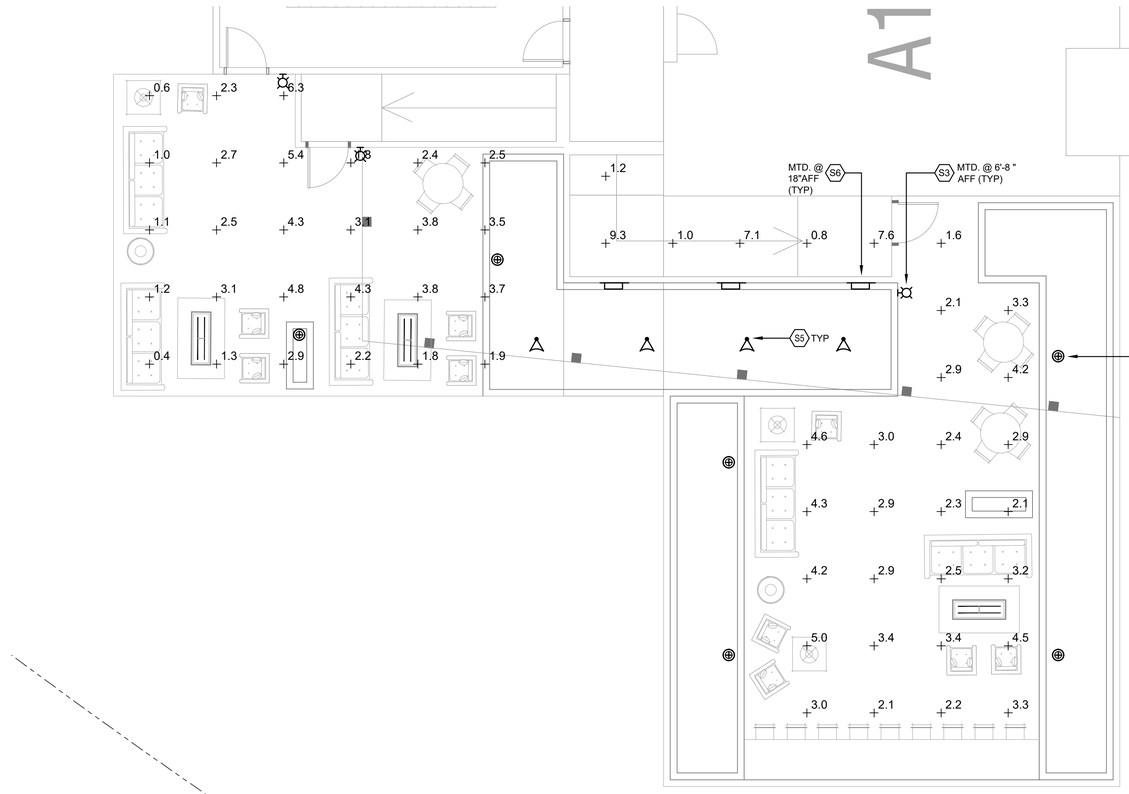
CHECKED BY: CHK
DRAWN BY: DRW

SHEET NAME

SITE PHOTOMETRIC PLAN

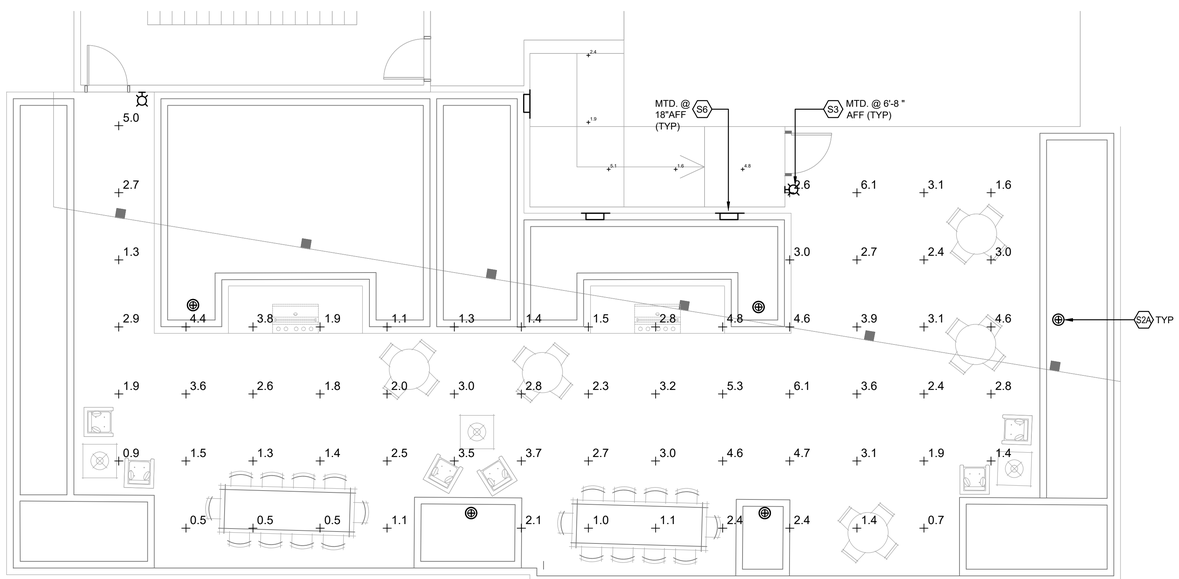
SHEET NUMBER: E1.1
REVISION:

File Path
01 January, 2000



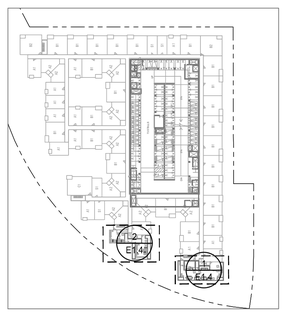
2 E1.4 LEVEL 6 ROOF DECKS PHOTOMETRIC PLAN

SCALE: 3/16" = 1'-0"



1 E1.4 LEVEL 6 ROOF DECKS PHOTOMETRIC PLAN

SCALE: 3/16" = 1'-0"



	S1
	S1A
	S2
	S2A
	S3
	S4
	S5
	S6
	S7

LED pole-top luminaires - Asymmetrical light distribution

FIXTURE TYPE "S18" BEGA

Application
LED pole-top luminaire with asymmetrical light distribution (designed for the illumination of parking areas and roadways. Tool-less entry with hinged door for easy maintenance. Provided with slip fitter to fit 2" O.D. poles.
Materials
Luminaire housing and pole fitter constructed of die-cast marine-grade, copper free (≤0.3% copper content) A360.2 aluminum alloy.
Powder coat finish meets specifications for Technical Grade Polyester. Reflector made of pure anodized aluminum.
Silicone applied individually to overlap, (Marine treatment for increased durability).
High temperature silicone gasket.
Mechanically applied stainless steel fasteners.
NRTL listed to North American Standards, suitable for wet locations
Protection class IP55
Weight: 17.5 lbs.
EPA (Effective projection area): 0.32 sq. ft.
Electrical
Operating voltage: 120-277VAC
Ambient operating temperature: -40°C
LED module wattage: 31.2W
System wattage: 37.0W
Controllability: 0-10V, TRIAC, dimmable
Color rendering index: Ra ≥ 80
Luminaire lumens: 4,791 lumens (5000K)
LED service life (L70): 100,000 hrs.
Lifetime at Ta=+25°C: 542,000 hrs (L70)
LED color temperature
☐ 3000K (830)
☐ 4000K (840)
☐ 5000K (850)
☐ 2700K (827)
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.
Paint
All BEGA standard finishes are matte, textured powder coat with minimum 2 mil thickness. Our Bronze (BRZ) and White (WHT) finishes provide superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available silver and custom color finishes provided in either polyester powder or liquid paint.
Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUSTOM

Type:
BEGA Product:
Project:
Modified:

Pole-top luminaire - Asymmetrical light distribution			
LED	A	B	C
00 210	31.2W	1Q 2Rx	1Q 2Rx 1Tx

Recommended for use with 20' to 30' poles

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0551 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, contact BEGA or a local representative for changes to the description of BEGA North America. For the most current technical data, please visit the focus site, visit www.focus-lighting.com
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KB6-LED BOLLARDS

FIXTURE TYPE "S2"

DATE: LOCATION: FIXTURE TYPE "S2"
TYPE: PROJECT: S2A"
CATALOG #

FEATURES
- Sensor and wireless operation
- Field installable optics and housing
- Customizable side panels
- True IES Type 2, 3, 4, 5 distributions
- 3000K, 4000K 5000K CCT
- Integral thermal protection

CONTROL TECHNOLOGY
wiSCAPE

SPECIFICATIONS

HOUSING
- Housing shroud shall be extruded 6063-T6 aluminum alloy with a sandblast top coat that shall consist of any visible seams and welds.
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Brackets shall be aluminum and hardware shall be stainless steel.
- Electronic components shall be independently field installable of the optical distribution.
- Deflect factory orientations of shielding location relative to the optical system shall be:
  - A - Street Side
  - C - House Side(CDV)Only

LED/OPTICS
- Optics shall be mounted to a metal printed circuit board assembly (MCPCB)
- Optical lenses shall be clear injection molded PMMA acrylic.
- House side shield shall be field installable on any face of the housing.
- Light engine and optical distributions shall be IP66 rated.

INSTALLATION
- Anchor bolts and anchor bolt template shall be included.
- Service access to the driver assembly shall be through a tool less hinged door assembly. Tip engineering(c) tenon(R) stainless steel set screws to allow the housing to be removed from the pole. Access to the luminaire compartment shall require a Philips driver (information provided by engineering) to open service panel.

INSTALLATION (CONTINUED)
- Driver assembly shall be mounted to a prewired connector tray with quick disconnects for removal.

ELECTRICAL
- Luminaires shall have integral surge protection that shall be U.L. recognized and have a minimum of 10kV/5kA rating using the industry standard (8/20s) ring wave and surge rating of ST(L).
- Drivers shall be U.L recognized.
- 100% PL dimming range. Fixture will be wired for line voltage 0-10V dimming control
- Luminaire shall be capable of operating at 100% output for 12 hours continuous without failure and optical array shall have integral thermal protection that shall dim the luminaire upon detection of fixture temperatures in excess of 85°C.
- Luminaires not configured with an optical array shall have a Photometric Lamp Factor of 0.92+ purple and pink dimming leads.

CONTROLS
- Luminaire enabled features shall support bi-directional radio frequency (RF) communications utilizing IEEE 802.15.4 operating in the 2.4GHz ISM band.
- Luminaire shall have a manual override button mounted to the pole that shall allow the luminaire to be turned on and off by a technician.

CONTROLS (CONTINUED)
- Motion Sensor shall use microwave sensing technology to detect motion. Detection zone is within the coverage area. Careful consideration must be given to objects in the field of view that may trigger the sensor unintentionally.

CERTIFICATIONS
- Luminaire shall be listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian UL C22.2 No. 250.0
- IDA approved, 3000K and warmer CCTs only.
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 8/26/2020.

WARRANTY
- 5 year warranty

continued on page 2

SS1 DATA	
Lumen Range	234lm-927lll
Wattage Range	6X-47i
Efficacy Range (LPW)	3lx-4lll
Weight	29 lbs 1027 oz
EPA	1ft

Current

currentlighting.com/call

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Page 1 of 4
Rev 07/24/23
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Wall luminaire - Asymmetric

FIXTURE TYPE "S3" BEGA

Application
This wall-mounted luminaire features a forward throw light distribution and is designed for the general illumination of pathways and walkways from various mounting heights. Downlight applications only.
Materials
Clear optics glass with optical texture
Marine grade, copper free (≤0.3% copper content) A360.2 aluminum alloy
Powder coat finish meets specifications
Mechanically captive stainless steel fasteners
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 66
Weight: 2.7lbs.
Electrical
Operating voltage: 120-277VAC
Ambient operating temperature: -40°C
LED module wattage: 7.2W
System wattage: 8.0W
Controllability: 0-10V, TRIAC, and ELV dimmable
Color rendering index: Ra ≥ 80
LED service life (L70): 60000hrs
LED color temperature
☐ 3000K (830)
☐ 4000K (840)
☐ 5000K (850)
☐ 2700K (827)
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.
Paint
All BEGA standard finishes are matte, textured powder coat with minimum 2 mil thickness. Our Bronze (BRZ) and White (WHT) finishes provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available silver and custom color finishes provided in either polyester powder or liquid paint.
Available options
☐ CUS Custom finish
☐ RAL Bronze
☐ MGU Marine grade undercoat
☐ RAL: finish

Type:
BEGA Product:
Project:
Modified:

Wall luminaire - Asymmetric			
LED	A	B	C
03 615	7.2W	2Rx	1Q 2Rx

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0551 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, contact BEGA or a local representative for changes to the description of BEGA North America. For the most current technical data, please visit the focus site, visit www.focus-lighting.com
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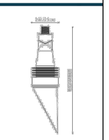
FIXTURE TYPE "S4"

JB LED Down Light DESIGNER PLUS

PROJECT
CATALOG #
TYPE
NOTES

The JB is FX Luminaire's original LED Down Light. The JB solves the problem of changing lamps in complicated areas by providing long-life LEDs. The pure color of the LED allows you to add the supplied blue lens to create a natural moonlight effect.

Quick Facts
- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Lumileds® Integrated LEDs
- PivotArm® adjustability
- Seam-single lenses
- Compatible with Luxar® technology
- Phase and PWM dimmable
- Input voltage: 10-12V



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1 of 2 Generated: 6 Jan 2024 09:02:07

FIXTURE TYPE "S5"

FOCUS INDUSTRIES 120V-277V PAR38 DL-38-NL SERIES

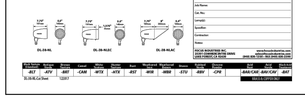
DALI READY | TYPE

SPECIFICATIONS
CONSTRUCTION: Cast aluminum, cast brass or composite bullet; matching heavy-duty cast aluminum, brass or composite adjustable tenon
DOME: Tempered glass; Silicone gasket on dome body to allow water to flow through when using outdoor rated; PAR38 lamps without fixture lens and to allow air flow for high temperature PAR38 lamps. See DOWN LIGHTS into below for down light applications.
O-RING: Silicone gasket; High impact clear tempered ceramic glass included on ACL models and on ACL models
O-RING: High temperature red silicone
LAMP SUPPLIER: None; Use only outdoor rated PAR38 lamps (120w max)
LAMP OPTIONS: We recommend 21w PAR38 Xenon LED with 3K2000 hour average rating.
FINISH: Black, White and Ground-off bead blast finishes; Optional Bronze and Silver
WIRING: Standard 120v (277v Black, White and Ground-off bead white
MOUNTING: None supplied; See Mounting Accessories below for options
LENS: Clear; Optional Amber and Red lens available; cost - Optional finishes available. Frosted/Brushed lenses Optional finishes available.
DOWN LIGHTS: Add -D suffix to end of catalog number for down light without wasp holes.

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
DL-38-NL-BZ	Cast Aluminum PAR38 Bullet	None	6.0 lbs.
DL-38-NL-BZ-C	Cast Aluminum PAR38 Bullet, Composite PAR38 Bullet	None	5.0 lbs.
CDL-38-NL		None	3.0 lbs.
DL-38-NL-BZ-BLT	Cast Aluminum PAR38 Bullet, Composite PAR38 Bullet	None	3.0 lbs.
DL-38-NL-BZ-BRS	Cast Brass PAR38 Bullet, Extension Collar, Per Lamp	None	8.0 lbs.
CDL-38-NL-BZ	Composite PAR38 Bullet, Extension Collar, Per Lamp	None	5.0 lbs.
DL-38-NL-BZ-ACL-BLT	Cast Aluminum PAR38 Bullet, Composite PAR38 Bullet, Angle Collar	None	3.0 lbs.
DL-38-NL-BZ-ABRS	Cast Brass PAR38 Bullet, Extension Collar, Angle Collar, Per Lamp	None	8.0 lbs.
CDL-38-NL-BZ-ACL	Composite PAR38 Bullet, Extension Collar, Per Lamp	None	5.0 lbs.
DL-38-NL-BZ-BLT	Cast Aluminum PAR38 Bullet, Composite PAR38 Bullet, Angle Collar	None	6.0 lbs.
CDL-38-NL-BZ-ACL	Composite PAR38 Bullet, Angle Collar	None	5.0 lbs.

DL-38-NL-ACL
On Ø4.26 Mounting Post



IP54 IP66 IP67 Outdoor

JOB INFORMATION
Name: Date:
Lot Name:
Lot No.:
Length:
Location:
Installer:
Notes:

FOCUS INDUSTRIES INC.
1000 BEGA WAY CARPINTERIA, CA 93013
(805) 684-0551 FAX: (805) 684-0553
www.focus-lighting.com
info@focus-lighting.com

ACR Finish	Spring	Brass	Copper	Matte	Gold	Nickel	Red	Pewter	Silver	Black	Bronze	Gray	Green
-BLT	-STV	-BRT	-CAM	-MTX	-ATX	-BST	-WIB	-NBM	-LTV	-BBV	-CPR	-BRS/CAM/ -BRS/CAM/ -BLT	
10-24-06 ALL Sheet												Page 1 of 1	

FIXTURE TYPE "S6"

FC OUTDOOR LIGHTING

FCSL2001

Date: Approved:
Type:
Refers:
Project:

FCSL2001 12" exterior die-cast aluminum step light with heavy welded die-cast spun faceplate, for masonry or drywall construction. IP68 rated for damp, dry or wet locations.

SPECIFICATIONS	
PHYSICAL	
dimensions	12" W x 6.5" H x 3.5" D
weight	3 lbs.
housing	Marine grade, corrosion resistant, heavy welded, high pressure, die-cast aluminum with snap-in Screwless faceplate standard. Optional duplex recessed stainless steel bumper resistant screws (TR) (no pin hacks w/hat provided). Back Box is high strength black plastic, (1) GR installed, (2) optional
lens	White glass lens
mounting	Concrete pour / masonry, solid composite / special construction, and drywall construction mounting bell included. Hanger bar mounting optional.
ingress protection	Optical / driver unit is IP68 rated dry, damp or wet locations. All seals are injection molded silicone.
faceplate finish	Die-cast aluminum faceplate. Six-stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 1.5 µm Min., 5000hr salt spray test (ASTM 311) compliant with Florida / MDA 2004 specification.
PERFORMANCE	
color	2700K 3000K 3500K 4000K 5000K Amber Red Blue
lifetime	> 75,000 hours / L70 at 4wfpt
color consistency	3 SDCM / 80 CRI (Min)
operating temperature	-13°F to 104°F (-25°C to 40°C)
warranty	5-Year limited warranty (refer to website for details)
ELECTRICAL	
input voltage	Universal 120 - 277 VAC
power supply	Integral, electronic high-power factor > 94% @ 120V, THD of ≤ 20%
standards	cETLus
power consumption	10W (6V) red, 7W (6)B blue
dimming	optional TRIAC dimming (120V only), 0-10V dimming (1% minimum)

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change bar tab details or specifications without notice. Product as-confirm agreement to FC terms and conditions.

FC Commercial Lighting Manufacturer Since 1983 Specification Sheet

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Salas O'Brien
salasobrien.com 949.753.1553
Corona
4160 Temescal Canyon Rd.,
Suite 308
Corona, CA 92883

Project No.: 0000-00000-00

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ISSUE DATE	DESCRIPTION
Project Issue Date	Project Status

2023-12345-12

Client Name

AVB COMMONS

ALISO VIEJO, CALIFORNIA

Building Name/Location

Project Address Stree, City, ST #####

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY: CHK
DRAWN BY: DRW

SHEET NAME

LEVEL 6 ROOF DECKS PHOTOMETRIC PLAN

SHEET NUMBER: E1.4
REVISION:

File Path
01 January, 2000

FIXTURE TYPE "S1, S1A"

Area/Roadway luminaire - Asymmetric wide beam - Single

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Pole-top luminaire with asymmetric wide beam light distribution designed for the illumination of parking areas and roadways. Tool-less entry compartment door for ease of maintenance. Provided with slip fitter to fit 2" O.D. poles.

Materials
Clear safety glass
Die cast aluminum housing finish (w/0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Stainless steel screws and hardware fasteners
Silicone applied electrostatic to casting, plasma treated for increased adhesion
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 66

Weight: 19.0 lbs.

Effective projective area(s): 0.6 sq. ft.

Electrical
Operating voltage: 120-277V AC
Ambient operating temperature: -40° C
LED module wattage: 41.2 W
Systems wattage: 86.6W
Controllability: 0-10V, Dimmable
Color rendering index: Ra > 80
Luminaire lumens: 7360lm
LED service life (L70): 60000 hrs

LED color temperature
☐ 4000K (K40)
☐ 3500K (K35)
☐ 3000K (K30)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are metal, coated with minimum 3 mil thickness, BEGA Unbreakfit finish, a fluoropolymer technology, applied after a chemical conversion coating. Unless otherwise noted, standard finish is a super durable polyester powder coat. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Dark Bronze (DBZ)
☐ Bronze (BRZ)
☐ Natural (NAT)
☐ RAL
☐ Custom

Available options
☐ 480V
☐ 347V
☐ FSC
☐ PSC
☐ SCC
☐ PAL
☐ Operating voltage
☐ Photocell - Button Type
☐ Fusing
☐ Photocell - Separate unidecoal
☐ Photocell receptacle
☐ RAL finish

Available accessories
☐ BRM-120 Motion sensor configuration tool
☐ BMS-L-2 Integral motion sensor
☐ BMS-L-3 Integral motion sensor
☐ BMS-L-4 Integral motion sensor
☐ BMS-L-7 Integral motion sensor

See individual accessory spec sheet for details.

Area/Roadway luminaire - Asymmetric wide beam - Single

4000Kelvin	3	4	5
3000K	3K	4K	5K
2700K	27K	4K	5K

BEGA 1000 BEGA Way, Carpinteria, CA 93013 800/854-0931 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technology, luminaire data is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to the page on, and download, BEGA USA.com. 10/2020 DRAFT

FIXTURE TYPE "S2"

KB6-LED
BOLLARD

DATE:
LOCATION: FIXTURE TYPE "S2"
TYPE:
PROJECT: S2A"
CATALOG #

FEATURES
- Sensor and wireless operation
- Field rotatable optics and housing
- Customizable slate panels
- True IES Type 2, 3, 4, 5 distributions
- 3000K, 4000K, 5000K CCT
- Integral thermal protection

ETL Intertek

CONTROL TECHNOLOGY
WiSCAPE

KICK™

S2 - KB6-LED-Y2-C-2040 - 30 WATTS
S2A - KB6-LED-Y4-1040 - 15 WATTS

SPECIFICATIONS

HOUSING
- Housing shroud shall be executed 6061-T6 aluminum alloy with a vandal-proof cap that attaches to any pole with a 2" diameter.
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Brackets shall be aluminum and hardware shall be stainless steel.
- Luminaire housing shall be independently field rotatable of the optical distribution.
- Default factory orientations of shielding location relative to the optical system shall be:
  - A - Street Side
  - C - House Side(LEDOptics

LEDOPTICS
- Optical lenses shall be mounted to a metal printed circuit board assembly (MCPCB).
- Optical lenses shall be clear injection molded PMMA acrylic.
- House side shield shall be field installable on any face of the housing.
- Light engine and optical distributions shall be IP66 rated.

INSTALLATION
- Anchor bolts and anchor bolt template shall be included.
- Service access to the driver assembly shall be via a hinged door that can be secured without tip engineering(to loosen 4) stainless steel set screws to allow the housing to be removed from the base. Access to the electrical compartment shall require a Philips driver (Information provided by engineering)to open service panel.

INSTALLATION (CONTINUED)
- Driver assembly shall be mounted to a pressed steel tray with quick disconnects for removal.

ELECTRICAL
- Luminaire shall have integral surge protection that shall be UL recognized and have a minimum rating of 10kV/5kA. Surge rating shall be tested IEEE/ANSI wave and surge rating of 3/3Ω.
- Drivers shall be UL recognized.
- 100% PL dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Luminaire shall be capable of operating at 100% lumen output in an ambient temperature of 40deg C and optical array shall have integral thermal protection that shall dim the luminaire upon detection of Maximum temperature in excess of 85°C.
- Luminaires not configured with an optional photocell shall be capable of dimming with 0-10V purple and pink dimming leads.

CONTROLS CONTINUED
- Photocell equipped fixtures shall support bi-directional radio frequency (RF) communications utilizing IEEE 802.15.4 operating in the 2.4GHZ ISM band.
- Lumen output shall be factory set to be reduced by up to 50 lumens difference between lighting fixtures.

CONTROLS CONTINUED
- Wireless Photocell equipped fixtures shall come to full output upon detecting ambient and go to 50% output after 5 minutes of detecting no motion.
- Motion Sensor shall use microwave sensing technology and shall be adjustable from 5 to 30 feet in 5 foot increments. Careful consideration must be given to objects in the field of view to trigger the sensor unintentionally.

CERTIFICATIONS
- Luminaire shall be listed with UL for outdoor, wet location use. UL1598, UL 8750 and CSA C22.2 No. 250.0-08
- IDA approved, 3000K and warmer CCTs only.
- This product qualifies as a "designated country construction material" per FAR 52.225-5 Buy American Construction Materials under Trade Agreements effective 8/26/2020.

WARRANTY
- 5 year warranty

continued on page 2

KEY DATA	
Lumen Range	234lm-927lm
Wattage Range	6V-41V
Efficacy Range (LPW)	39-49
Weight	20 lbs 10.7 kg
CRI	74

Current
currentlightingcom/hall
Rev 10/09/20
HD_KB6_Spec_001

Page 1 of 2

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FIXTURE TYPE "S3"

Wall luminaire - Asymmetric

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Title wall mounted luminaire features a forward throw light distribution and is designed for the general illumination of pathways and walkways from residential to city heights. Downlight applications only.

Materials
Clear safety glass with optical texture
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 66

Weight 2.7lbs.

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -20° C
LED module wattage: 7.0W
Systems wattage: 8.4W
Controllability: 0-10V,TRIAC, and ELV dimmable
Color rendering index: Ra > 80
Luminaire lumens: 350lm
LED service life (L70): 60000hrs

LED color temperature
☐ 4000K (K40)
☐ 3500K (K35)
☐ 3000K (K30)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are metal, textured powder coat with minimum 3 mil thickness, BEGA Unbreakfit finish, a fluoropolymer technology, applied after a chemical conversion coating. Unless otherwise noted, standard finish is a super durable polyester powder coat. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Dark Bronze (DBZ)
☐ Bronze (BRZ)
☐ Natural (NAT)
☐ RAL
☐ Custom

Available options
☐ CLIS
☐ Custom finish
☐ MSC
☐ Marine grade undercoat
☐ PAL
☐ RAL finish

Wall luminaire - Asymmetric

4000Kelvin	3	4	5
3000K	3K	4K	5K
2700K	27K	4K	5K

BEGA 1000 BEGA Way, Carpinteria, CA 93013 800/854-0931 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technology, luminaire data is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to the page on, and download, BEGA USA.com. 10/2020 DRAFT

1 of 6

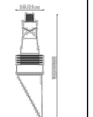
FIXTURE TYPE "S4"

FXLuminaire

JB LED Down Light DESIGNER PLUS

PROJECT
CATALOG #
TYPE
NOTES

The JB is FX Luminaire's original LED Down Light. The JB solves the problem of changing lamps in complicated areas by providing long life LEDs. The pure color of the LED allows you to add the supplied blue lens to create a natural moonlight effect.



Quick Facts
- Die-cast aluminum
- Beam angle lenses
- Photo and PWM dimmable
- Two-layer marine-grade anodization and powder coat finish
- Proflon® adjustability
- Compatible with Luxor® technology
- Input voltage: 12-13V

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FIXTURE TYPE "S5"

FOCUS Industries

120V-277V PAR38 DL-38-NL SERIES

TYPE
READY!

TRIAC LED by LUTRON

SPECIFICATIONS

CONSTRUCTION: Cast aluminum, cast brass or composite bullet mounting heavy-duty cast aluminum, brass or composite adjustable swivel

LENS: Heavy-duty tempered glass lens with specially designed ridges to allow water to flow through when using outdoor rated PAR38 lamps without fracture lens and to allow an Ease De High temperature PAR38 lamps. See DCMW-LEDPTS-note below for down light applications.

LENS: Nano-supplied. High impact clear tempered convex glass included on ECL models. Not included on NL models.

O-RING: High temperature red silicone

LAMP SUPPLIED: None. Low only outdoor rated PAR38 lamps (110lm max)

LAMP OPTION: We recommend 21w PAR38 Arrow LED with 50,000 hour average rating. Other lamp options available upon request. Contact factory for lamp specifications.

WIRING: Standard 120v-277v Black, White and Ground 8" lead wires

MOUNTING: None supplied. See Mounting Accessories below for options

FINISH: Aluminum Black textured polyester powder coat. Optional finishes available. Brass Unfinished brass. Optional finishes available.

DOWN LIGHTS: Not all lights in end of catalog number for down light without swag holes.

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
DL-38-NL-BKT	Cast Aluminum PAR38 Bullet	None	3.0 lbs.
DL-38-NL-BRS	Cast Brass PAR38 Bullet	None	7.0 lbs.
CDL-38-NL	Composite PAR38 Bullet	None	3.0 lbs.
DL-38-NL-BKT-ECL	Cast Aluminum PAR38 Bullet, Extension Collar, Nut Lens	None	3.0 lbs.
DL-38-NL-BRS-ECL	Cast Brass PAR38 Bullet, Extension Collar, Nut Lens	None	8.0 lbs.
CDL-38-NL-EC	Composite PAR38 Bullet, Extension Collar, Nut Lens	None	3.0 lbs.
DL-38-NL-BKT-ECL-CG	Cast Aluminum PAR38 Bullet, Extension Collar, Cover Glass, Nut Lens	None	4.0 lbs.
CDL-38NL-ECL	Composite PAR38 Bullet, Angle Collar Cover Lens	None	4.0 lbs.
DL-38-NL-BKT-ECL-CG-SWG	Cast Aluminum PAR38 Bullet, Extension Collar, Cover Glass, Nut Lens, Composite PAR38 Bullet, Angle Collar Cover Lens	None	4.0 lbs.
CDL-38NL-SCL	Composite PAR38 Bullet, Angle Collar Cover Lens	None	4.0 lbs.

DL-38-NL
On Ft. 26 Mounting Port

DL-38-NL	DL-38-NL-BKT	DL-38-NL-BKT-ECL	DL-38-NL-BKT-ECL-CG	CDL-38-NL-ECL	CDL-38NL-SCL
DL-38-NL-EC-Base	CDL-38-NL-EC				

Lamp Type	4000K	3000K	2700K	2500K	2200K	1800K	4000K	3000K	2700K	2500K	2200K
Lumens	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Watts	21W	21W	21W	21W	21W	21W	21W	21W	21W	21W	21W
Beam Angle	25°	25°	25°	25°	25°	25°	40°	40°	40°	40°	40°
Lamp Base	E26	E26	E26	E26	E26	E26	E26	E26	E26	E26	E26
Lamp Life	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Dimmable	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lamp Type	4000K	3000K	2700K	2500K	2200K	1800K	4000K	3000K	2700K	2500K	2200K

IP54 Wet Location Rated

CE

JOB INFORMATION
Type:
Date:
Job Name:
Cat. No.:
Location:
Qty:
Contact:
Comments:

FOCUS INDUSTRIES INC.
2100 CORPORATE DRIVE
ADDISON, IL 60101

www.focusindustries.com
(630) 268-1000 (800) 323-6780
(630) 268-1001 (800) 323-6786 (FAX)

FIXTURE TYPE "S6"

FC OUTDOOR LIGHTING

Date:
Type:
Fixture:
Project:
Approved:

FCSL2001

SPECIFICATIONS

PHYSICAL	
dimensions	12" W x 4.5" H x 3.5" D
weight	2 lbs
housing	Marine grade, corrosion resistant, heavy welded, high pressure, die-cast aluminum with wrap-in Sunscreen fluoropolymer standard. Optional captive recessed stainless steel tamper resistant screws (TR) Base pin (back wire) provided. Back Box is high strength black plastic, (1-1/8" nominal, (2.3x5)in nom).
lens	White glass lens
mounting	Concrete pour / masonry, and composite / special construction, and drywall construction mounting kit included. Hanger bar mounting optional.
ingress protection	Optical / driver unit is IP66 rated dry, damp or wet locations. All seals are injection molded silicone.
faceplate finish	Die cast aluminum faceplate. Sandblast chemical iron phosphate conversion pre treatment. Polyester powder coat finish, 1.5 pm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / MIAMI 2004 specifications.
PERFORMANCE	
color	2700K 3000K 3500K 4000K 5000K Amber Red Blue
lifetime	> 70,000 hours / L70 or better
color consistency	3 SDCM / 85 CRI (Min)
operating temperature	-13°F to 104°F (-25°C to 40°C)
warranty	5-Year limited warranty (refer to website for details)
ELECTRICAL	
input voltage	Universal 120 - 277 VAC
power supply	Integral, electronic high power factor > 94% @ 120, 7.5Ω of ≥ 23%
standards	cULus
power consumption	15W (85° Inc), 7W (4230 inc)
dimming	optional: TRIAC dimming (120 only), 0-10V dimming (1% minimum)

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SL-CSL-2001

FIXTURE TYPE "S7"

DENALI - PALM TREE RING LED (INTEGRAL)

IP66 RATED

DATE:
PROJECT:
TYPE:
CATALOG NUMBER LOGIC:

*Pics are indicative only

CATALOG NUMBER LOGIC	
Example: PTR - 6 - 26 - D4 - LED - TR - x83 - SF - BZW - U - 11 - 9 - INC - M7	
MATERIAL	
Aluminum	
SERIES	
PTR - Palm Tree Ring	
FIXTURE QUANTITY	
2 - 2 @ 180° 3 - 3 @ 120° 4 - 4 @ 90° 6 - 6 @ 60°	
STRAP SIZES	
18 - 18" mds, for 20" max. tree diameter	
21 - 21" mds, for 23" max. tree diameter	
26 - 26" mds, for 28" max. tree diameter	
31 - 31" mds, for 36" max. tree diameter	
FIXTURE	
D3 - Denali Series	
SOURCE	
LED - Chip on Board Technology	
MOUNTING	
TR - Integral Driver	
LED TYPE	
x54 - 1594/3700K/80CRI x83 - 2594/3500K/80CRI x84 - 2794/4000K/80CRI	
x54 - 5194/3500K/80CRI x84 - 2794/4000K/80CRI x87 - 2794/5700K/80CRI	
x54 - 1594/4000K/80CRI x84 - 2794/4000K/80CRI x89 - 2794/5000K/80CRI	
x91 - 3094/3700K/90CRI x95 - 2794/5000K/90CRI x96 - 2794/5500K/90CRI	
OPTICS	
SF - Short Throw (Default) MF - Medium Throw (SHT)	
FINISH (See page 2 for full color selection)	
Standard Finishes (SQT, BZW, BLK, BLW, WHT, WHW, GAT, HTD)	
Premium Finish (VMT, AMG, AQW, BCW, BGE, BPP, CAT, CMG, CRM, HLG, NBP, OCP, PMG, SCG, SMG, TAP, WCP, WHS)	
Also available in RAL, Firestone	
LENS TYPE	
S - Clear (Standard)	
TZ - Soft Focus (per fixture) TS - Red/Brown (per fixture)	
SHIELDING*	
U - Honeycomb Baffle (per fixture)	
CAP STYLE*	
A - 45° (per fixture)	
B - 90° (per fixture)	
C - Flush	
CONTROL	
9 - Dimming Driver (For use with incandescent dimmer) 120V only	
INPUT VOLTAGE	
M7 - 120-277 VAC input	

TITLE 24, JA8 COMPLIANT

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Project No.: 0000-00000-00

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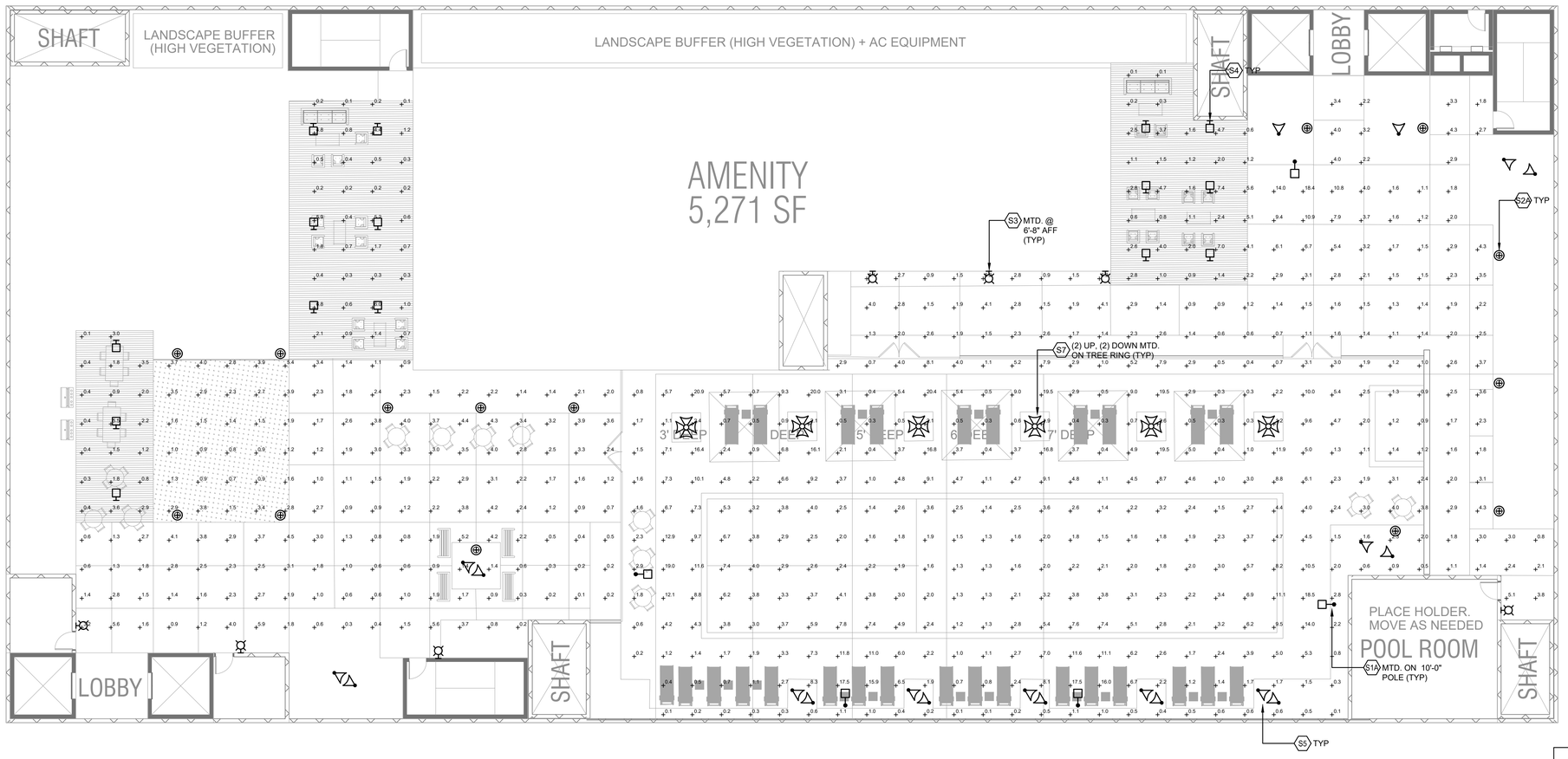
ISSUE DATE	DESCRIPTION
Project Issue Date	Project Status

2023-12345-12

Client Name

AVB COMMONS

ALISO VIEJO, CALIFORNIA



	S1
	S1A
	S2
	S2A
	S3
	S4
	S5
	S6
	S7

1 E1.6 8TH FLOOR PHOTOMETRIC PLAN
SCALE: 3/32" = 1'-0"

Building Name/Location
Project Address Stree, City, ST #####

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY	DRAWN BY
CHK	DRW

SHEET NAME

8TH FLOOR PHOTOMETRIC PLAN

SHEET NUMBER	REVISION
E1.6	-

File Path
01 January, 2000

Memorandum

Date: December 12, 2023

To: So Kim, Director of Community Development, City of Aliso Viejo

From: Philip Wragg, AICP, Planning Group Manager, STC Traffic, Inc.

David DiPierro T.E., Senior Principal Manager, STC Traffic, Inc.

Project: The Commons Project, 26501 Aliso Creek Road, Aliso Viejo, - TIA Review 1

STC Traffic Inc. (STC) has reviewed the updated Traffic Impact Analysis (TIA) for The Commons Project, 26501 Aliso Creek Road Aliso Viejo, California dated November 28, 2023, and have no further comments for the developer's consultant.

Sincerely,
STC Traffic

Philip Wragg, AICP
Planning Group Manager
philip.wragg@stctraffic.com

LINSCOTT
LAW &
GREENSPAN
engineers

REVISED TRAFFIC IMPACT ANALYSIS FOR
26501 ALISO CREEK ROAD

Aliso Viejo, California
November 28, 2023

Prepared for:

AVALON BAY COMMUNITIES, INC.
2050 Main Street, Suite 1200
Irvine, CA 92614

CITY OF ALISO VIEJO
12 Journey, Suite 100
Aliso Viejo, CA 92656

LLG Ref. 2.22.4604.1

REGISTERED PROFESSIONAL ENGINEER
TRISSA (DE JESUS) ALLEN, P.E.
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TRAFFIC
STATE OF CALIFORNIA

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REVISED TRAFFIC IMPACT ANALYSIS FOR

26501 ALISO CREEK ROAD

ALISO VIEJO, CALIFORNIA
NOVEMBER 28, 2023

1.0 INTRODUCTION

This Traffic Impact Analysis was conducted by Linscott, Law & Greenspan, Engineers (LLG) to evaluate potential traffic impacts associated with the proposed multifamily residential project at 26501 Aliso Creek Road in the City of Aliso Viejo (herein referred to as the "Project").

The Project consists of developing 343 apartment units, 3,371 square feet (SF) of leasing office space, 17,273 SF of ground-floor retail uses (to include fast casual-type dining tenants), and a 590-space parking structure on the southwestern portion of the existing parking lot for The Commons at Aliso Viejo ("The Commons") commercial center. This report updates the prior Traffic Impact Analysis dated July 20, 2023 based on a revised Project description.

Based on study scope consultation with City staff, and consistent with the *City of Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (May 2020)*, this report presents a Level of Service (LOS) analysis for the Project, including an inventory of existing characteristics and traffic volumes at key locations within the study area, forecasts of vehicular traffic anticipated to be generated by the Project, evaluation of potential LOS impacts of these Project-generated trips on the surrounding street system, site access, and internal circulation analysis.

2.0 PROJECT SCOPE

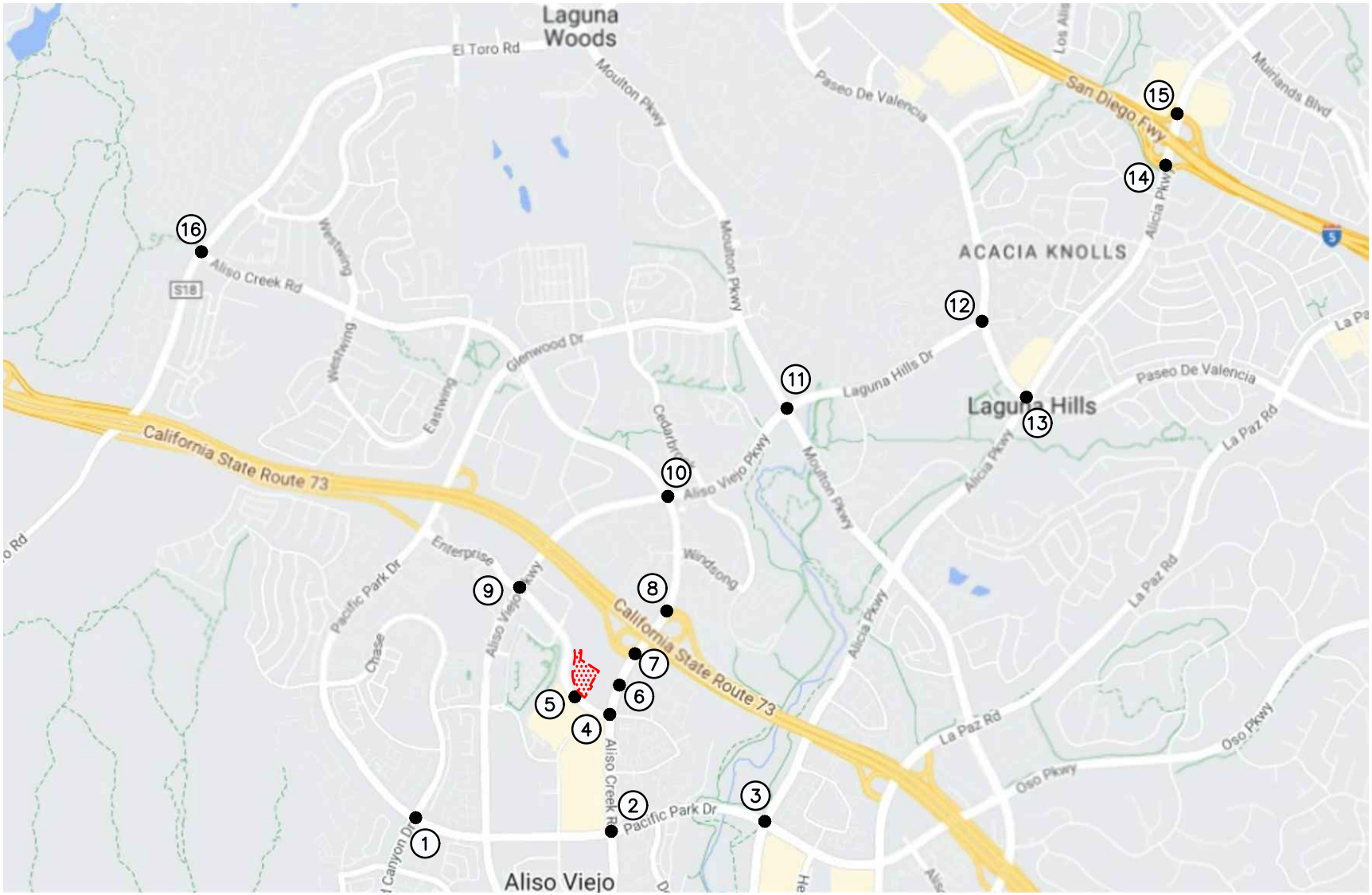
2.1 Project Description

Figure 1 presents a Project vicinity map and study area. The Project site is bound by Aliso Creek Road on the east, Enterprise on the south, and the Property Limits on the west and north.

The Project site is located within the existing Aliso Viejo Commons shopping center, which plans to renovate some of its existing commercial space (these commercial renovations are not part of the residential Project). The Project consists of the development of a six-story building with 343 apartment units, 3,371 SF of leasing office space, and 17,273 SF of ground-floor retail and fast casual restaurant uses. ***Figure 2*** presents the project site plan, prepared by TCA Architecture. Parking for the proposed Project will be provided in an 8-level parking structure with 590 parking stalls.

2.2 Study Scope

The work scope for this traffic impact study, including the base assumptions, technical methodologies, and geographic coverage, were developed in conjunction with City staff, and are in accordance with the City's and Caltrans traffic study guidelines.



LINSCOTT LAW & GREENSPAN engineers

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SOURCE: GOOGLE

KEY

(#) = STUDY INTERSECTION

= PROJECT SITE

FIGURE 1

STUDY AREA

26501 ALISO CREEK ROAD, ALISO VIEJO

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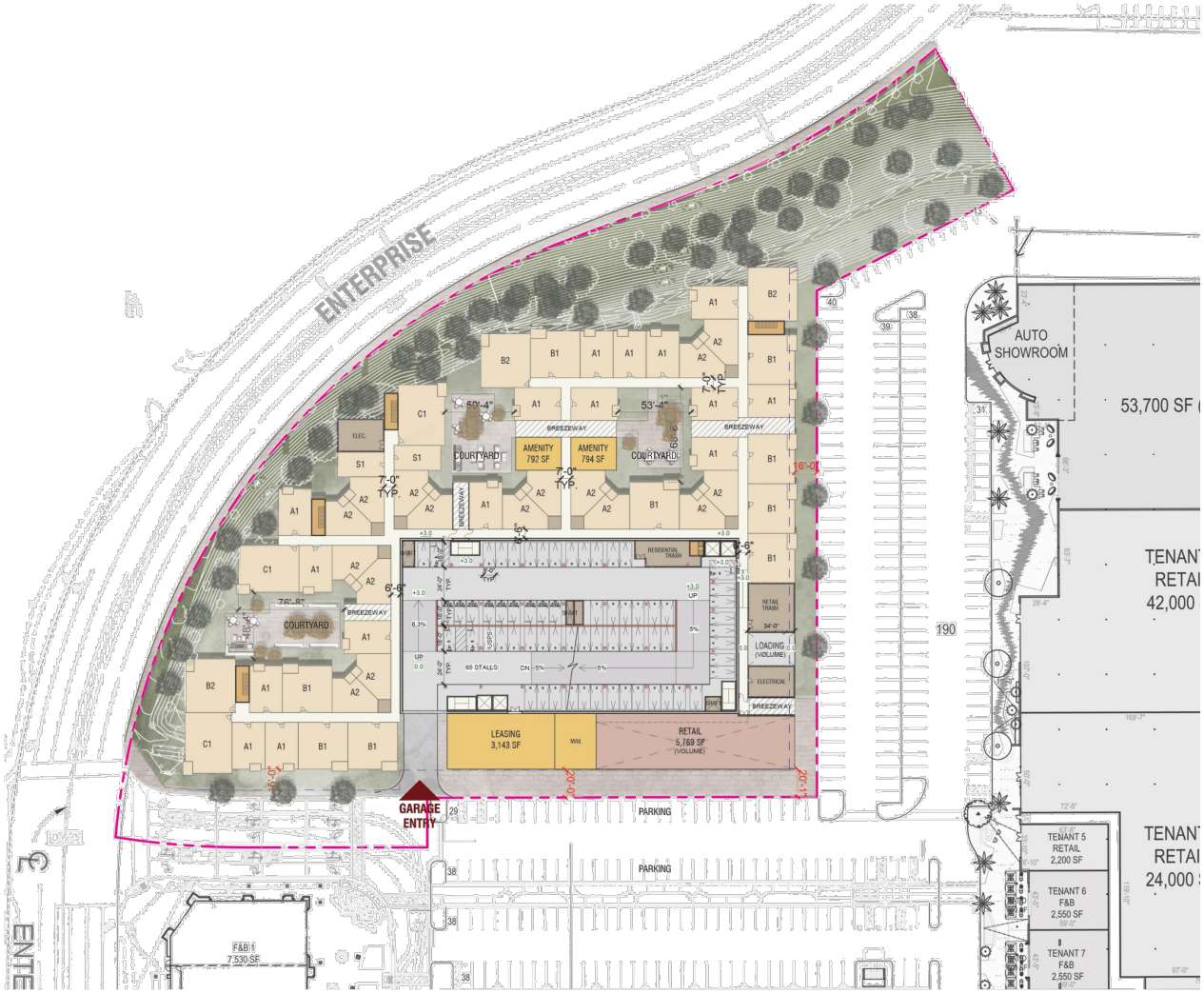

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SOURCE: TCA ARCHITECTS

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FIGURE 2

PROJECT SITE PLAN

26501 ALISO CREEK ROAD, ALISO VIEJO

All intersections identified by the City of Aliso Viejo and the City of Laguna Hills considered to be within the Project's influence area were included in this study, in addition to the SR-73 Freeway northbound and southbound ramp intersections along Aliso Creek Road, and the I-5 Freeway northbound and southbound ramp intersections along Alicia Parkway. As illustrated on *Figure 1*, a total of 16 key intersections were selected for detailed peak hour traffic impact/level of service analysis during the weekday AM and PM commute peak hours under each of the four traffic scenarios described below.

The following four traffic scenarios were evaluated in this study:

- **Existing (2022)** - The analysis of existing traffic conditions is intended to provide a base of analysis for the remainder of the study. The existing conditions analysis includes an assessment of the streets in the area, current traffic volumes, and operating conditions.

- **Existing (2022) plus Project** - This is an analysis of existing traffic conditions with the addition of Project-generated traffic.

- **Year 2028 Cumulative Base** - This phase of analysis projects future traffic growth and operating conditions in the Year 2028 (completion year for the Project) which could be expected to result from regional growth and related projects without the addition of Project traffic.

- **Year 2028 Cumulative plus Project** - This is an analysis of future traffic conditions in the Year 2028 (completion year for the Project) with the addition of Project-generated traffic.

3.0 EXISTING CONDITIONS

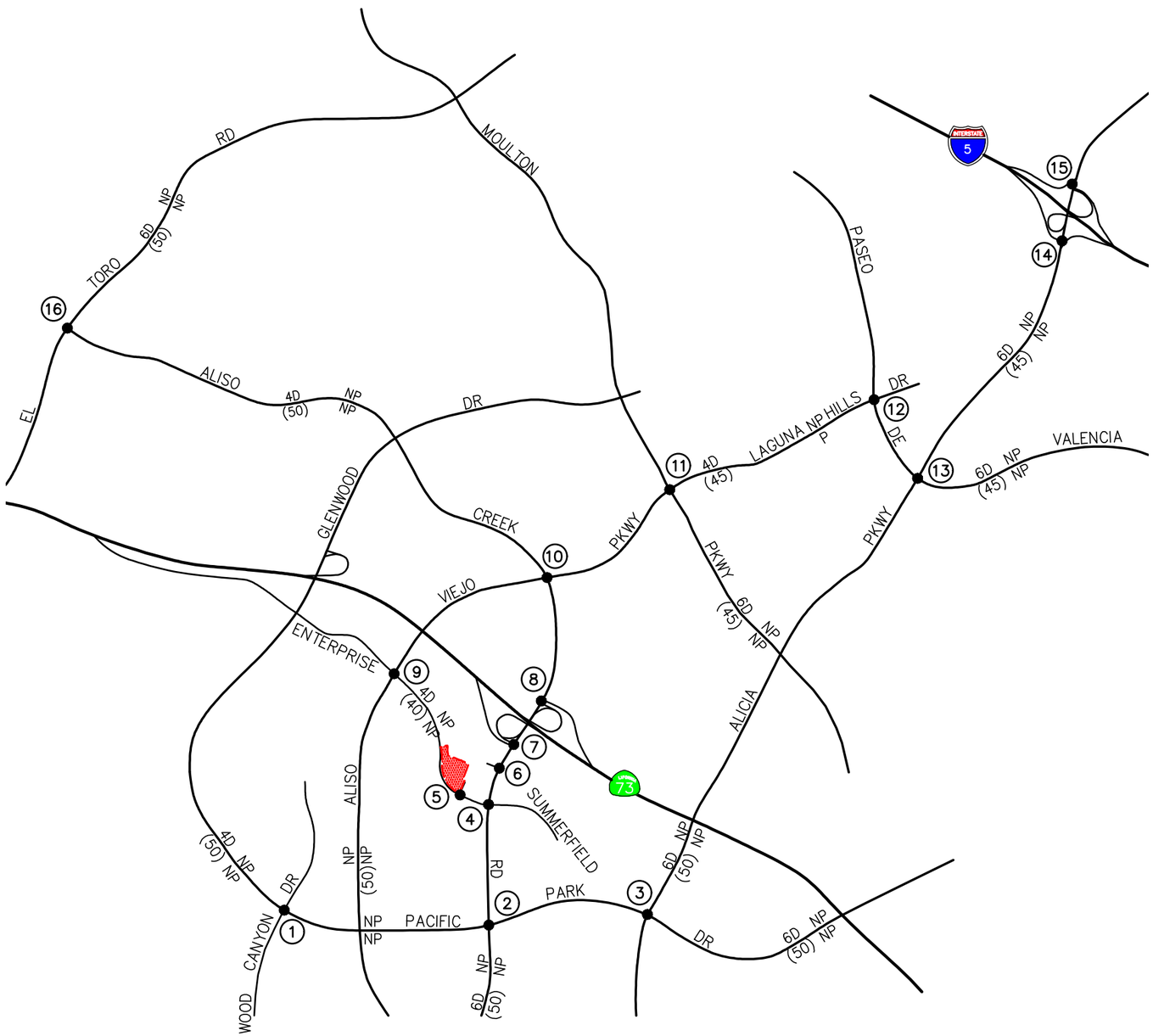
3.1 Existing Street System

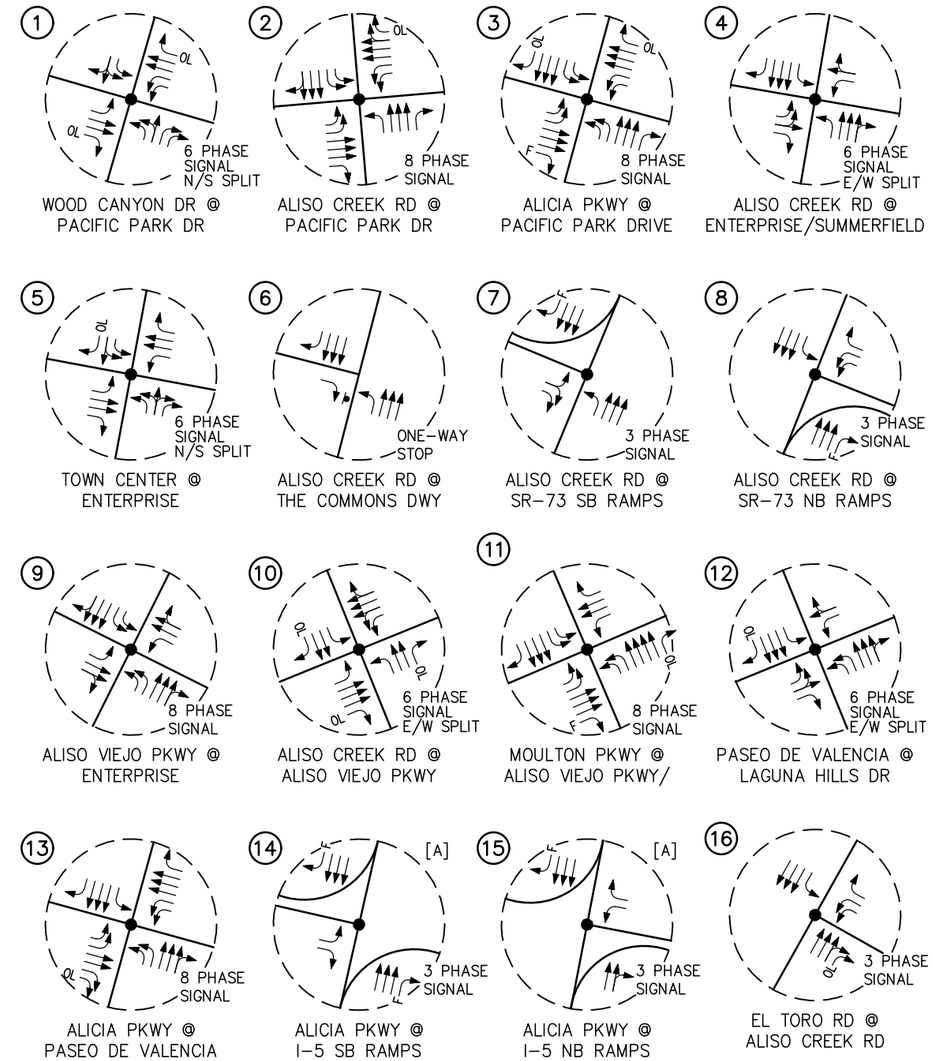
A comprehensive inventory of the street system within the study area was undertaken to develop a detailed description of existing traffic characteristics. ***Figure 3*** illustrates the existing physical characteristics of the key intersections and streets, including intersection geometry and traffic control, number of travel lanes, median type, parking designations, and posted speed limits.

3.2 Existing Volumes

Traffic counts were conducted at the 16 key intersections during the weekday AM and PM peak period while school was in session (7:00 to 9:00 AM, 4:00 to 6:00 PM) in October 2022 and February 2023.

In order to determine whether pandemic-related travel patterns had caused any traffic volume reductions inherent in the traffic counts recently conducted (i.e., Year 2022/2023 traffic counts), available pre-pandemic traffic counts were compared to the Year 2022/2023 traffic counts collected as part of this study. Based on the comparative analysis undertaken, it was determined that the Year 2022/2023 AM peak hour traffic counts were generally consistent with pre-pandemic traffic counts for the AM peak hour; therefore, pandemic-related volume adjustments were not applied to the AM





NOTES:

[A] LANE GEOMETRICS AT THE I-5 RAMPS ARE THE PRODUCT OF ON-GOING CONSTRUCTION.

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N NO SCALE

KEY

- ← = APPROACH LANE ASSIGNMENT
- ● = TRAFFIC SIGNAL, ▼ = STOP SIGN
- P = PARKING, NP = NO PARKING
- U = UNDIVIDED, D = DIVIDED
- 2 = NUMBER OF TRAVEL LANES
- (XX)= POSTED SPEED LIMIT (MPH)
- F = FREE-RIGHT, OL = OVERLAP
- ▒ = PROJECT SITE

FIGURE 3

EXISTING ROADWAY AND INTERSECTION PHYSICAL CHARACTERISTICS

26501 ALISO CREEK ROAD, ALISO VIEJO

peak hour. On the other hand, the comparisons indicate that Year 2022/2023 PM peak hour traffic counts along the major arterials (i.e. Alicia Parkway, Aliso Creek Road, Aliso Viejo Parkway, and Moulton Parkway) were approximately 10% less than pre-pandemic conditions during the PM peak hour. Even though it is uncertain as to whether existing tripmaking patterns (and traffic volumes resulting from them) will ever go back to how they used to be prior to the start of the pandemic, in order to evaluate a much more conservative, higher baseline of traffic volumes and traffic operations/levels of service, a pandemic-related adjustment factor of 10% was applied to increase the PM peak hour traffic counts collected in this study along the major arterials.

Figures 4 and ***5*** illustrate the existing weekday AM and PM peak hour traffic volumes at the 16 key intersections, respectively.

3.3 Existing Public Transit

Public transit bus service is provided in the Project area by OCTA. Three OCTA bus routes serve the Project site via Alicia Parkway, Paseo de Valencia, and Moulton Parkway. The bus routes are described below:

1. **OCTA Route 87:** provides service from Rancho Santa Margarita to Laguna Niguel; via Alicia Parkway.

2. **OCTA Route 90:** provides service from Tustin to Dana Point; via Irvine Center Dr to Moulton Parkway to Golden Lantern Street

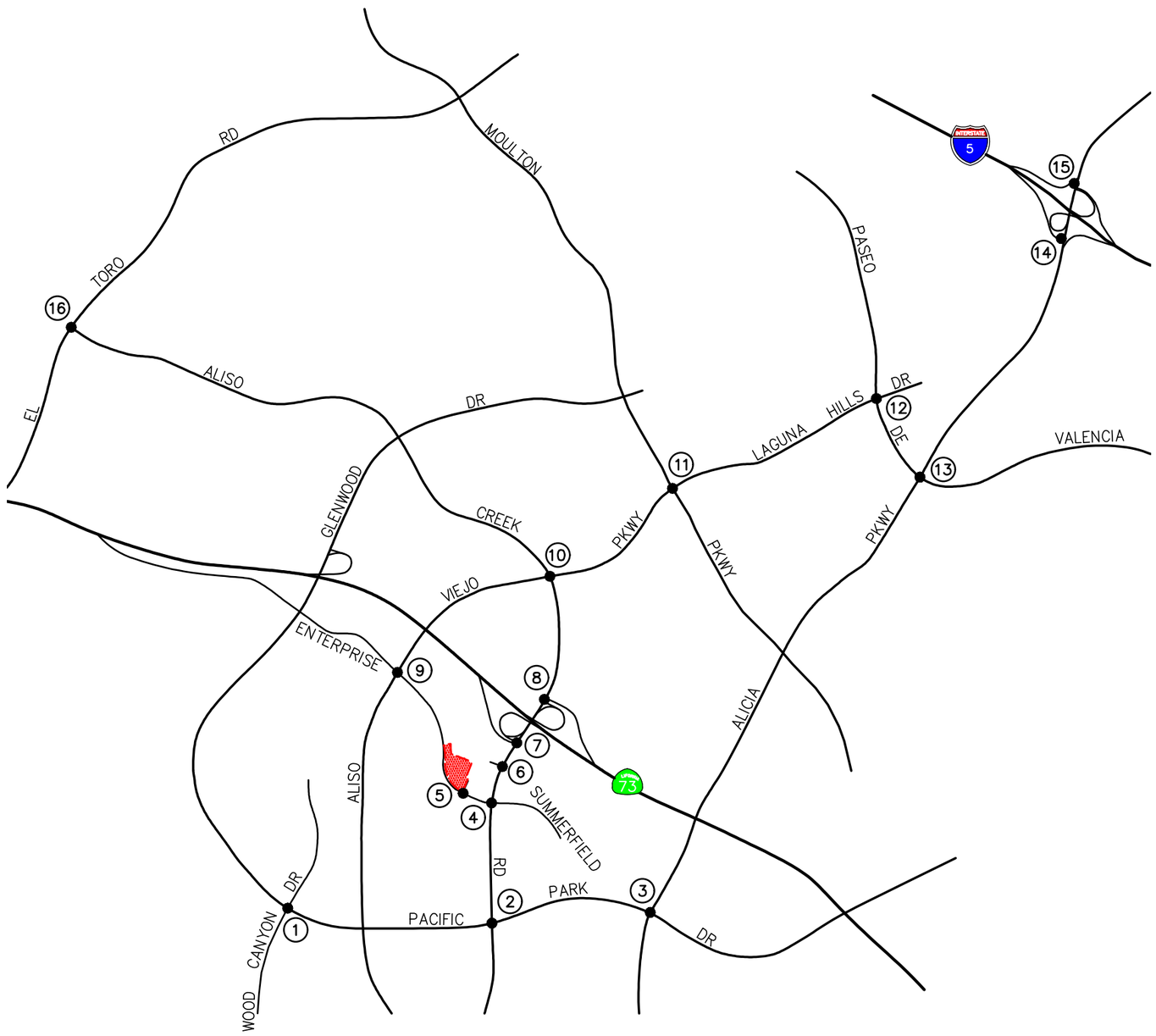
3. **OCTA Route 91:** provides service from Laguna Hills to San Clemente; via Paseo de Valencia to Camino Capistrano to Del Obispo Street.

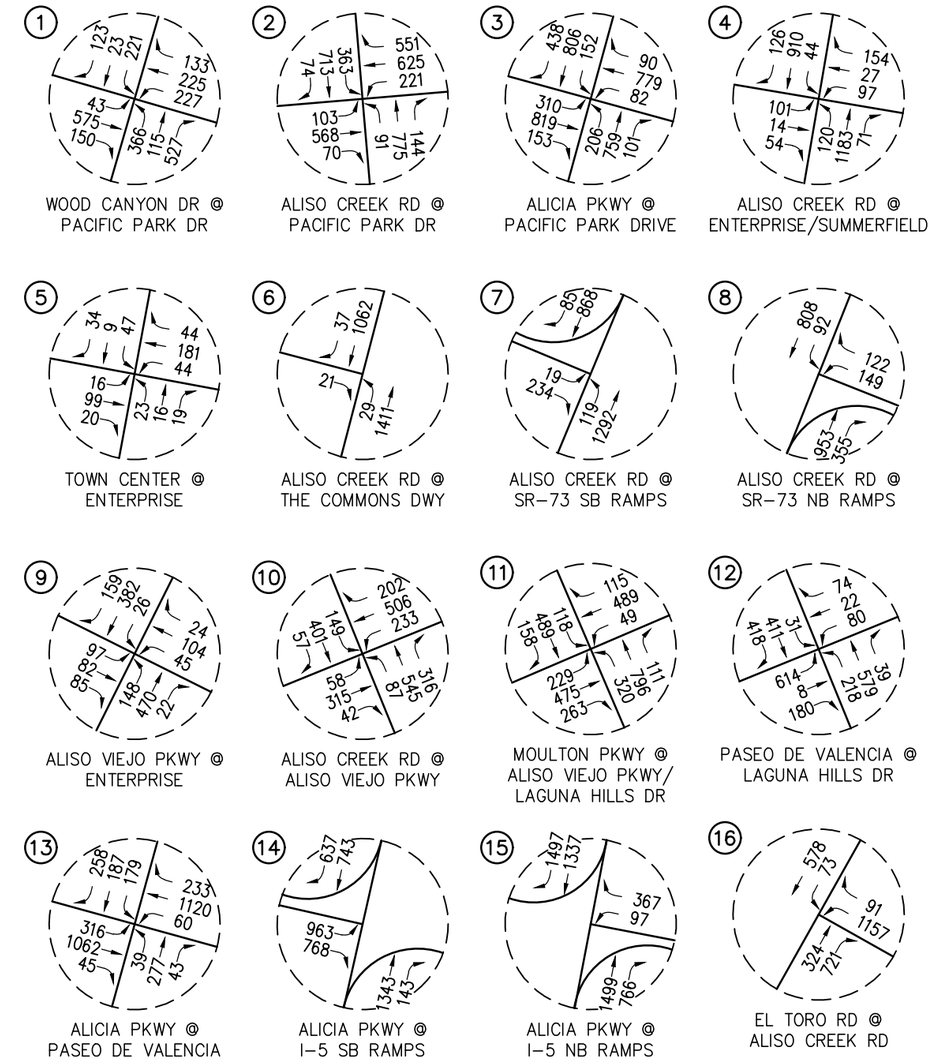
The bus stop nearest the Project site is located on the northeast corner of the intersection at Pacific Park Drive and Alicia Parkway, 1 mile southeast of the Project Site. The second nearest bus stop is located on the southwest corner of Moulton Parkway and Laguna Hills Drive intersection, which is 1.3 miles northeast of the Project site.

OCTA also operates the OC Go Senior Mobility Program (SMP) for residents over the age of 60 that provides local taxi transportation services for shopping, errands, or non-emergency medical transportation. In addition, OCTA offers a Youth Ride Free Program which allows youth ages 6 to 18 to ride OC Bus for free relating to school, sports, work, and other activities.

3.4 Existing Intersection Peak Hour LOS

Level of Service (LOS) qualitatively measures the operating conditions within a traffic system and how drivers and passengers perceive these conditions. Level of service ranges from LOS A to overloaded conditions at LOS F. The City of Aliso Viejo establishes LOS C as the minimum satisfactory service level, whereas the City of Laguna Hills and Laguna Woods establishes LOS D as the minimum satisfactory service level. According to Caltrans traffic impact analysis guidelines, LOS E is the minimum acceptable service level at Caltrans intersections.





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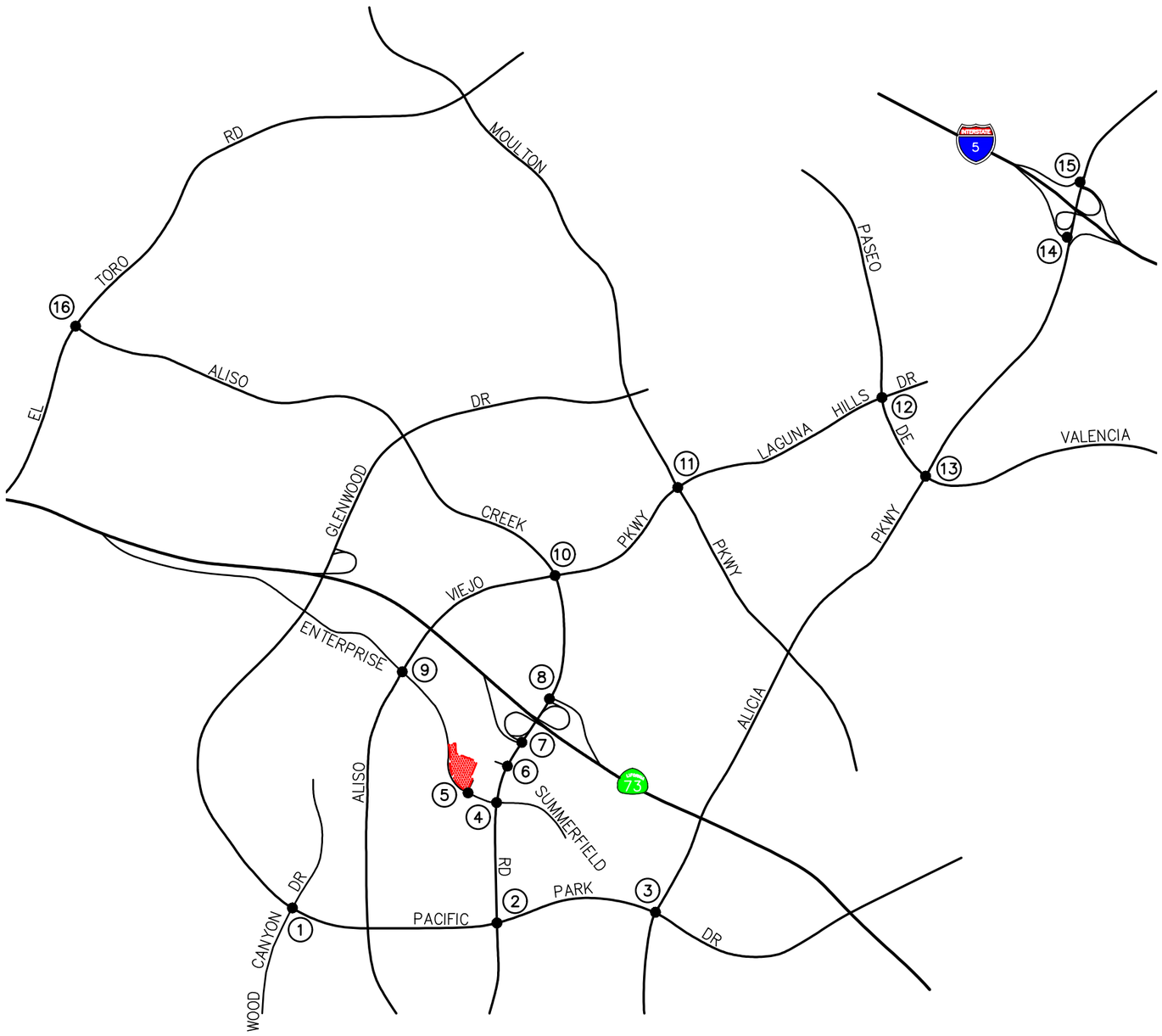
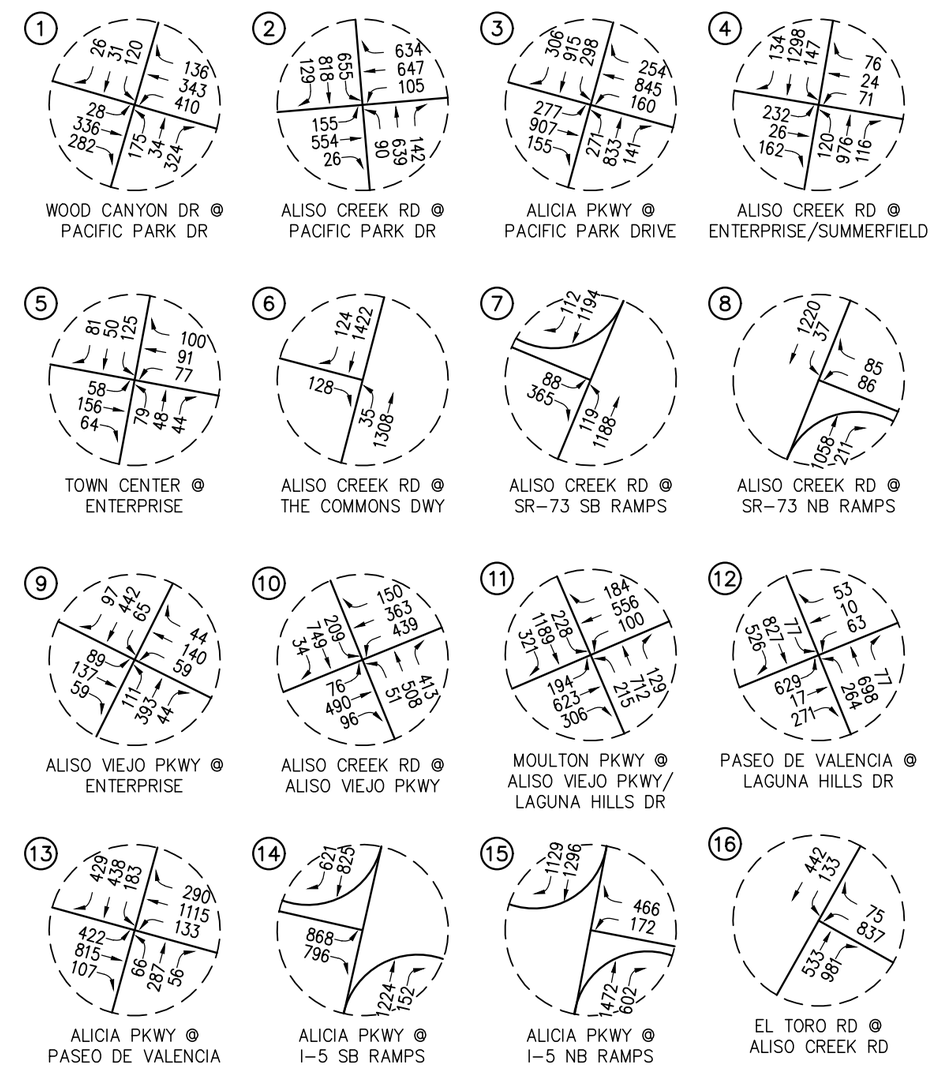
KEY
(#) = STUDY INTERSECTION
= PROJECT SITE

FIGURE 4

EXISTING (2022) AM PEAK HOUR TRAFFIC VOLUMES
26501 ALISO CREEK ROAD, ALISO VIEJO





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= PROJECT SITE

FIGURE 5

EXISTING (2022) PM PEAK HOUR TRAFFIC VOLUMES
26501 ALISO CREEK ROAD, ALISO VIEJO

Based upon the Cities of Aliso Viejo, Laguna Hills, and Laguna Woods standards for LOS analysis, the *Intersection Capacity Utilization* (ICU) methodology was used to determine the volume-to-capacity relationship for signalized intersections (based upon the individual volume-to-capacity ratios for key conflicting traffic movements), and corresponding level of service. By assuming 1,700 vehicles per hour per lane (vphpl) as the practical capacity for through lanes, left-turn, and right-turn lanes, the ICU method directly relates traffic demand to the available capacity. The resulting ICU numerical value represents the greatest green time requirements plus a 5% allowance (additional ICU value of 0.05) for clearance intervals for the entire intersection. It should be noted that the ICU methodology assumes uniform traffic distribution per intersection approach lane and optimal signal timing. Level of service definitions for signalized intersections are summarized in ***Table 1***.

Based upon the Cities of Aliso Viejo, Laguna Hills, and Laguna Woods standards, the methodology in Chapters 20 and 21 of the *Highway Capacity Manual 6th Edition* [Transportation Research Board, 2016] was applied in the analysis of the unsignalized key intersections. The HCM stop-control methodology determines the delay and level of service of each approach separately. Whereas the ICU methodology for signalized intersections uses capacity to describe total intersection operation, the HCM method for unsignalized intersections yields a delay value for each intersection approach. The vehicle total delay on any approach is primarily a function of the volume on the subject approach, and secondarily a function of the volume on the opposing and conflicting approaches. Level of service definitions for unsignalized intersections are described in ***Table 2***.

In addition, the *Highway Capacity Manual 6th Edition* (HCM 6) Operations methodology was applied in the analysis of all freeway ramp intersections (to address Caltrans traffic impact study requirements). In Chapter 18 of the HCM 6, LOS criteria for traffic signals are stated in terms of the average control delay per vehicle, as indicated in ***Table 3***.

The HCM 6 methodology was also applied in Project site access evaluation of this report, for the purposes of evaluating vehicular access and queuing conditions at Project driveway intersections.

Based upon the level of service methodologies described, the existing peak hour traffic volumes presented were used in conjunction with existing lane configurations to determine the current traffic operating conditions at the 16 key intersections.

TABLE 1

LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Level of Service (LOS)	Intersection Capacity Utilization Value (ICU)	Level of Service Description
A	≤ 0.600	EXCELLENT. No vehicle waits longer than one red light, and no approach phase is fully used.
B	0.601 – 0.700	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.
C	0.701 – 0.800	GOOD. Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.
D	0.801 – 0.900	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.
E	0.901 – 1.000	POOR. Represents the most vehicles intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.
F	> 1.000	FAILURE. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Potentially very long delays with continuously increasing queue lengths.

TABLE 2

LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS (HCM 7 METHODOLOGY) [1,2]

Level of Service (LOS)	Highway Capacity Manual (HCM) Delay Per Vehicle (seconds/vehicle)	Level of Service Description
A	≤ 10.0	Little or no delay
B	> 10.0 and ≤ 15.0	Short traffic delays
C	> 15.0 and ≤ 25.0	Average traffic delays
D	> 25.0 and ≤ 35.0	Long traffic delays
E	> 35.0 and ≤ 50.0	Very long traffic delays
F	> 50.0	Severe congestion

[1] Source: *Highway Capacity Manual 7*, Chapter 20: Two-Way Stop-Controlled Intersections. The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

[2] Source: *Highway Capacity Manual 7*, Chapter 21: All-Way Stop-Controlled Intersections. For approaches and intersection-wide assessment, LOS is defined solely by control delay.

TABLE 3
LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS (HCM 7 METHODOLOGY)[3]

Level of Service (LOS)	Control Delay Per Vehicle (seconds/vehicle)	Level of Service Description
A	≤ 10.0	This level of service occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	> 10.0 and ≤ 20.0	This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of average delay.
C	> 20.0 and ≤ 35.0	Average traffic delays. These higher delays may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.
D	> 35.0 and ≤ 55.0	Long traffic delays At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high *v/c* ratios. Many vehicles stop and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	> 55.0 and ≤ 80.0	Very long traffic delays This level is considered by many agencies to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths and high *v/c* ratios. Individual cycle failures are frequent occurrences.
F	≥ 80.0	Severe congestion This level, considered to be unacceptable to most drivers, often occurs with over saturation, that is, when arrival flow rates exceed the capacity of the intersection. It may also occur at high *v/c* ratios below 1.0 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing factors to such delay levels.

[3] Source: *Highway Capacity Manual 7*, Chapter 19: Signalized Intersections.

Appendix A and B contain the detailed level of service worksheets. ***Appendix C*** contains the raw traffic count data collected.

Table 4 summarizes the existing levels of service for the 16 key intersections during the weekday AM and PM peak hours, respectively. As *Table 4* indicates, 15 out of the 16 key intersections currently operate at acceptable service levels during the AM and PM peak hours of a typical weekday. Based on the City of Aliso Viejo's LOS C minimum standard, the intersection of Aliso Creek Road and The Commons Driveway (Intersection 6) operates at a deficient LOS D during the PM peak hour.

TABLE 4

EXISTING (2022) INTERSECTION PEAK HOUR LEVELS OF SERVICE

Study Intersections (Jurisdiction)	Peak Hour	Existing (2022) ICU	Delay (s/v)	LOS	Poor LOS?
1) Wood Canyon Drive at	AM	0.549	-	A	No
Pacific Park Drive (Aliso Viejo)	PM	0.432	-	A	No
2) Aliso Creek Road at	AM	0.556	-	A	No
Pacfic Park Drive (Aliso Viejo)	PM	0.594	-	A	No
3) Alicia Parkway at	AM	0.521	-	A	No
Pacific Park Drive (Aliso Viejo)	PM	0.556	-	A	No
4) Aliso Creek Road at	AM	0.462	-	A	No
Enterprise/Summerfield (Aliso Viejo)	PM	0.529	-	A	No
5) Town Center at	AM	0.141	-	A	No
Enterprise (Aliso Viejo)	PM	0.232	-	A	No
6) Aliso Creek Road at	*AM*	*-*	*14.9*	*B*	*No*
The Commons Driveway (Aliso Viejo)	*PM*	*-*	***26.3***	***D***	***Yes***
7) Aliso Creek Road at	AM	0.378	-	A	No
SR-73 SB Ramps (Caltrans/Aliso Viejo)	PM	0.487	-	A	No
HCM:	AM	-	10.4	B	No
	PM	-	14.1	B	No
8) Aliso Creek Road at	AM	0.363	-	A	No
SR-73 NB Ramps (Caltrans/Aliso Viejo)	PM	0.339	-	A	No
HCM:	AM	-	11.1	B	No
	PM	-	6.3	A	No
9) Aliso Viejo Parkway at	AM	0.294	-	A	No
Enterprise (Aliso Viejo)	PM	0.295	-	A	No
10) Aliso Creek Road at	AM	0.499	-	A	No
Aliso Viejo Parkway (Aliso Viejo)	PM	0.558	-	A	No
11) Moulton Parkway at	AM	0.451	-	A	No
Aliso Viejo Parkway/Laguna Hills Drive (Laguna Hills/Aliso Viejo)	PM	0.567	-	A	No
12) Paseo De Valencia at	AM	0.434	-	A	No
Laguna Hills Drive (Laguna Hills)	PM	0.517	-	A	No
13) Alicia Parkway at	AM	0.548	-	A	No
Paseo De Valencia (Lagua Hills)	PM	0.665	-	B	No
14) Alicia Parkway at	AM	0.880	-	D	No
I-5 SB Ramps (Caltrans/Laguna Hills)	PM	0.801	-	D	No
HCM:	AM	-	27.7	C	No
	PM	-	24.8	C	No
15) Alicia Parkway at	AM	0.932	-	E	No
I-5 NB Ramps (Caltrans/Laguna Hills)	PM	0.934	-	E	No
HCM:	AM	-	29.3	C	No
	PM	-	44.2	D	No
16) El Toro Road at	AM	0.517	-	A	No
Aliso Creek Road (Laguna Woods)	PM	0.705	-	C	No

Notes:

Italicized text corresponds to an unsignalized/stop-controlled intersection.

s/v = seconds per vehicle

4.0 TRAFFIC FORECASTS

In order to determine potential traffic impacts of the Project, a multi-step process has been utilized. The first step is traffic generation, which estimates the total arriving and departing traffic on a peak hour and daily basis. The traffic generation potential is estimated by applying the appropriate vehicle trip generation equations or rates to the Project development tabulation with applicable trip adjustments/credits to account for the existing land uses on site, internal capture, and/or alternative modes of transportation.

The second step of the forecasting process is traffic distribution, which identifies the origins and destinations of inbound and outbound Project traffic. These origins and destinations are typically based on demographics and existing/expected future travel patterns in the study area.

The third step is traffic assignment, which involves the allocation of Project traffic to study area streets and intersections. Traffic assignment is typically based on minimization of travel time, which may or may not involve the shortest route, depending on prevailing operating conditions and travel speeds. Traffic distribution patterns are indicated by general percentage orientation, while traffic assignment allocates specific volume forecasts to individual roadway links and intersection turning movements throughout the study area.

With the forecasting process complete and Project traffic assignments developed, the impact of the proposed Project is isolated by comparing levels of service at selected key intersections using expected future traffic volumes with and without Project-generated traffic. The significance of the Project's impacts, and the need for site-specific and/or cumulative local area traffic improvements, can then be determined.

4.1 Project Traffic Generation

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in the 11th Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington D.C., 2021]. As presented in ***Table 5,*** the trip rates for ITE Land Use 221: Multifamily Housing (Mid-Rise) were applied in estimating the residential Project's trip making potential. To estimate trips generated by the leasing office and retail (which includes fast casual dining) uses, ITE Land Use 720: General Office, and ITE Land Use 822: Strip Retail Plaza (Less than 40K) were applied, respectively.

Since the Project consists of a mixed-use setting, it was appropriate to account for "internal" trip making/interactions that will occur between the various land uses, and that will not occur by vehicular travel on the external street system. The complementary nature of these land uses results in an internal trip capture where a trip can be made by walking or biking using internal roadways and pedestrian pathways within the multi-use development setting and would therefore reduce vehicle trip generation on the surrounding street system.

TABLE 5
PROJECT TRIP GENERATION

LAND USE	Unit / Size	Daily	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
ITE TRIP RATES [a]								
ITE LU 221: Multifamily Housing (Mid-Rise)	(trips/DU)	4.54	23%	77%	0.37	61%	39%	0.39
ITE LU 720: General Office Building	(trips/KSF)	10.84	88%	12%	1.52	17%	83%	1.44
ITE LU 822: Strip Retail Plaza (Less than 40k)	(trips/KSF)	54.45	60%	40%	2.36	50%	50%	6.59
PROPOSED PROJECT								
Multifamily Housing (Mid-Rise)	**343 DU**	1,557	29	98	127	82	52	134
Internal Capture Trip Reduction [b]		(180)	0	(1)	(1)	(15)	(6)	(21)
	Multifamily Housing (Mid-Rise) Total	**1,377**	**29**	**97**	**126**	**67**	**46**	**113**
Residential Leasing Office	**3,371 SF**	37	4	1	5	1	4	5
Internal Capture Trip Reduction [b]		(19)	0	0	0	0	(1)	(1)
	High Turnover Sit-Down Restaurant Total	**18**	**4**	**1**	**5**	**1**	**3**	**4**
Retail	**17,273 SF**	941	25	16	41	57	57	114
Internal Capture Trip Reduction [b]		(179)	0	(1)	(1)	(6)	(14)	(20)
	Subtotal	762	25	15	40	51	43	94
Pass-By Trip Reduction [c]		(76)	(3)	(2)	(5)	(20)	(17)	(37)
	Retail Total	**686**	**22**	**13**	**35**	**31**	**26**	**57**
	TOTAL PROJECT TRIP GENERATION:	**2,081**	**55**	**111**	**166**	**99**	**75**	**174**

Notes:

[a] Source: *Trip Generation Manual, 11th Edition,* Institute of Transportation Engineers, (ITE) [Washington, D.C. (2021)]

[b] Internal capture trip reduction is consistent with the *Trip Generation Handbook* , 3rd Edition, published by ITE (September 2017). The internal capture trip reduction is equivalent to the following percentages of the gross total trips: 15% weekday daily, 1% weekday AM, 17% weekday PM.

[c] ITE's *Trip Generation Manual, 11th Edition* does not identify a pass-by rate for ITE Land Use 822: Strip Retail Plaza (Less than 40K). Therefore, pass-by reductions consist of the following: 10% weekday daily (estimated), 10% weekday AM (estimated), 40% weekday PM (consistent with ITE Land Use 822: Shopping Plaza (40-150k))

ITE trip generation rates and equations are derived from single-use, stand-alone sites, and do not reflect the potential for interaction among uses in a mixed-use setting. The methodology used in estimating internal trips for the project is well documented in the Third Edition of ITE's *Trip Generation Handbook* [Washington, D.C., September 2017]. ***Appendix D*** contains the internal capture worksheets per ITE. The internal capture percentages identified in *Table 5* correspond to the total internal capture percentage identified in *Table 5-A* of the Internal Capture Estimation Tool worksheets in *Appendix D*.

Pass-by trip reductions were applied to the retail-generated trips. This is typically done to account for conditions when the total number of trips generated by a retail or restaurant development is not entirely new to the external street system. Shopping centers, which are located along major/busy roadways, attract a portion of their trips from traffic already on the street system for a different purpose (i.e., the retail or restaurant site is not the primary or ultimate destination). These trips do not add new traffic to the surrounding street system. The methodology used in estimating pass-by trips is also contained in ITE's *Trip Generation Handbook*.

As shown in *Table 5*, the proposed Project is estimated to generate 2,081 weekday daily trips, 166 AM peak hour trips, and 174 PM peak hour trips.

4.2 Project Traffic Distribution and Assignment

The geographic distribution of traffic generated by developments such as the Project is dependent upon the following factors:

- the Project's market/service area
- location of site access points in relation to the surrounding street system
- location of parking areas, and ingress/egress availability at the parking areas
- the site's proximity to major traffic carriers and regional access routes
- physical characteristics of the circulation system such as lane channelization and presence of traffic signals that affect travel patterns
- presence of traffic congestion in the surrounding vicinity

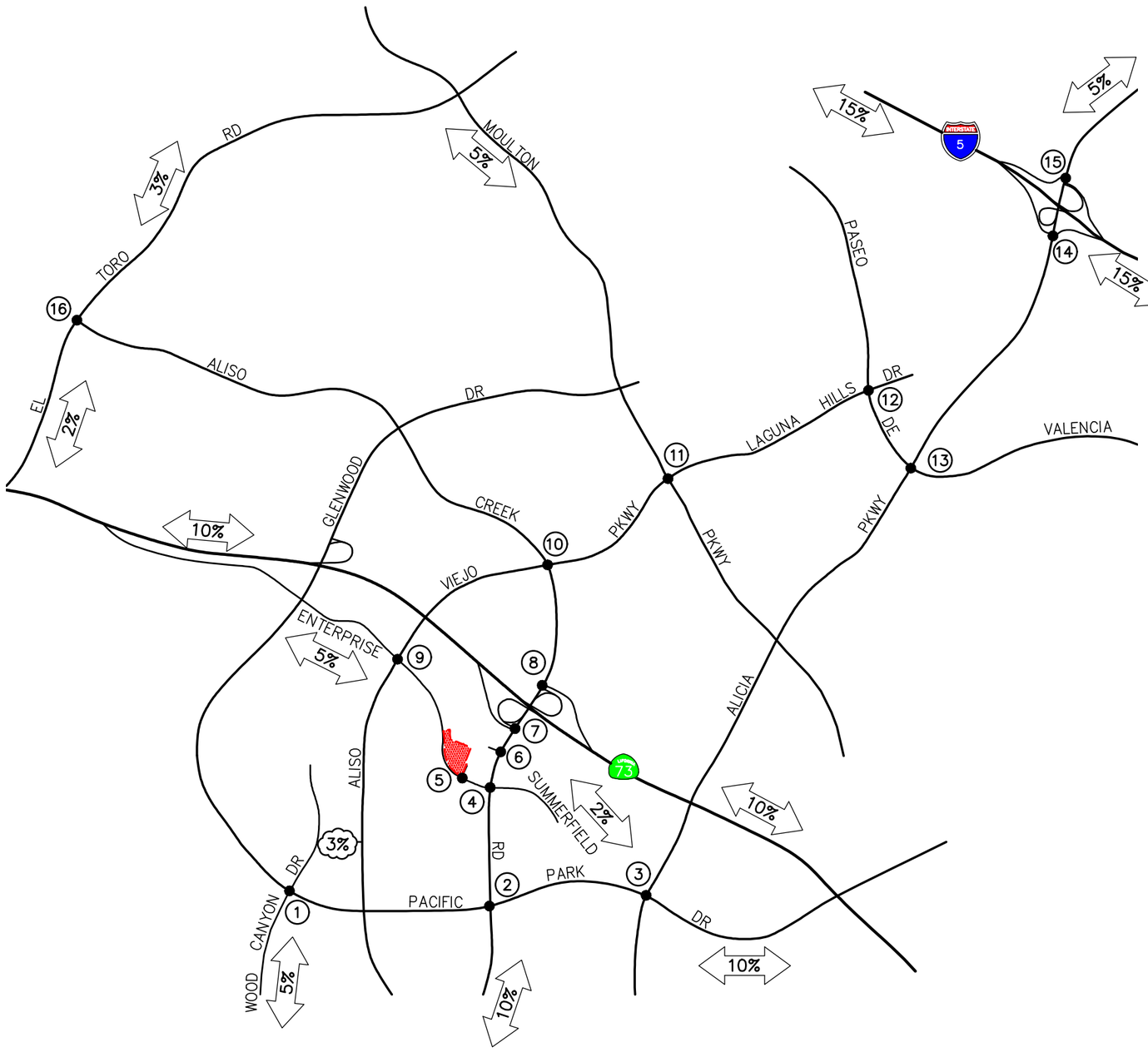
Based on these considerations, a Project trip distribution pattern was developed and presented on ***Figure 6***. The incremental traffic expected to be generated by the Project was assigned to the local street network using Project distribution pattern illustrated in *Figure 6*.

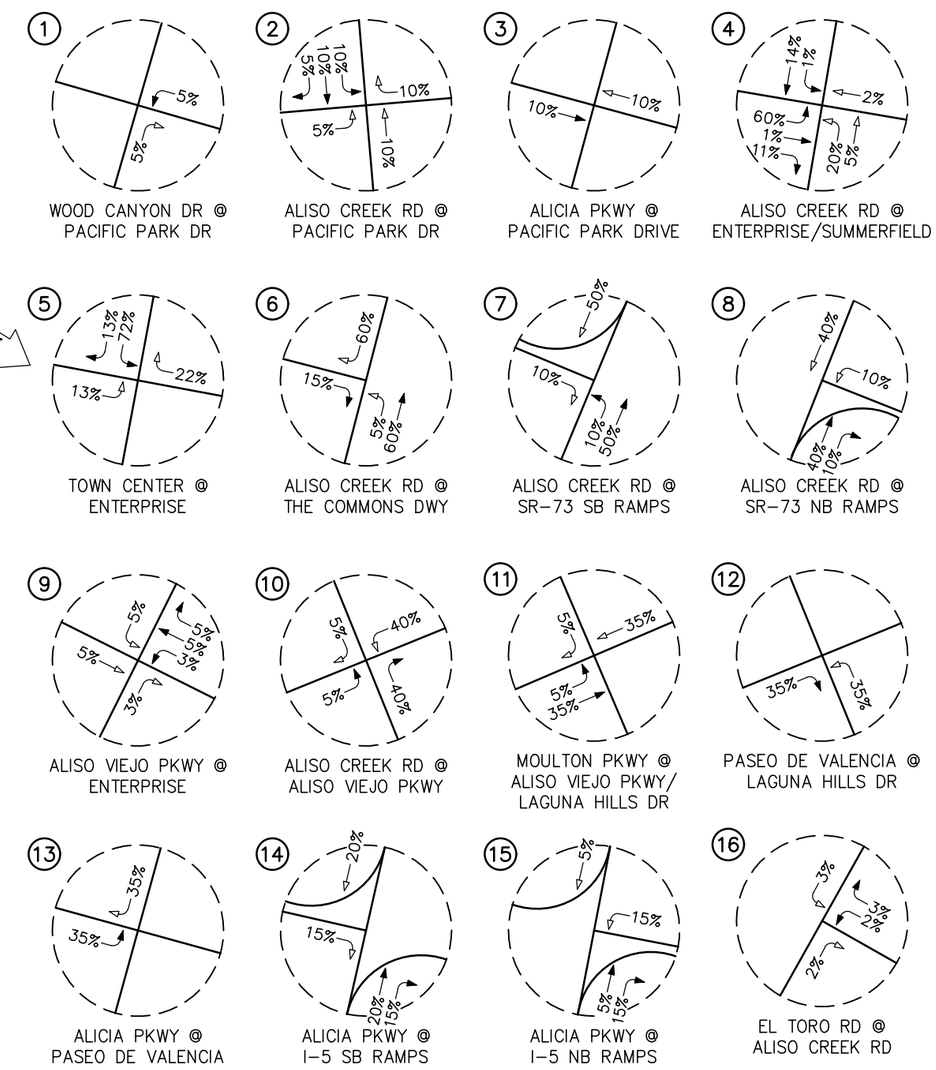
4.2.1 *Project-Generated Traffic Volumes*

Figures 7 and 8 present the Project-generated traffic volumes at the 16 key intersections for the weekday AM and PM peak hours, respectively.

4.3 Existing (2022) Plus Project Traffic Volumes

Figures 9 and 10 present the Existing (2022) Plus Project traffic volumes at the 16 key intersections for the weekday AM and PM peak hours, respectively.





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N NO SCALE

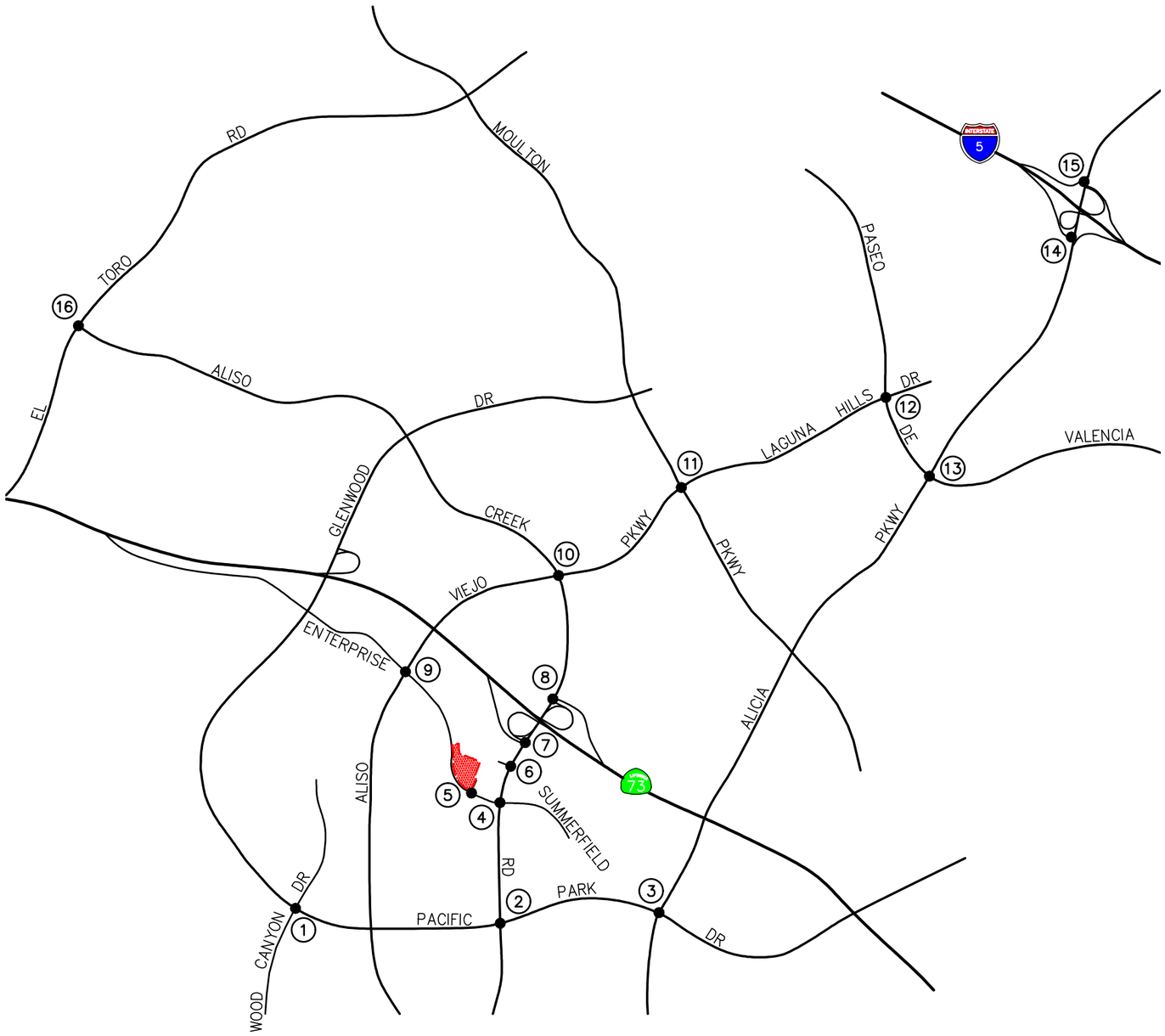
KEY

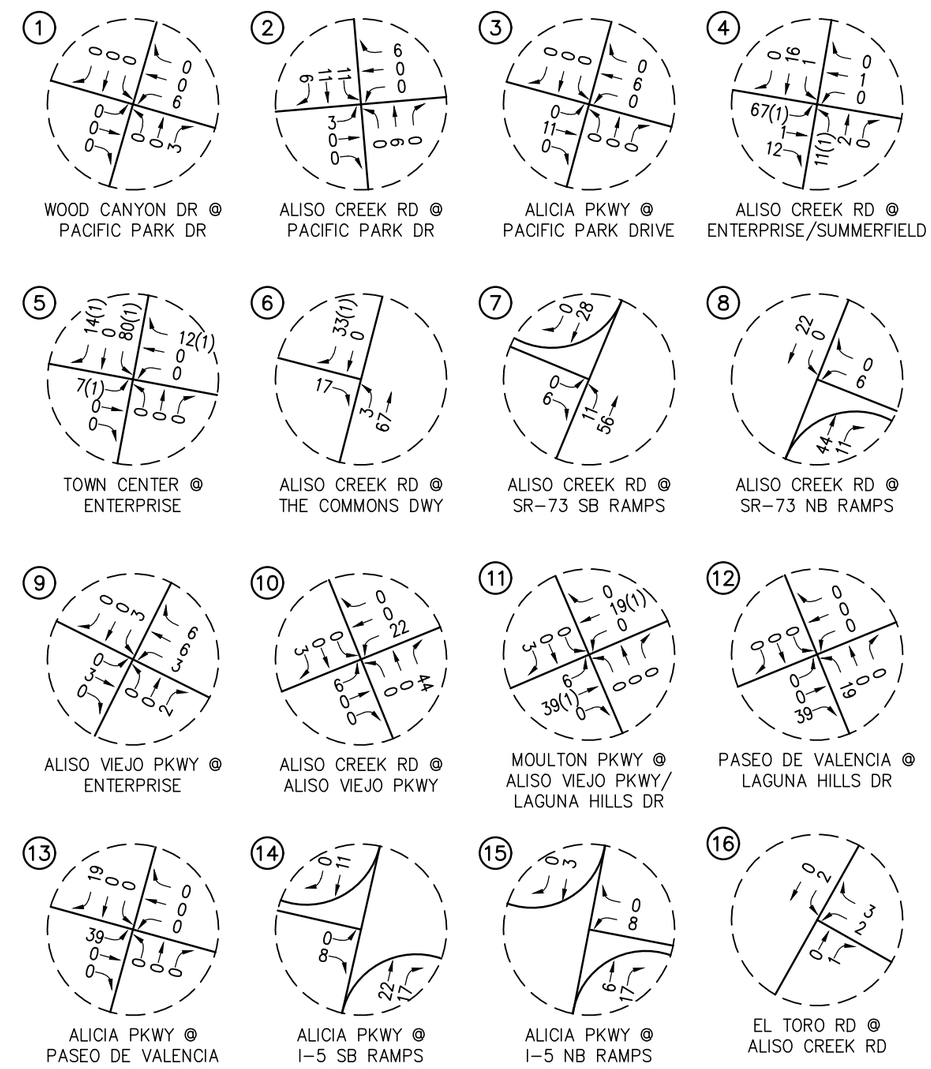
(#) = STUDY INTERSECTION
= INBOUND PERCENTAGE
= OUTBOUND PERCENTAGE
= PROJECT SITE

FIGURE 6

PROJECT TRAFFIC DISTRIBUTION PATTERN

26501 ALISO CREEK ROAD, ALISO VIEJO





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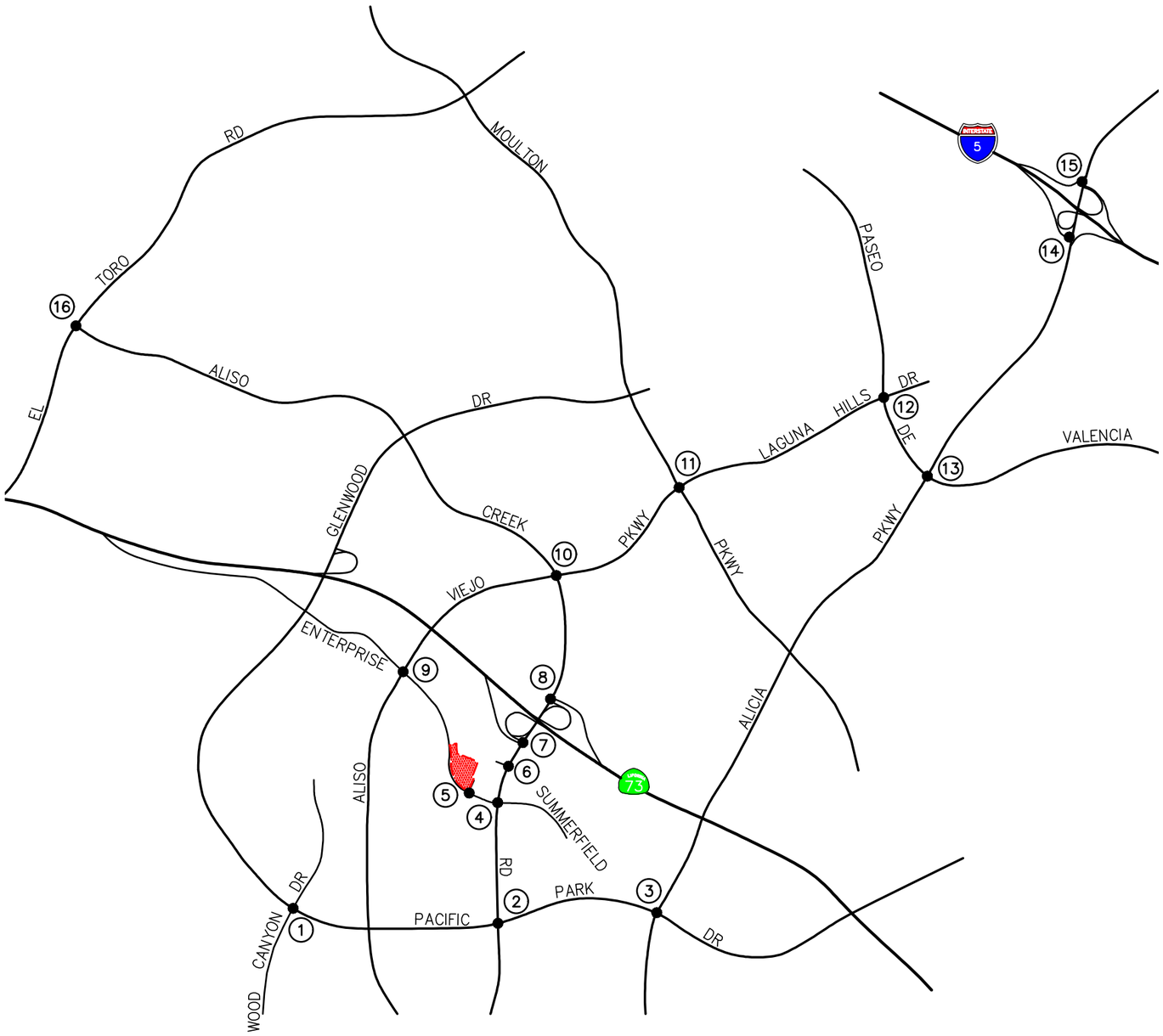
N NO SCALE

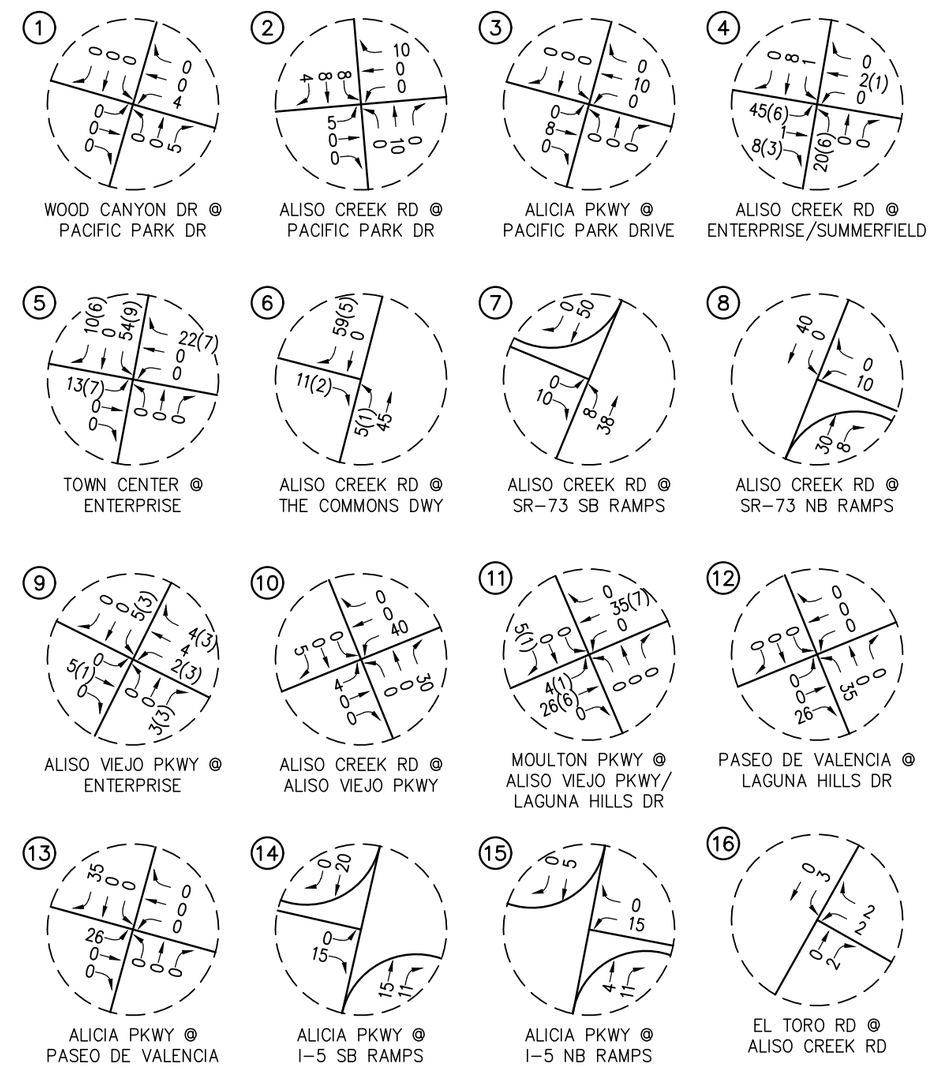
KEY
(#) = STUDY INTERSECTION
= PROJECT SITE
(XX) = PASSBY TRIPS

FIGURE 7

PROJECT TRAFFIC VOLUMES AM PEAK HOUR

26501 ALISO CREEK ROAD, ALISO VIEJO





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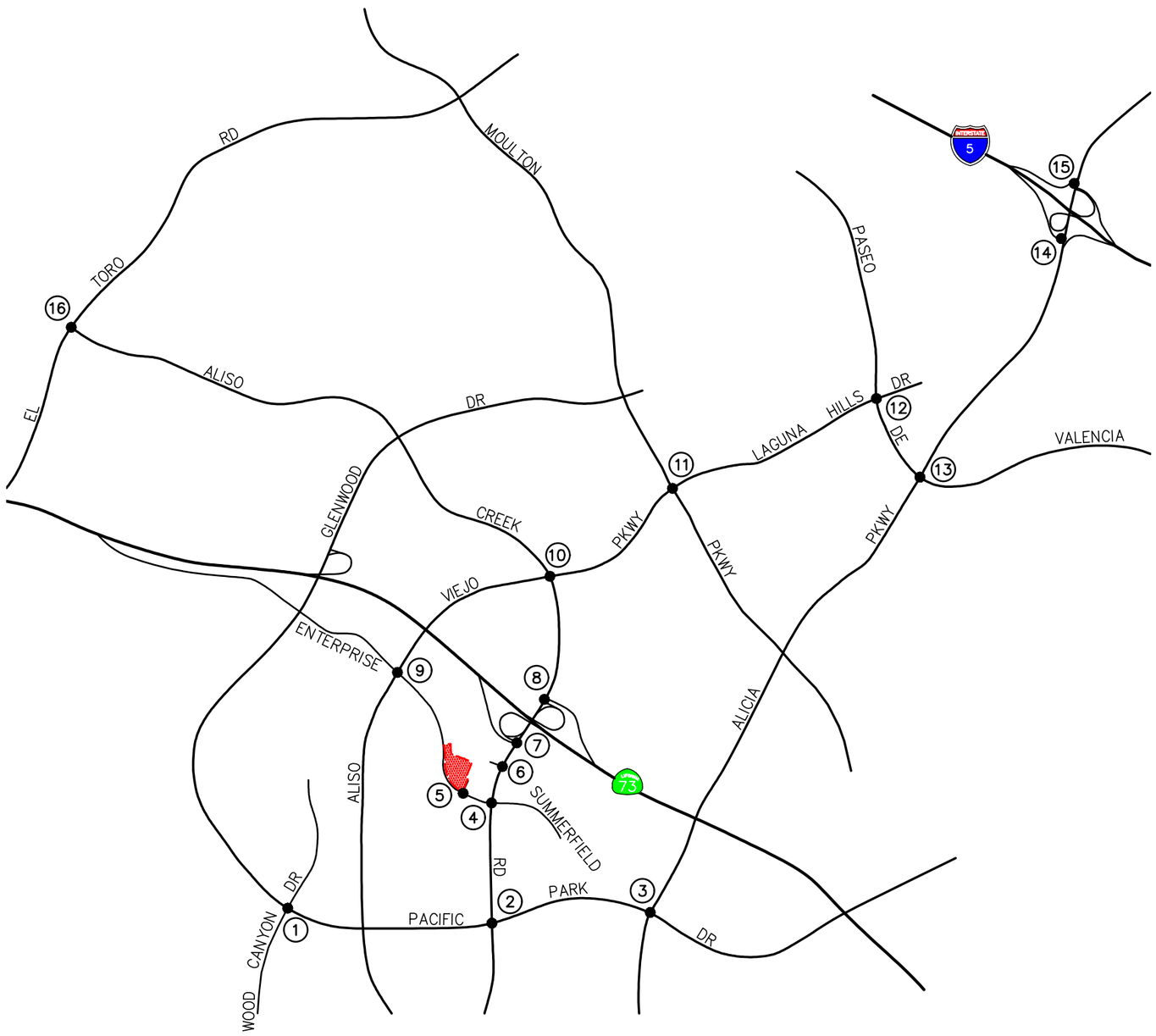
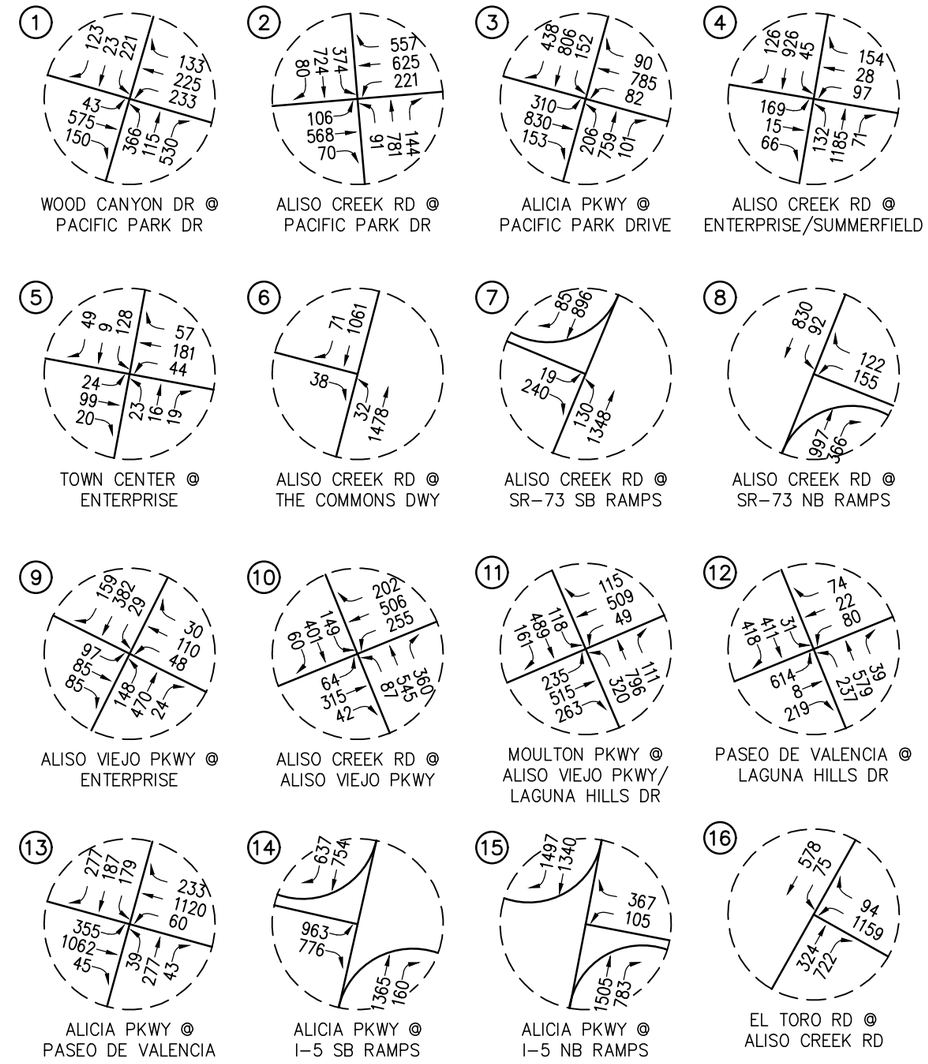
KEY
(#) = STUDY INTERSECTION
= PROJECT SITE
(XX) = PASSBY TRIPS

FIGURE 8

PROJECT TRAFFIC VOLUMES PM PEAK HOUR

26501 ALISO CREEK ROAD, ALISO VIEJO





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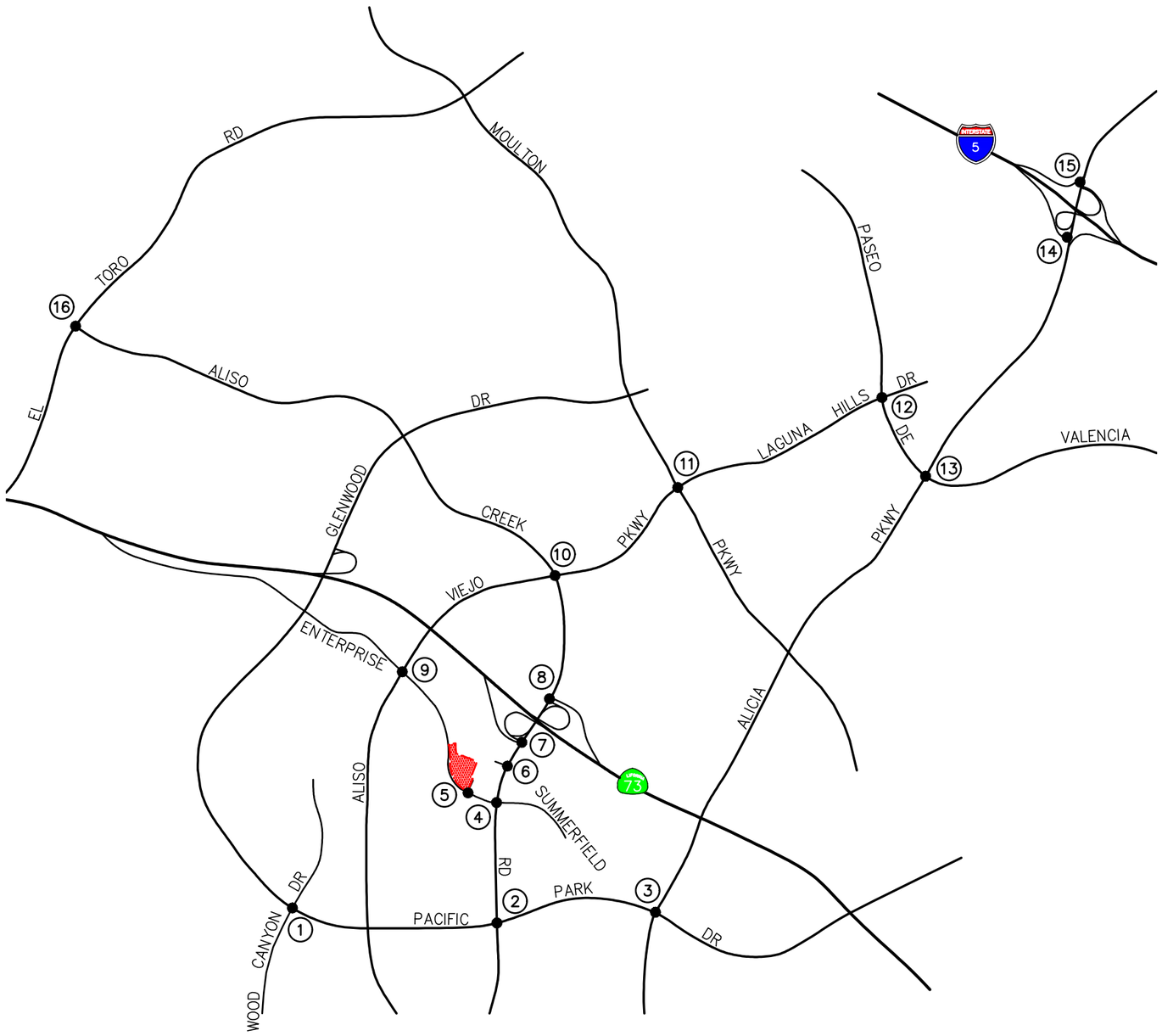
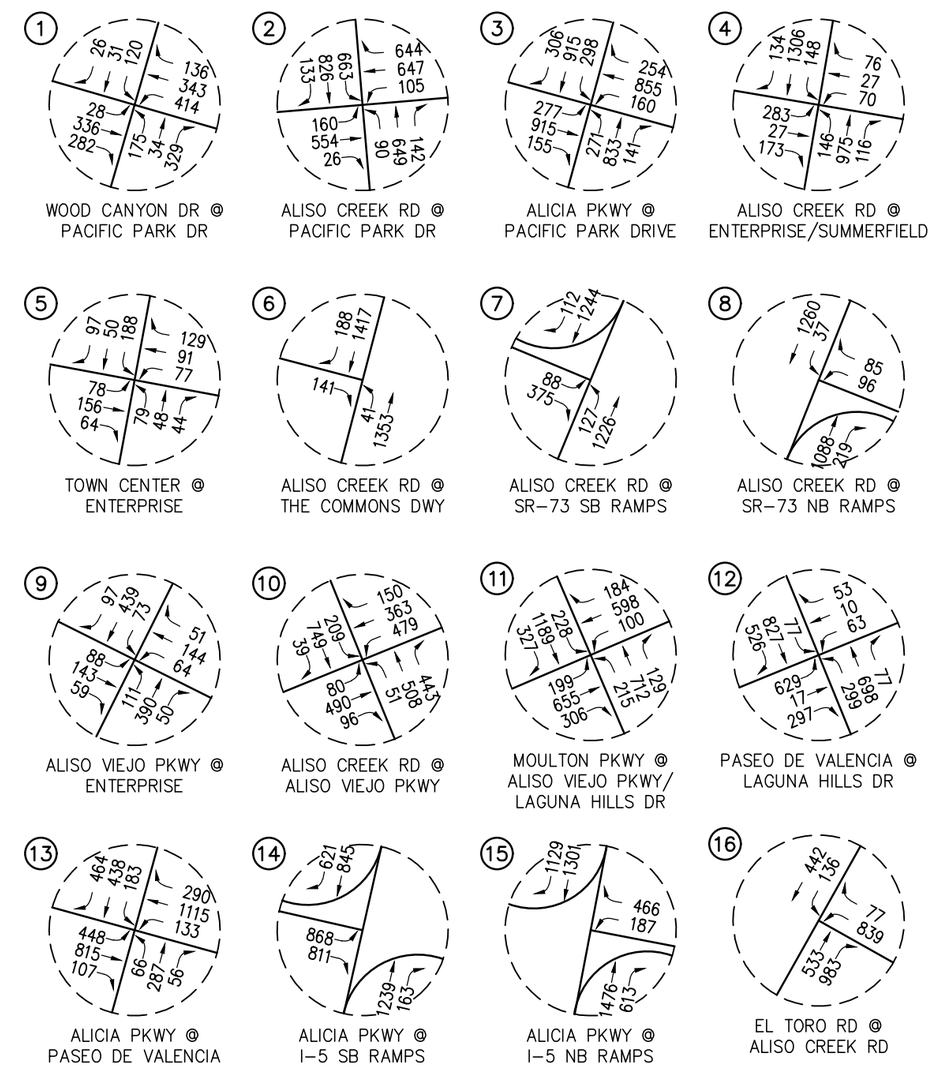
KEY
(#) = STUDY INTERSECTION
= PROJECT SITE

FIGURE 9

EXISTING (2022) PLUS PROJECT AM PEAK HOUR TRAFFIC VOLUMES
26501 ALISO CREEK ROAD, ALISO VIEJO





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KEY
(#) = STUDY INTERSECTION
= PROJECT SITE

FIGURE 10

EXISTING (2022) PLUS PROJECT PM PEAK HOUR TRAFFIC VOLUMES
26501 ALISO CREEK ROAD, ALISO VIEJO

4.4 Year 2028 Cumulative Base

The Cumulative Base or "background" traffic projections account for existing traffic volumes, and include two growth elements over existing traffic volumes: (1) increase in the existing traffic volumes due to overall regional growth; and, (2) traffic generated by specific developments expected to be constructed by Year 2028 in the vicinity of the Project study area. The following sections describe these two growth elements in existing traffic volumes.

It is anticipated that construction along Alicia Parkway, related to the Caltrans I-5 Freeway Widening Project, will be completed by Year 2024. As such, it has been assumed that the intersection lane geometry at the northbound and southbound ramps along Alicia Parkway will be consistent with the existing lanes prior to the start of construction. With the exception of the I-5 Freeway northbound and southbound ramps at Alicia Parkway, no other physical, capacity-enhancing improvements to intersection geometry or roadway segments have been assumed under Year 2028 Cumulative Base conditions because no transportation system projects within the study area are expected to be fully developed/completed by Year 2028.

4.4.1 *Ambient Growth*

The ambient traffic growth factor is intended to include unknown and future related projects in the study area, as well as account for regular growth in traffic volumes due to the development of projects outside the study area. The Year 2028 background traffic volumes were estimated based on a 1% annual growth rate (based on other traffic studies completed in the City), corresponding to a total adjustment of 6% from 2022 conditions.

4.4.2 *Cumulative Projects*

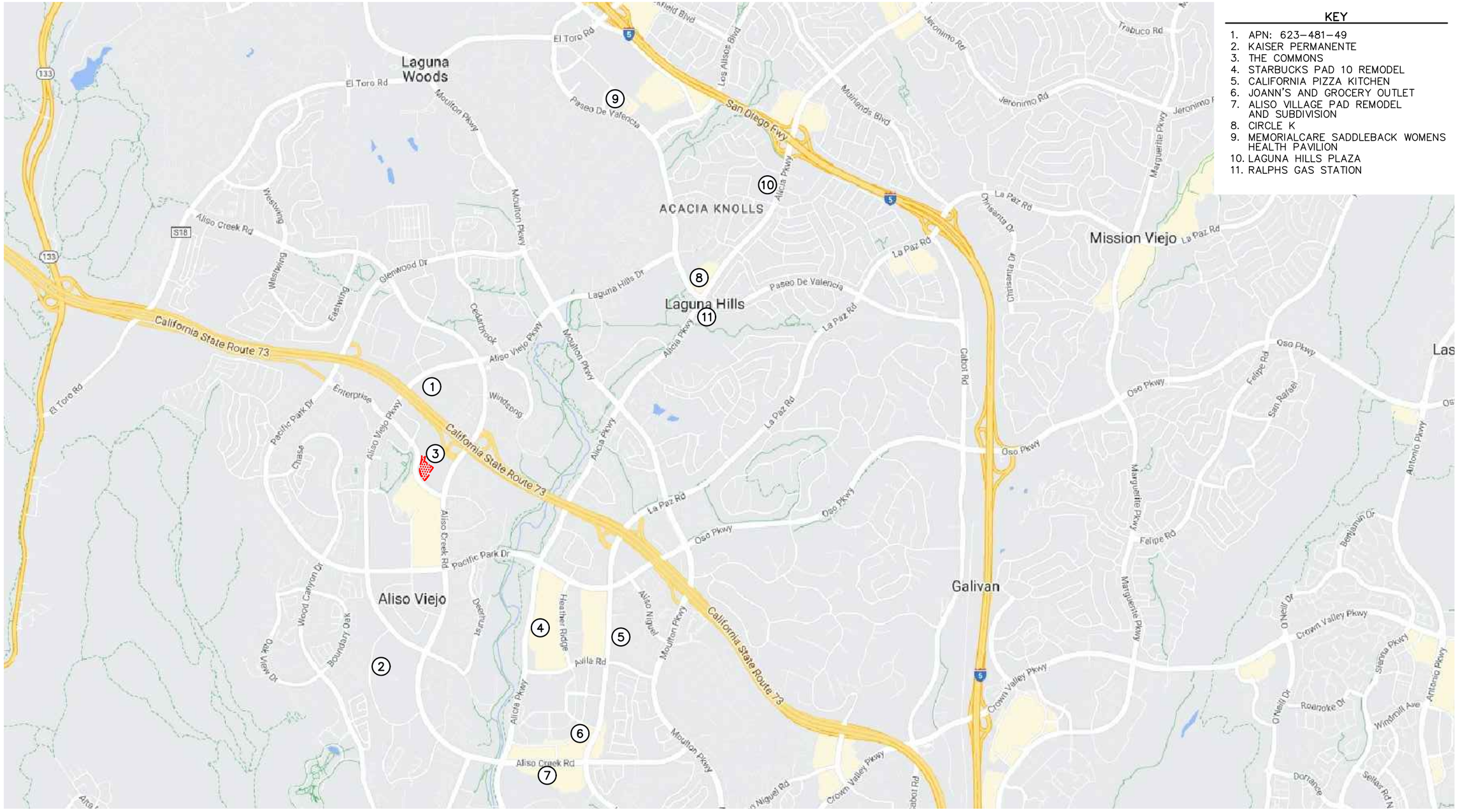
The traffic expected to be generated by future projects that are either under construction or proposed within the study area accounts for the second element of the Year 2028 Cumulative Base scenario. ***Tables 6*** and *7* present the list of eleven cumulative projects, and their trip generation potential, respectively. ***Figure 11*** shows the locations of these related projects. The list of cumulative projects was developed in conjunction with City staff, and verified with City staff that there are no other development projects identified in the foreseeable future that would affect traffic forecasts in this study.

4.4.3 *Year 2028 Cumulative Base Traffic Volumes*

Figures 12 and 13 present the Year 2028 Cumulative Base traffic volumes at the 16 key intersections during the weekday AM and PM peak hours, respectively.

4.5 Year 2028 Cumulative Plus Project Traffic Volumes

Figures 14 and 15 illustrate the Year 2028 Cumulative Plus Project traffic volumes at the 16 key intersections during the weekday AM and PM peak hours, respectively.



KEY

1. APN: 623-481-49
2. KAISER PERMANENTE
3. THE COMMONS
4. STARBUCKS PAD 10 REMODEL
5. CALIFORNIA PIZZA KITCHEN
6. JOANN'S AND GROCERY OUTLET
7. ALISO VILLAGE PAD REMODEL AND SUBDIVISION
8. CIRCLE K
9. MEMORIALCARE SADDLEBACK WOMENS HEALTH PAVILION
10. LAGUNA HILLS PLAZA
11. RALPHS GAS STATION

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KEY

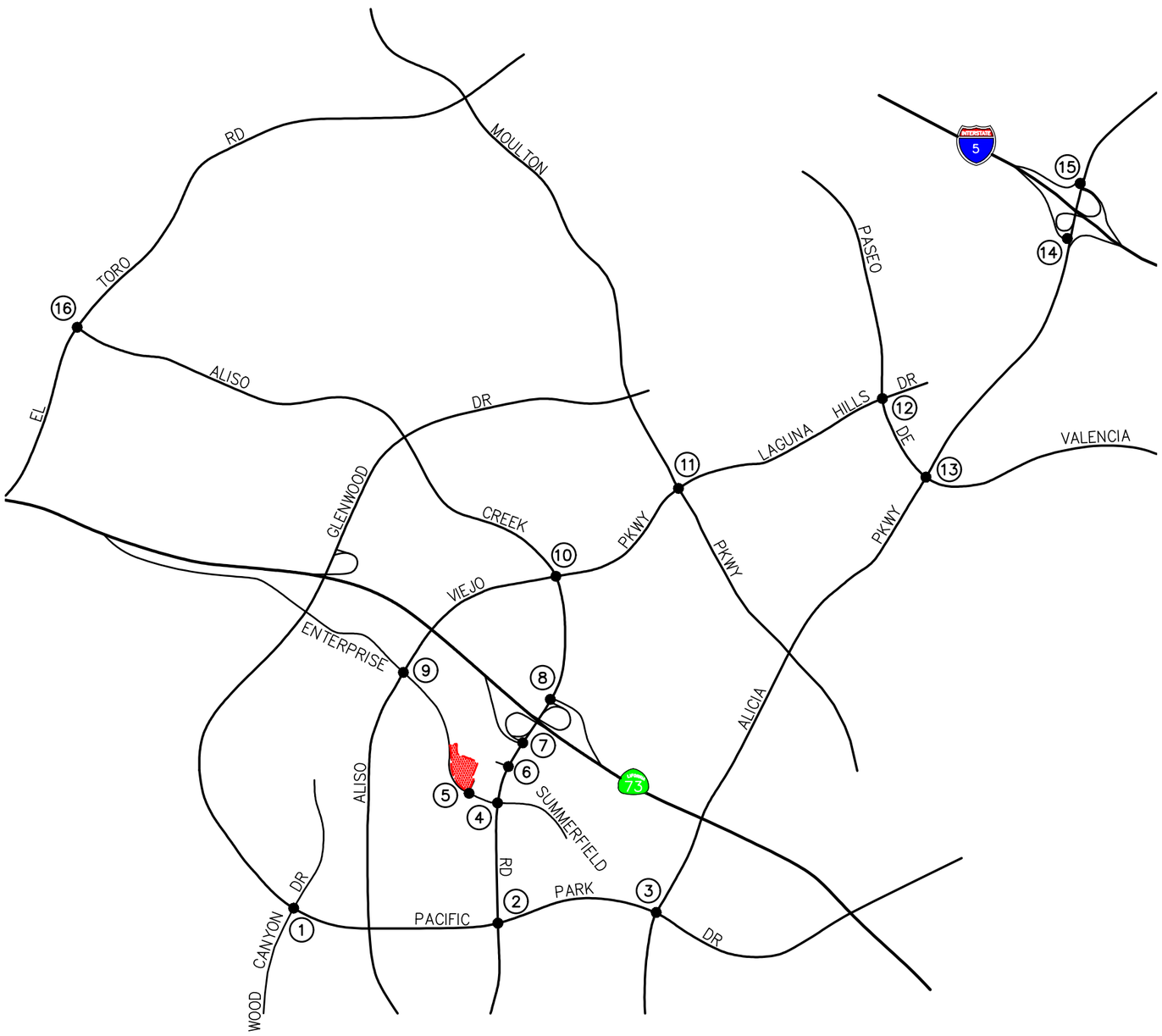
(#) = CUMULATIVE PROJECT LOCATION

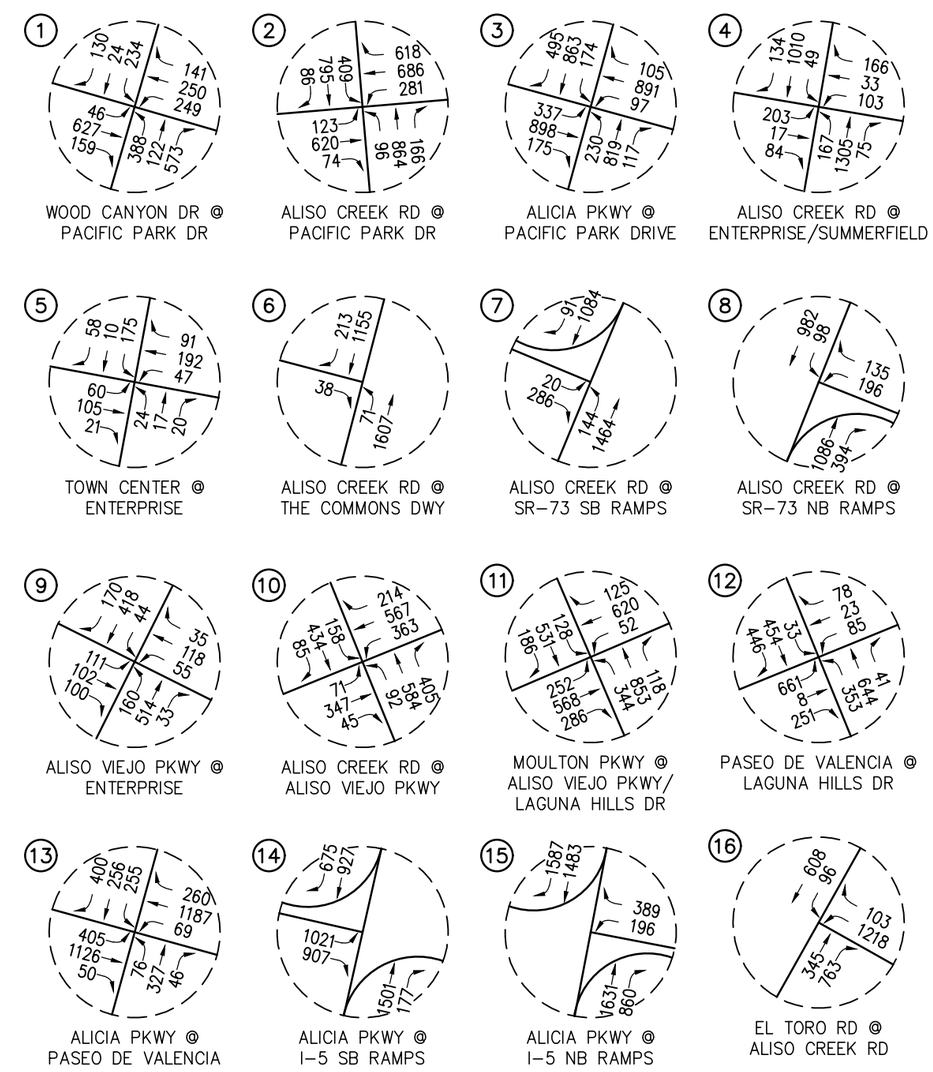
= PROJECT SITE

FIGURE 11

LOCATION OF CUMULATIVE PROJECTS

26501 ALISO CREEK ROAD, ALISO VIEJO





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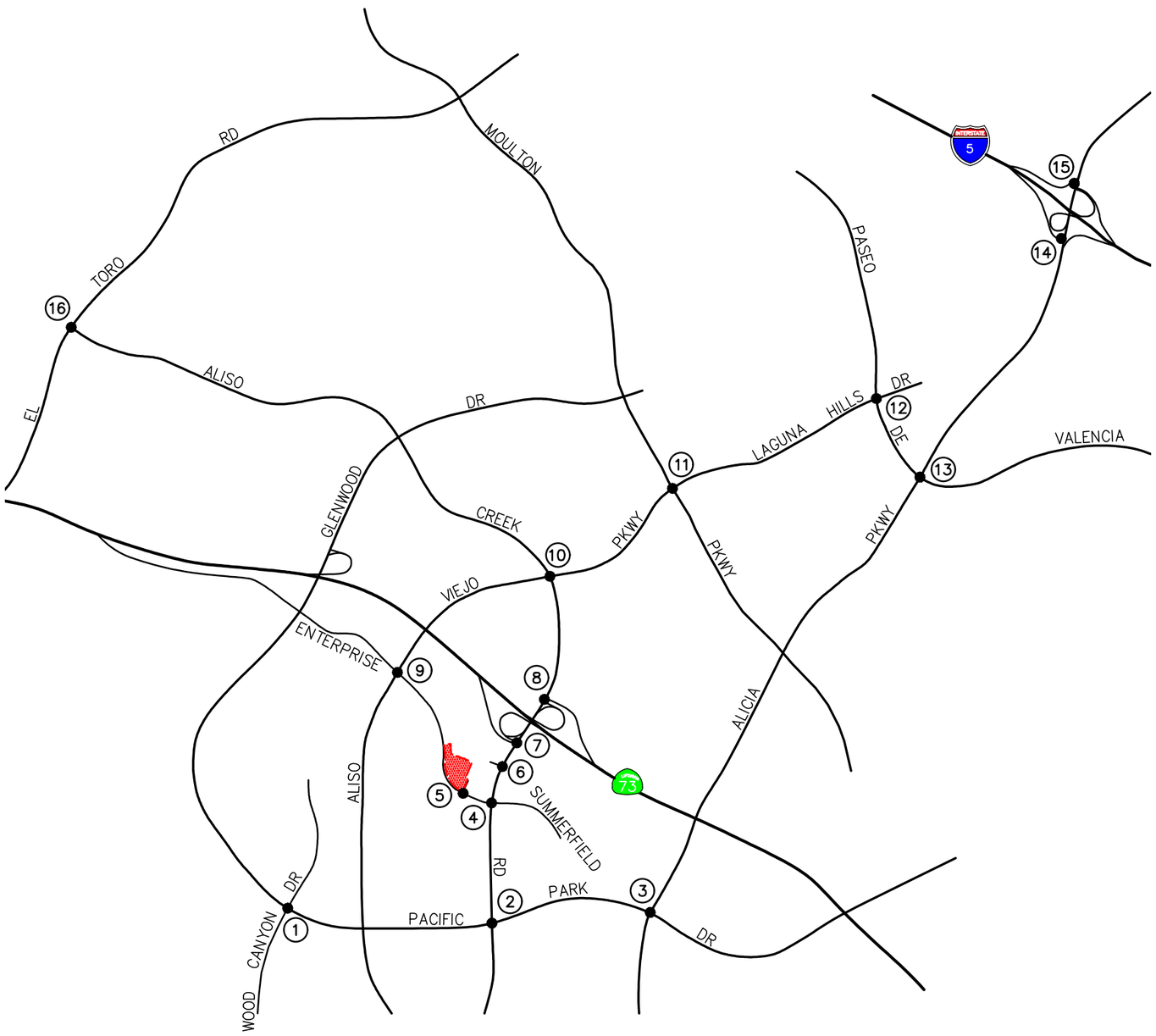
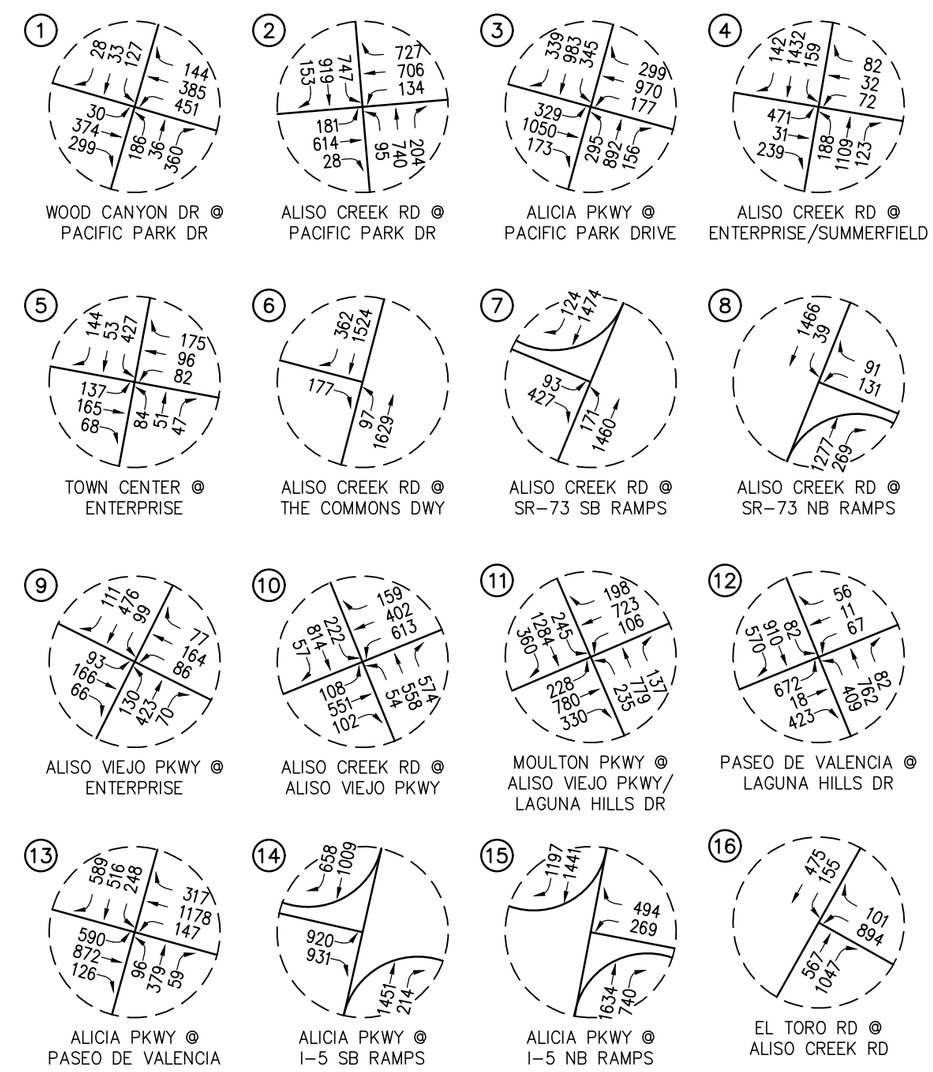
KEY
(#) = STUDY INTERSECTION
= PROJECT SITE

FIGURE 12

YEAR 2028 AM PEAK HOUR CUMULATIVE BASE TRAFFIC VOLUMES

26501 ALISO CREEK ROAD, ALISO VIEJO





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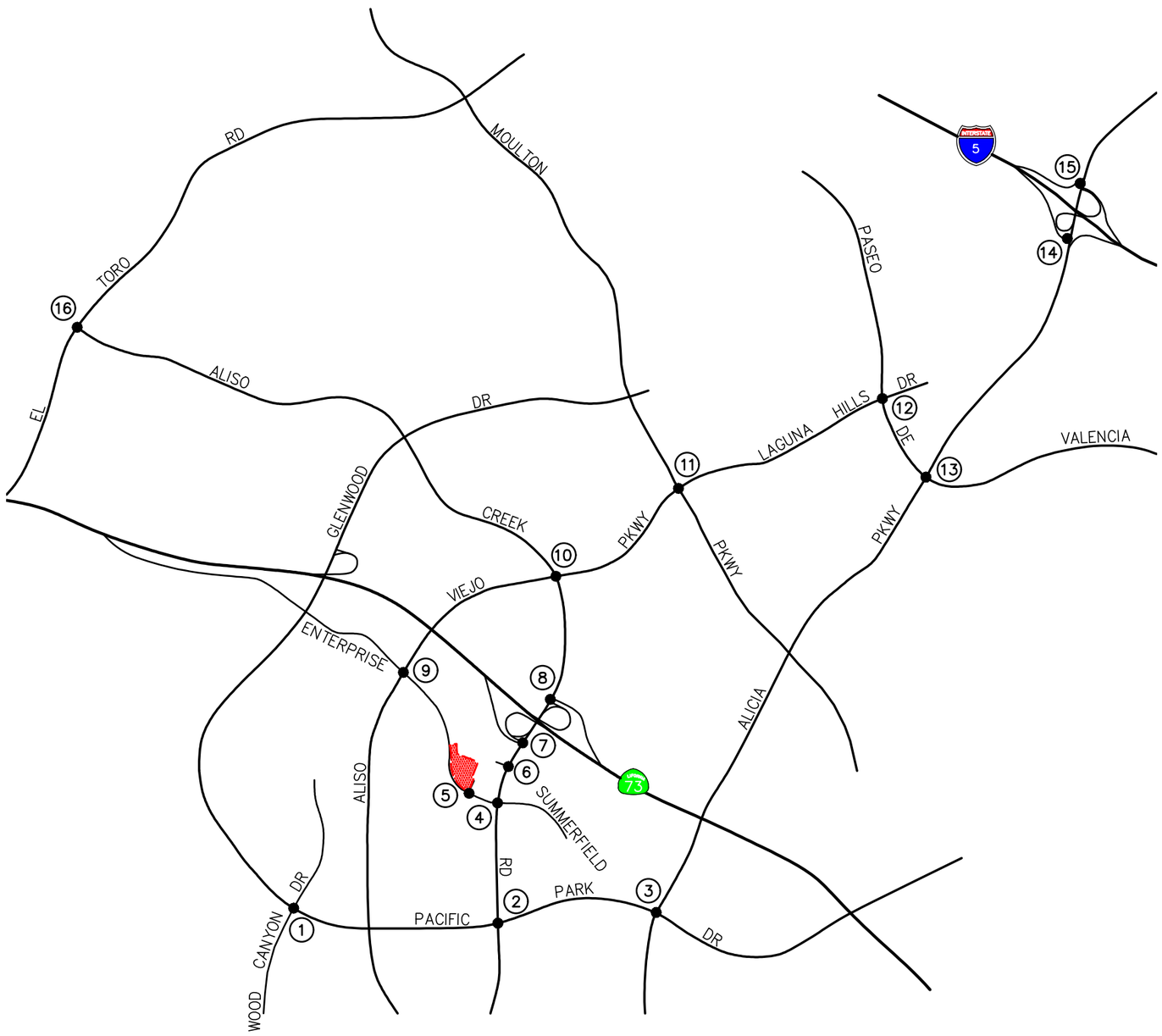
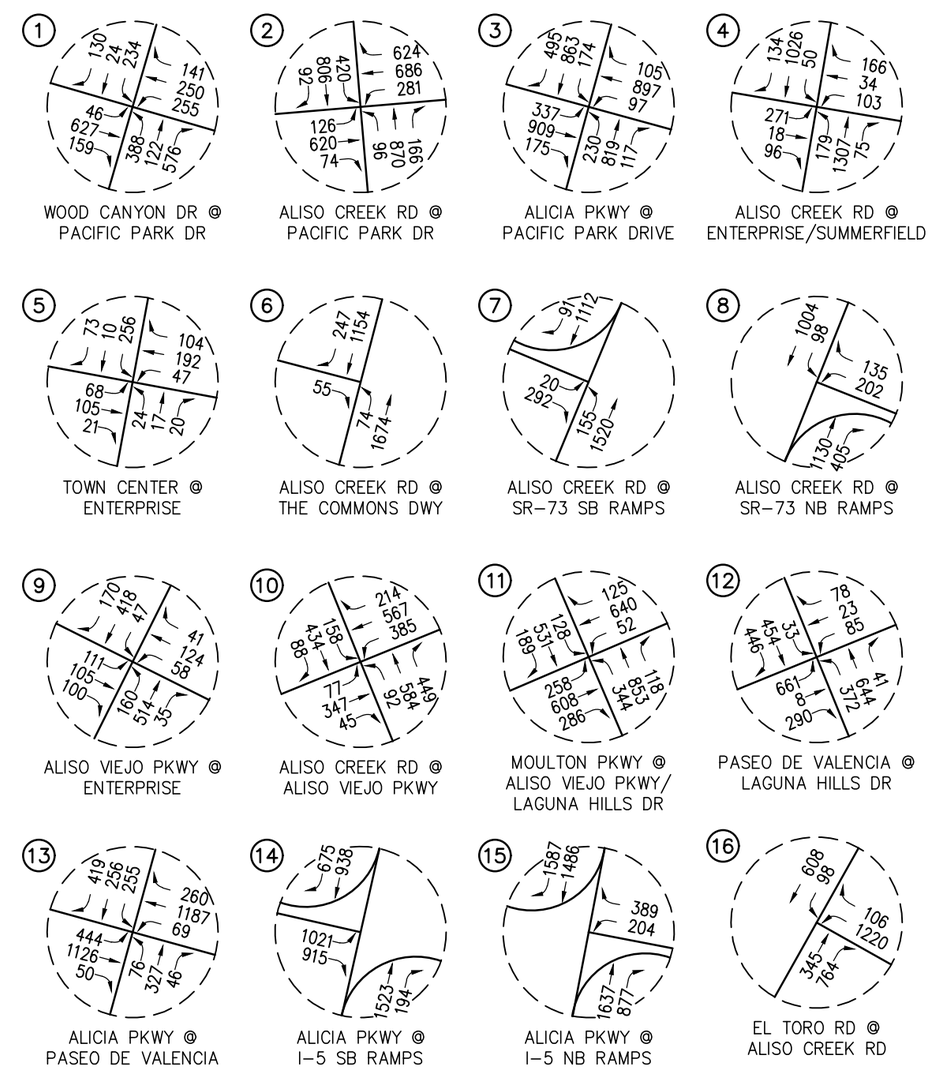
KEY
(#) = STUDY INTERSECTION
= PROJECT SITE

FIGURE 13

YEAR 2028 PM PEAK HOUR CUMULATIVE BASE TRAFFIC VOLUMES

26501 ALISO CREEK ROAD, ALISO VIEJO





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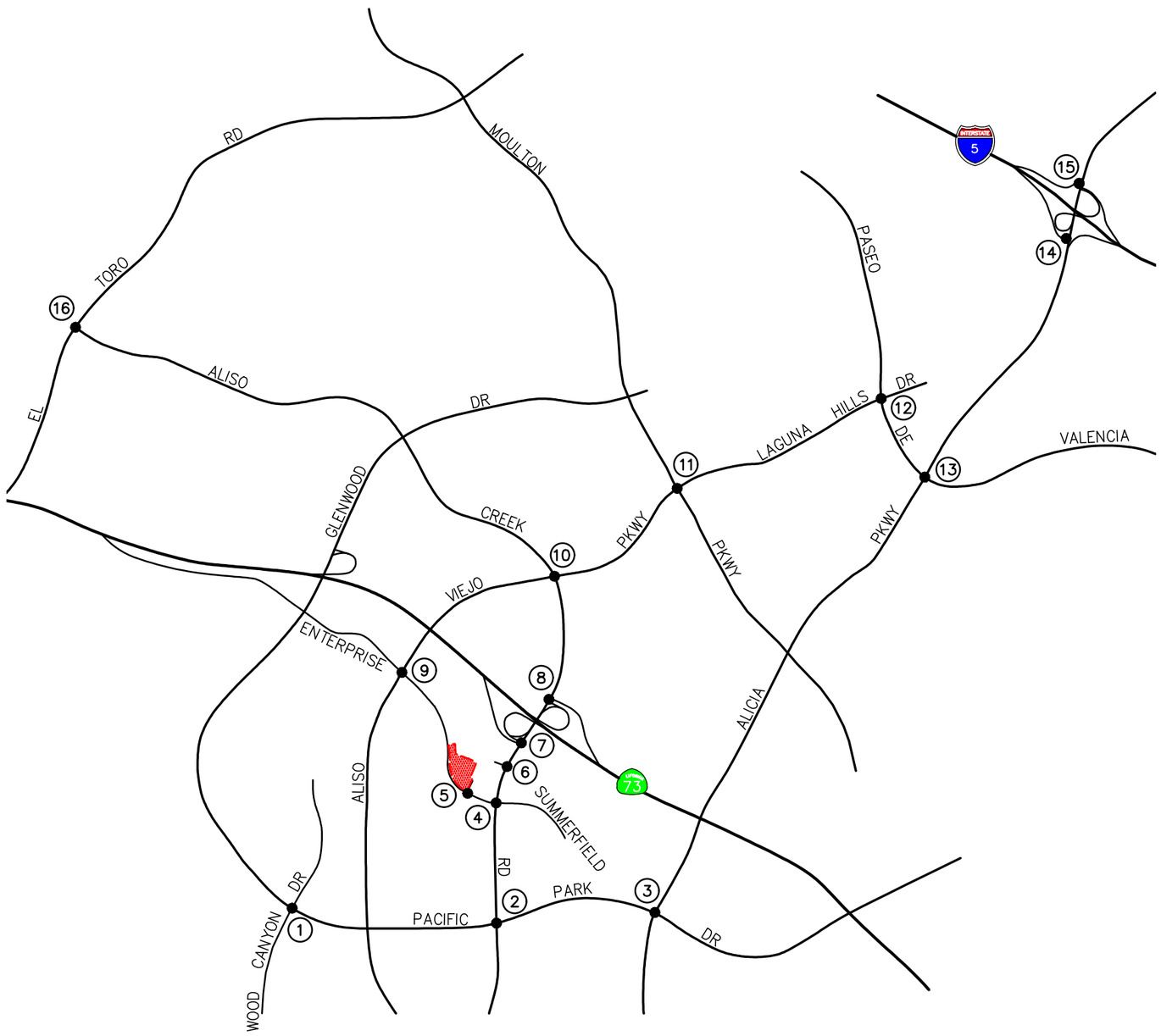
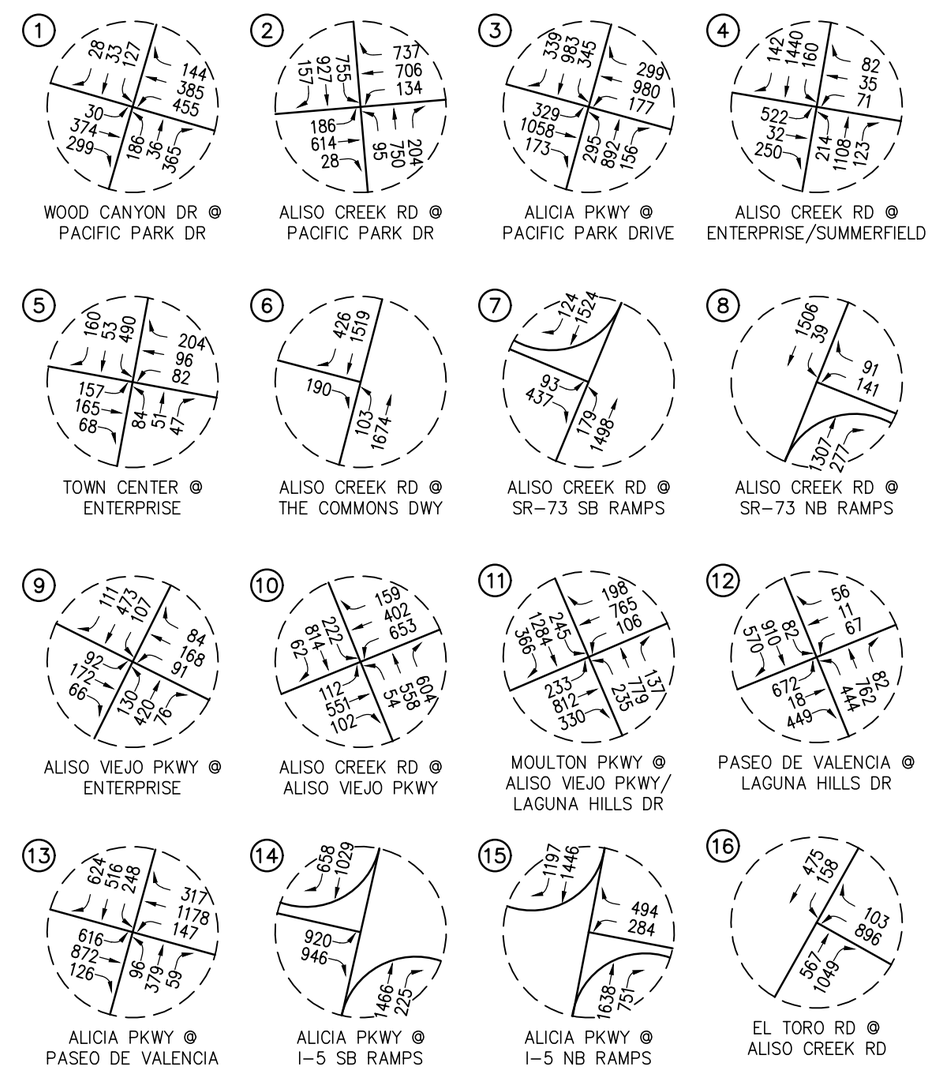
KEY
(#) = STUDY INTERSECTION
= PROJECT SITE

FIGURE 14

YEAR 2028 CUMULATIVE PLUS PROJECT AM PEAK HOUR TRAFFIC VOLUMES

26501 ALISO CREEK ROAD, ALISO VIEJO





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N NO SCALE

KEY
(#) = STUDY INTERSECTION
= PROJECT SITE

FIGURE 15

YEAR 2028 CUMULATIVE PLUS PROJECT PM PEAK HOUR TRAFFIC VOLUMES

26501 ALISO CREEK ROAD, ALISO VIEJO

TABLE 6
LOCATION AND DESCRIPTION OF CUMULATIVE PROJECTS[4]

No.	Cumulative Project	Location/Address	Description
City of Aliso Viejo			
1.	APN: 623-481-49	1 & 6 Polaris	42,000 SF Office
2.	Kaiser Permanente	800 Freedom Lane	42,657 SF Medical Office Building
3.	The Commons	26501 Aliso Creek Road	53,646 SF EV dealership (Tesla), 37,807 SF bowling alley (36 lanes with 10,000 SF of food and beverage), 27,945 SF health club, 46,180 SF market, 4,705 SF retail, 10,805 SF restaurant with 2,908 SF patio seating
City of Laguna Niguel			
4.	Starbucks Pad 10 Remodel	27360 Alicia Parkway	2,277 SF Coffee Shop with Drive-Through
5.	California Pizza Kitchen	27430 La Paz Road	6,393 SF High-Turnover Restaurant
6.	Joann's and Grocery Outlet	27871 La Paz Road	31,518 SF Arts and Crafts Store 20,359 SF Supermarket
7.	Aliso Village Pad Remodel and Subdivision	23870 Aliso Creek	2,175 SF Restaurant 2,842 SF Restaurant
City of Laguna Hills			
8.	Circle K	25491 Alicia Parkway	Demolish existing 2,100 SF Auto Repair Shop with 8 VFP Gas Station. Construct 5,200 SF Convenience Store with 10 VFP Gas Station
9.	MemorialCare Saddleback Women's Health Pavilion	24401 Calle de Louisa	41,805 SF Medical Office Building
10.	Laguna Hills Plaza	24901 Alicia Parkway	Demolish existing 45,013 SF Dick's Sporting Goods building and construct a new/replacement 42,709 SF grocery store. Expand the existing 25,532 SF Big Lots tenant space by 7,908 SF. Demolish existing 6,642 SF shops building (presently contains commercial retail and medical office uses) and move the replace the shops building with 3,126 SF retail uses and 1,875 SF fast-food restaurant without a drive-thru[5]
11.	Ralphs Gas Station	25594 Alicia Parkway	10 VFP Gas Station

Notes:

- SF = Square-feet
- DU = Dwelling units
- VFP= Vehicle Fueling Positions

[4] Source: Cities of Aliso Viejo, Laguna Niguel, and Laguna Hills Planning Departments.

[5] Option 2B of the proposed Project has been evaluated in this study.

TABLE 7
CUMULATIVE PROJECTS TRAFFIC GENERATION FORECAST[6]

Cumulative Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
1. APN: 623-481-49	455	56	8	64	10	50	60
2. Kaiser Permanente	1,536	104	28	132	50	118	168
3. The Commons	8,378	283	154	437	348	329	677
4. Starbucks Pad 10 Remodel	911	50	48	98	34	33	67
5. California Pizza Kitchen	616	31	24	55	20	13	33
6. Joann's and Grocery Outlet	3,501	31	21	52	159	175	334
7. Aliso Village Pad Remodel and Subdivision	484	24	19	43	16	10	26
8. Circle K	896	39	39	78	26	26	52
9. MemorialCare Saddleback Women's Health Pavilion	1,505	103	27	130	49	115	164
10. Laguna Hills Plaza[7]	3,022	139	93	232	124	138	262
11. Ralphs Gas Station	1,290	19	19	38	30	30	60
Cumulative Projects Trip Generation Forecast	**22,594**	**879**	**480**	**1,359**	**866**	**1,037**	**1,903**

6 Unless otherwise noted, Source: *Trip Generation*, 11th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2021).

7 Source: *Laguna Hills Plaza Revised TIA*, prepared by LLG Engineers, dated December 2022. Option 2B of the proposed Project has been evaluated in this study.

5.0 TRAFFIC IMPACT ANALYSIS

The potential impact of the Project's incremental trips during the weekday AM and PM peak hours was evaluated based on analysis of future operating conditions at the 16 key intersections, without, then with, the Project. The previously discussed capacity analysis procedures were utilized to investigate the delay/volume-to-capacity relationships and service level characteristics at each study intersection. The significance of the potential impacts of the Project at each key intersection was then evaluated using the significant traffic impact criteria described below.

5.1 Significant Impact Criteria

Based on the City of Aliso Viejo traffic study guidelines, a project is considered to have a significant impact at an intersection if the Project causes an intersection at LOS C or better to degrade to LOS D, E or F; or if the Project increases the traffic demand at the study intersection by 0.01 or greater (or any delay increase per HCM 6) if the intersection already operates at an unacceptable service level.

Based on the City of Laguna Hills and CMP traffic study guidelines, a project is considered to have a significant impact at an intersection if the Project causes an intersection at LOS D or better to degrade to LOS E or F, <u>and</u> the ICU increase attributable to the Project is 0.01 or greater (or any delay increase per HCM 6).

For Caltrans freeway ramp intersections, a project is considered to have a significant impact if the Project causes an intersection at LOS D or better to degrade to LOS E or F, or, if an intersection is operating at LOS E or F without the project, <u>and</u> the project causes any delay increase.

5.2 Existing (2022) Plus Project Traffic Conditions

Table 8 summarize the Existing (2022) Plus Project levels of service at the 16 key intersections during the weekday AM and PM peak hours. As *Table 8* indicates, 15 out of the 16 key intersections are forecast to operate at acceptable service levels during the AM and PM peak hours of a typical weekday.

Based on the City of Aliso Viejo's LOS C minimum standards, the intersection of Aliso Creek Road and The Commons Driveway (Intersection 6) is forecast to operate at a deficient LOS D during the PM peak hour without or with development of the Project. Although the Project would worsen the existing adverse conditions during the PM peak hour at Intersection 6, it would increase the delay on the eastbound approach (which is a right-turn movement from The Commons Driveway onto southbound Aliso Creek Road) by only 1.5 seconds per vehicle. This is a nominal delay increase and insignificant because it is not uncommon for private unsignalized driveways, such as that of The Commons Driveway, to experience a longer delay due to the heavy volumes on major streets, such as Aliso Creek Road. Furthermore, due to the driveway being in close proximity to the two signalized intersections of Aliso Creek Road at the SR-73 SB Ramps (Intersection 7) and Aliso Creek Road at Enterprise (Intersection 4), it is expected that, in reality, gaps in traffic would occur to facilitate right-turn movements from the driveway onto southbound Aliso Creek Road, and the actual

TABLE 8
EXISTING (2022) PLUS PROJECT INTERSECTION PEAK HOUR LEVELS OF SERVICE

Study Intersections (Jurisdiction)	Peak Hour	Existing (2022) ICU	Existing (2022) Delay (s/v)	Existing (2022) LOS	Existing (2022) Poor LOS ?	Existing (2022) Plus Project ICU	Existing (2022) Plus Project Delay (s/v)	Existing (2022) Plus Project LOS	Existing (2022) Plus Project Poor LOS ?	Existing (2022) Plus Project ICU or Delay Diff	Existing (2022) Plus Project Project Impact?
1) Wood Canyon Drive at	AM	0.549	-	A	No	0.551	-	A	No	0.002	No
Pacific Park Drive (Aliso Viejo)	PM	0.432	-	A	No	0.435	-	A	No	0.003	No
2) Aliso Creek Road at	AM	0.556	-	A	No	0.562	-	A	No	0.006	No
Pacfic Park Drive (Aliso Viejo)	PM	0.594	-	A	No	0.603	-	B	No	0.009	No
3) Alicia Parkway at	AM	0.521	-	A	No	0.522	-	A	No	0.001	No
Pacific Park Drive (Aliso Viejo)	PM	0.556	-	A	No	0.558	-	A	No	0.002	No
4) Aliso Creek Road at	AM	0.462	-	A	No	0.484	-	A	No	0.022	No
Enterprise/Summerfield (Aliso Viejo)	PM	0.529	-	A	No	0.554	-	A	No	0.025	No
5) Town Center at	AM	0.141	-	A	No	0.169	-	A	No	0.028	No
Enterprise (Aliso Viejo)	PM	0.232	-	A	No	0.279	-	A	No	0.047	No
6) Aliso Creek Road at	*AM*	-	*14.9*	*B*	*No*	-	*15.4*	*C*	No	*0.5*	*No*
The Commons Driveway (Aliso Viejo)	*PM*	-	***26.3***	***D***	***Yes***	-	***27.8***	***D***	**Yes**	*1.5*	*No [a]*
7) Aliso Creek Road at	AM	0.378	-	A	No	0.390	-	A	No	0.012	No
SR-73 SB Ramps (Caltrans/Aliso Viejo)	PM	0.487	-	A	No	0.505	-	A	No	0.018	No
HCM:	AM	-	10.4	B	No	-	10.6	B	No	0.2	No
	PM	-	14.1	B	No	-	14.3	B	No	0.2	No
8) Aliso Creek Road at	AM	0.363	-	A	No	0.371	-	A	No	0.008	No
SR-73 NB Ramps (Caltrans/Aliso Viejo)	PM	0.339	-	A	No	0.347	-	A	No	0.008	No
HCM:	AM	-	11.1	B	No	-	11.0	B	No	-0.1	No
	PM	-	6.3	A	No	-	6.3	A	No	0.0	No
9) Aliso Viejo Parkway at	AM	0.294	-	A	No	0.298	-	A	No	0.004	No
Enterprise (Aliso Viejo)	PM	0.295	-	A	No	0.297	-	A	No	0.002	No
10) Aliso Creek Road at	AM	0.499	-	A	No	0.501	-	A	No	0.002	No
Aliso Viejo Parkway (Aliso Viejo)	PM	0.558	-	A	No	0.564	-	A	No	0.006	No
11) Moulton Parkway at	AM	0.451	-	A	No	0.459	-	A	No	0.008	No
Aliso Viejo Parkway/Laguna Hills Drive (Laguna Hills/Aliso Viejo)	PM	0.567	-	A	No	0.581	-	A	No	0.014	No
12) Paseo De Valencia at	AM	0.434	-	A	No	0.440	-	A	No	0.006	No
Laguna Hills Drive (Laguna Hills)	PM	0.517	-	A	No	0.527	-	A	No	0.010	No
13) Alicia Parkway at	AM	0.548	-	A	No	0.554	-	A	No	0.006	No
Paseo De Valencia (Lagua Hills)	PM	0.665	-	B	No	0.693	-	B	No	0.028	No
14) Alicia Parkway at	AM	0.880	-	D	No	0.884	-	D	No	0.004	No
I-5 SB Ramps (Caltrans/Laguna Hills)	PM	0.801	-	D	No	0.804	-	D	No	0.003	No
HCM:	AM	-	27.7	C	No	-	28.0	C	No	0.3	No
	PM	-	24.8	C	No	-	25.1	C	No	0.3	No
15) Alicia Parkway at	AM	0.932	-	E	No	0.939	-	E	No	0.007	No
I-5 NB Ramps (Caltrans/Laguna Hills)	PM	0.934	-	E	No	0.939	-	E	No	0.005	No
HCM:	AM	-	29.3	C	No	-	29.6	C	No	0.3	No
	PM	-	44.2	D	No	-	44.7	D	No	0.5	No
16) El Toro Road at	AM	0.517	-	A	No	0.519	-	A	No	0.002	No
Aliso Creek Road (Laguna Woods)	PM	0.705	-	C	No	0.708	-	C	No	0.003	No

Notes:

Italicized text corresponds to an unsignalized/stop-controlled intersection.

s/v = seconds per vehicle

[a] Although the intersection is anticipated to operate adversely, it is not uncommon for private unsignalized driveways to experience a longer delay due to the heavy volumes on major streets. Furthermore, due to the driveway being in close proximity to the two signalized intersections of Aliso Creek Road at the SR-73 SB Ramps and Enterprise, it is expected that gaps in traffic would occur and actual vehicular delay experienced would be lower than what is being reported within the HCM methodology.

vehicular delay experienced would be lower than what is being estimated and reported within the scope of the HCM methodology.

Based on the application of the performance criteria described previously, the Project is not expected to cause significant traffic impacts at any of the 16 key intersections under Existing (2022) Plus Project conditions.

5.3 Year 2028 Cumulative Plus Project Traffic Conditions

Table 9 presents the Year 2028 Cumulative Plus Project levels of service at the 16 study intersections during the weekday AM and PM peak hours. As *Table 9* indicates, 15 out of the 16 key intersections are forecast to operate at acceptable service levels during the AM and PM peak hours of a typical weekday.

Based on the City of Aliso Viejo's LOS C minimum standards, the intersection of Aliso Creek Road and The Commons Driveway (Intersection 6) is forecast to operate at a deficient LOS E during the PM peak hour without or with development of the Project. Although the Project would worsen the Year 2028 adverse conditions during the PM peak hour at Intersection 6, it would increase the delay on the eastbound approach (which is a right-turn movement from The Commons Driveway onto southbound Aliso Creek Road) by only 3.9 seconds per vehicle. This is a nominal delay increase and insignificant because it is not uncommon for private unsignalized driveways, such as that of The Commons Driveway, to experience a longer delay due to the heavy volumes on major streets, such as Aliso Creek Road. Furthermore, due to the driveway being in close proximity to the two signalized intersections of Aliso Creek Road at the SR-73 SB Ramps (Intersection 7) and Aliso Creek Road at Enterprise (Intersection 4), it is expected that, in reality, gaps in traffic would occur to facilitate right-turn movements from the driveway onto southbound Aliso Creek Road, and the actual vehicular delay experienced would be lower than what is being estimated and reported within the scope of the HCM methodology.

Based on the application of the performance criteria described previously, the Project is not expected to cause significant traffic impacts at any of the 16 key intersections under Year 2028 Cumulative Plus Project conditions.

TABLE 9
YEAR 2028 INTERSECTION PEAK HOUR LEVELS OF SERVICE

Study Intersections (Jurisdiction)	Peak Hour	Year 2028 Cumulative Base ICU	Delay (s/v)	LOS	Poor LOS ?	Year 2028 Cumulative Plus Project ICU	Delay (s/v)	LOS	Poor LOS ?	ICU or Delay Diff	Project Impact?
1) Wood Canyon Drive at	AM	0.590	-	A	No	0.593	-	A	No	0.003	No
Pacific Park Drive (Aliso Viejo)	PM	0.465	-	A	No	0.468	-	A	No	0.003	No
2) Aliso Creek Road at	AM	0.619	-	B	No	0.625	-	B	No	0.006	No
Pacfic Park Drive (Aliso Viejo)	PM	0.676	-	B	No	0.685	-	B	No	0.009	No
3) Alicia Parkway at	AM	0.584	-	A	No	0.585	-	A	No	0.001	No
Pacific Park Drive (Aliso Viejo)	PM	0.616	-	A	No	0.618	-	B	No	0.002	No
4) Aliso Creek Road at	AM	0.531	-	A	No	0.559	-	A	No	0.028	No
Enterprise/Summerfield (Aliso Viejo)	PM	0.656	-	A	No	0.690	-	B	No	0.034	No
5) Town Center at	AM	0.208	-	A	No	0.241	-	A	No	0.033	No
Enterprise (Aliso Viejo)	PM	0.414	-	A	No	0.462	-	A	No	0.048	No
6) Aliso Creek Road at	*AM*	-	*16.4*	*C*	*No*	-	*17.1*	*C*	*No*	*0.7*	*No*
The Commons Driveway (Aliso Viejo)	*PM*	-	***41.1***	***E***	***Yes***	-	***45.0***	***E***	***Yes***	*3.9*	*No [b]*
7) Aliso Creek Road at	AM	0.437	-	A	No	0.451	-	A	No	0.014	No
SR-73 SB Ramps (Caltrans/Aliso Viejo)	PM	0.593	-	A	No	0.610	-	B	No	0.017	No
HCM:	AM	-	11.6	B	No	-	11.8	B	No	0.2	No
	PM	-	16.0	B	No	-	16.4	B	No	0.4	No
8) Aliso Creek Road at	AM	0.400	-	A	No	0.409	-	A	No	0.009	No
SR-73 NB Ramps (Caltrans/Aliso Viejo)	PM	0.391	-	A	No	0.399	-	A	No	0.008	No
HCM:	AM	-	11.4	B	No	-	11.8	B	No	0.4	No
	PM	-	6.7	A	No	-	6.8	A	No	0.1	No
9) Aliso Viejo Parkway at	AM	0.323	-	A	No	0.326	-	A	No	0.003	No
Enterprise (Aliso Viejo)	PM	0.329	-	A	No	0.331	-	A	No	0.002	No
10) Aliso Creek Road at	AM	0.551	-	A	No	0.554	-	A	No	0.003	No
Aliso Viejo Parkway (Aliso Viejo)	PM	0.633	-	B	No	0.645	-	B	No	0.012	No
11) Moulton Parkway at	AM	0.517	-	A	No	0.526	-	A	No	0.009	No
Aliso Viejo Parkway/Laguna Hills Drive (Laguna Hills/Aliso Viejo)	PM	0.651	-	A	No	0.664	-	B	No	0.013	No
12) Paseo De Valencia at	AM	0.499	-	A	No	0.505	-	A	No	0.006	No
Laguna Hills Drive (Laguna Hills)	PM	0.637	-	A	No	0.663	-	B	No	0.026	No
13) Alicia Parkway at	AM	0.660	-	B	No	0.682	-	B	No	0.022	No
Paseo De Valencia (Lagua Hills)	PM	0.829	-	C	No	0.857	-	D	No	0.028	No
14) Alicia Parkway at	AM	0.649	-	B	No	0.654	-	B	No	0.005	No
I-5 SB Ramps (Caltrans/Laguna Hills)[a]	PM	0.626	-	A	No	0.631	-	B	No	0.005	No
HCM:	AM	-	20.6	C	No	-	20.6	C	No	0.0	No
	PM	-	20.3	C	No	-	20.4	C	No	0.1	No
15) Alicia Parkway at	AM	0.485	-	A	No	0.487	-	A	No	0.002	No
I-5 NB Ramps (Caltrans/Laguna Hills)[a]	PM	0.520	-	A	No	0.524	-	A	No	0.004	No
HCM:	AM	-	10.2	B	No	-	10.3	B	No	0.1	No
	PM	-	12.8	B	No	-	13.0	B	No	0.2	No
16) El Toro Road at	AM	0.555	-	A	No	0.557	-	A	No	0.002	No
Aliso Creek Road (Laguna Woods)	PM	0.757	-	C	No	0.760	-	C	No	0.003	No

Notes:

Italicized text corresponds to an unsignalized/stop-controlled intersection.

s/v = seconds per vehicle

[a] It is anticipated that construction along Alicia Parkway, related to the I-5 Widening Project, will be completed by Year 2024. As such, it has been assumed that the intersection lane geometry in Year 2028 will be consistent with the existing lanes prior to construction.

[b] Although the intersection is anticipated to operate adversely, it is not uncommon for private unsignalized driveways to experience a longer delay due to the heavy volumes on major streets. Furthermore, due to the driveway being in close proximity to the two signalized intersections of Aliso Creek Road at the SR-73 SB Ramps and Enterprise, it is expected that gaps in traffic would occur and actual vehicular delay experienced would be lower than what is being reported within the HCM methodology.

5.4 Caltrans Queuing Analysis

The *Caltrans Interim Land Development and Intergovernmental Review (LDIGR) Safety Review Practitioners Guidance*, dated July 2020, provides direction on a simplified safety analysis approach that reduces the risk to all road users and that focuses on multi-modal conflict analysis as well as access management issues. District traffic safety staff are encouraged to consider the proposed Project's potential influence on safety on state roadways, including the following factors:

- Increased presence of pedestrians and bicyclists
- Degradation of the walking and bicycling environment and experience
- New pedestrian and bicyclist connection desires
- Multimodal conflict points, especially at intersections and project access locations
- Change in traffic mix such as an increase in bicyclists or pedestrians where features such as shoulders or sidewalks may not exist or are inconsistent with facility design (sidewalks, bike and multi-user paths, multimodal roadways, etc.)
- Increased vehicular speeds
- Transition between free flow and metered flow
- Increased traffic volumes
- Queuing at off-ramps resulting in slow or stopped traffic on the mainline or speed differentials between adjacent lanes
- Queuing exceeding turn pocket length that impedes through-traffic

The proposed Project does not take direct access from a State facility; however, an evaluation of the Project's potential impacts on queuing at Caltrans intersections was prepared in order to determine if the Project would cause, or contribute towards, slowing or stopped traffic on freeway mainline travel lanes, off-ramps, and State highway lanes that could result in unsafe speed differentials between adjacent lanes.

Caltrans queueing analysis was conducted using the Highway Capacity Manual (HCM) operational method for signalized intersections. The corresponding HCM worksheets for purposes of determining the 95th percentile vehicle queues are contained in *Appendix B*.

Tables 10 and 11 present the results of the Caltrans queuing analysis prepared for Existing Plus Project and Year 2028 Cumulative Plus Project traffic during the weekday AM and PM peak hours, respectively. Each queuing table reports the 95th percentile queues, which represent the maximum back of vehicle queues with 95th percentile traffic volumes. The corresponding maximum vehicle queue lengths were then compared to the queue storage lengths. As *Tables 10 and 11* indicate, adequate queue storage lengths are provided to accommodate the 95th percentile queues for movements affected by the Project. Based on this, it is concluded that development of the Project under any scenario would not result in adverse queuing conditions at Caltrans intersections.

TABLE 10
EXISTING (2022) PLUS PROJECT CALTRANS QUEUEING ANALYSIS

Study Intersections (Jurisdiction)	Estimated Storage Provided (feet)	Existing (2022)				Existing (2022) Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)
7) Aliso Creek Road at SR-73 SB Ramps (Caltrans/Aliso Viejo)									
Eastbound Left/Right-Turn	2,100	147	Yes	232	Yes	150	Yes	236	Yes
Eastbound Right-Turn	440	145	Yes	225	Yes	148	Yes	229	Yes
8) Aliso Creek Road at SR-73 SB Ramps (Caltrans/Aliso Viejo)									
Westbound Left-Turn	1,610	78	Yes	42	Yes	81	Yes	47	Yes
Westbound Right-Turn	140	145	Yes [c]	94	Yes	144	Yes [c]	94	Yes
14) Alicia Parkway at I-5 SB Ramps (Caltrans/Laguna Hills)[b]									
Eastbound Left-Turn	1,490	634	Yes	554	Yes	625	Yes	538	Yes
Eastbound Right-Turn	1,490	443	Yes	542	Yes	447	Yes	549	Yes
15) Alicia Parkway at I-5 NB Ramps (Caltrans/Mission Viejo)[b]									
Westbound Left-Turn	350	106	Yes	185	Yes	111	Yes	209	Yes
Westbound Right-Turn	1,390	520	Yes	732	Yes	520	Yes	772	Yes

Notes:

[a] Queue is based on HCM *95th Percentile Methodology* and is reported in total queue length (feet) per lane.

[b] Please note that the lane geometry at the intersection is a product of on-going construction for the I-5 Widening Project.

[c] The freeway off-ramp has enough capacity to accommodate the spillover queue.

TABLE 11
YEAR 2028 CALTRANS QUEUEING ANALYSIS

Study Intersections (Jurisdiction)	Estimated Storage Provided (feet)	Year 2028 Cumulative Base				Year 2028 Cumulative Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)
7) Aliso Creek Road at SR-73 SB Ramps (Caltrans/Aliso Viejo)									
Eastbound Left/Right-Turn	2,100	176	Yes	257	Yes	179	Yes	261	Yes
Eastbound Right-Turn	440	174	Yes	250	Yes	177	Yes	254	Yes
8) Aliso Creek Road at SR-73 SB Ramps (Caltrans/Aliso Viejo)									
Westbound Left-Turn	1,610	103	Yes	65	Yes	113	Yes	70	Yes
Westbound Right-Turn	140	158	Yes [c]	100	Yes	168	Yes [c]	99	Yes
14) Alicia Parkway at I-5 SB Ramps (Caltrans/Laguna Hills)[b]									
Eastbound Left-Turn	1,520	413	Yes	406	Yes	413	Yes	407	Yes
Eastbound Left/Right-Turn	1,520	426	Yes	421	Yes	427	Yes	423	Yes
Eastbound Right-Turn	385	448	Yes [c]	439	Yes [c]	449	Yes [c]	440	Yes [c]
15) Alicia Parkway at I-5 NB Ramps (Caltrans/Mission Viejo)[b]									
Westbound Left-Turn	770	193	Yes	256	Yes	201	Yes	258	Yes
Westbound Left/Right-Turn	1,385	198	Yes	250	Yes	198	Yes	254	Yes
Westbound Right-Turn	210	198	Yes	250	Yes [c]	198	Yes	254	Yes [c]

Notes:

[a] Queue is based on HCM *95th Percentile Methodology* and is reported in total queue length (feet) per lane.

[b] It is anticipated that construction along Alicia Parkway, related to the I-5 Widening Project, will be completed by Year 2024. As such, it has been assumed that the intersection lane geometry in Year 2028 will be consistent with the existing lanes prior to construction.

[c] The freeway off-ramp has enough capacity to accommodate the spillover queue.

6.0 INTERNAL CIRCULATION AND SITE ACCESS

6.1.1 *Internal Circulation*

On-site circulation aspects of the Project (i.e., driveway and internal roadway orientation, residential building layout, parking configuration, parking accessibility, pedestrian and bicycle connections on site and with surrounding uses, bus stop locations and accessibility to public transit, passenger loading/unloading locations, delivery/service operations and expected drop-off/pick-up travel routes) were reviewed and concluded to be adequate.

6.1.2 *Site Access Queuing Analysis*

Detailed traffic operational queuing analysis at the intersection of Aliso Creek Road at Enterprise/Summerfield (Intersection 4) and the two Project driveway intersections (Intersections 5 and 6) were conducted. ***Tables 12 and 13*** present the site access queuing results for Existing Plus Project and Year 2028 Cumulative Plus Project conditions during the weekday AM and PM peak hours, respectively.

Excessive left-turn or right-turn vehicle queuing which extends into and/or blocks adjacent through travel lanes may have detrimental effects on intersection operations and the public roadway network as a whole in ways not otherwise accounted for by the ICU methodology; therefore, vehicle queuing assessment was performed for all Project driveway intersections.

The queuing analysis was prepared utilizing the HCM methodology, which considers traffic volume data, lane configurations, and traffic control/stop signs in order to calculate the 95th percentile queues for the respective traffic movements. The 95th percentile queue represents the maximum back of vehicle queue with 95th percentile traffic volumes (i.e., actual traffic volumes will exceed the 95th percentile volumes 5 percent of the time), which is a very conservative standard. A minimum vehicle length of 25 feet is assumed for purposes of this analysis. The corresponding HCM worksheets for purposes of determining the 95th percentile vehicle queues are contained in *Appendix B*.

Table 12 and 13 indicate that there would be adequate storage for inbound/outbound movements at each of these site access points for Existing Plus Project and Year 2028 Cumulative Plus Project conditions. In other words, the existing storage lengths and/or driveway "throat" lengths would be adequate in fully accommodating the 95th percentile queues forecasted during the AM and PM peak hours.

6.1.3 *Traffic Signal Warrant Analysis*

Traffic signal warrant analysis was conducted at Aliso Creek Road at The Commons Driveway (Intersection 6). This assessment is made on the basis of signal warrant criteria adopted by Caltrans. For this study, the need for signalization is assessed on the basis of a peak hour traffic signal warrant. Warrant #3 is described in the *California Manual on Uniform Traffic Control Devices (MUTCD),* and has two parts: 1) Part A evaluates peak hour vehicle delay for traffic on the minor street approach with the highest delay and 2) Part B evaluates peak hour traffic volumes on the

major and minor streets. This method provides an indication of whether peak hour traffic conditions or peak hour traffic volume levels are, or would be, sufficient to justify installation of a traffic signal. Other traffic signal warrants are available; however, they cannot be checked under future conditions (without and with Project) because they rely on data for which forecasts are not available (such as accidents and four- or eight-hour vehicle volumes).

The decision to install a traffic signal should not be based purely on the warrants alone. Instead, the installation of a signal should be considered, but with further analysis and study performed (i.e., progression analysis, minimum distances between intersections, safety/stopping sight distance/line of sight assessment, corridor operations, etc.) when one or more of the warrants are satisfied. Additionally, engineering judgment is exercised on a case-by-case basis to evaluate what effect a traffic signal will have on certain types of accidents and traffic conditions at the subject intersection, as well as at adjacent intersections. ***Appendix E*** contains the traffic signal warrant worksheets.

The results of the peak hour traffic signal warrant analysis are summarized in ***Tables 14 and 15*** for Existing Plus Project and Year 2028 Cumulative Plus Project conditions, respectively. The results indicate that the intersection of Aliso Creek Road at The Commons Driveway (Intersection 6) will exceed the thresholds of Warrant #3, Part B (peak hour volumes) under Existing (2022) and Year 2028 conditions without development of the Project during the PM peak hour. The installation of a traffic signal at this location is not recommended due to the intersection being in close proximity to the two signalized intersections of Aliso Creek Road at SR-73 SB Ramps (Intersection 7), which is a distance of only 450 feet, and Aliso Creek Road at Enterprise (Intersection 4), which is a distance of only 640 feet. Additionally, it is not uncommon for minor streets at unsignalized intersections to experience longer delay due to the heavy volumes on the major street, especially during commute peak periods on weekdays and weekends.

TABLE 12
EXISTING (2022) PROJECT DRIVEWAY QUEUEING ANALYSIS

Study Intersections (Jurisdiction)	Estimated Storage Provided (feet)	Existing (2022)				Existing (2022) Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)
4) Aliso Creek Road at Enterprise/Summerfield (Aliso Viejo)									
Eastbound Left-Turn	200	64	Yes	128	Yes	104	Yes	166	Yes
5) Town Center at Enterprise (Aliso Viejo)									
Southbound Left-Turn	145	25	Yes	85	Yes	56	Yes	112	Yes
Southbound Left/Through	145	25	Yes	87	Yes	56	Yes	114	Yes
Southbound Right-Turn	145	25	Yes	68	Yes	35	Yes	75	Yes
Eastbound Left-Turn	145	25	Yes	95	Yes	36	Yes	113	Yes
Westbound Right-Turn	160	55	Yes	157	Yes	73	Yes	182	Yes [b]
6) Aliso Creek Road at The Commons Driveway (Aliso Viejo)									
Northbound Left-Turn	220	25	Yes	25	Yes	25	Yes	25	Yes
Southbound Right-Turn	215	25	Yes	25	Yes	25	Yes	25	Yes
Eastbound Right-Turn	95	25	Yes	55	Yes	25	Yes	64	Yes

Notes:
[a] Queue is based on HCM *95th Percentile Methodology* and is reported in total queue length (feet) per lane.
[b] The spillover queue can be accommodated within the trasition area of the turn pocket.

TABLE 13
YEAR 2028 PROJECT DRIVEWAY QUEUEING ANALYSIS

Study Intersections (Jurisdiction)	Estimated Storage Provided (feet)	Year 2028 Cumulative Base				Year 2028 Cumulative Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)	Queue (feet) [a]	Adequate Storage (Yes/No)
4) Aliso Creek Road at Enterprise/Summerfield (Aliso Viejo)									
Eastbound Left-Turn	200	123	Yes	251	Yes [b]	170	Yes	290	Yes [b]
5) Town Center at Enterprise (Aliso Viejo)									
Southbound Left-Turn	145	90	Yes	252	Yes [c]	119	Yes	295	Yes [c]
Southbound Left/Through	145	91	Yes	254	Yes [c]	120	Yes	296	Yes [c]
Southbound Right-Turn	145	47	Yes	114	Yes	52	Yes	130	Yes
Eastbound Left-Turn	145	98	Yes	190	Yes [b]	97	Yes	211	Yes [b]
Westbound Right-Turn	160	143	Yes	232	Yes [b]	141	Yes	261	Yes [b]
6) Aliso Creek Road at The Commons Driveway (Aliso Viejo)									
Northbound Left-Turn	220	39	Yes	124	Yes	43	Yes	148	Yes
Southbound Right-Turn	215	25	Yes	25	Yes	25	Yes	25	Yes
Eastbound Right-Turn	95	25	Yes	112	Yes [c]	25	Yes	127	Yes [c]

Notes:

[a] Queue is based on HCM *95th Percentile Methodology* and is reported in total queue length (feet) per lane

[b] The spillover queue can be accommodated within the trasition area of the turn pocket.

[c] The spillover queue can be accommodated on site and does not affect public roadways.

TABLE 14
EXISTING (2022) TRAFFIC SIGNAL WARRANT ANALYSIS SUMMARY

Study Intersections (Jurisdiction)	Peak Hour	Existing (2022)		Existing (2022) Plus Project	
		Part A of Warrant 3 Satisfied?	Part B of Warrant 3 Satisfied?	Part A of Warrant 3 Satisfied?	Part B of Warrant 3 Satisfied?
6) Aliso Creek Road at	AM	No	No	No	No
The Commons Driveway (Aliso Viejo)	PM	No	**Yes**	No	**Yes**

Notes:

[a] Signal warrant checks based on Warrant 3, Part A - Peak-Hour Delay Warrant and Part B - Peak-Hour Volume Warrant contained in the California MUTCD.

TABLE 15
YEAR 2028 TRAFFIC SIGNAL WARRANT ANALYSIS SUMMARY

Study Intersections (Jurisdiction)	Peak Hour	Year 2028 Cumulative Base		Year 2028 Cumulative Plus Project	
		Part A of Warrant 3 Satisfied?	Part B of Warrant 3 Satisfied?	Part A of Warrant 3 Satisfied?	Part B of Warrant 3 Satisfied?
6) Aliso Creek Road at	AM	No	No	No	No
The Commons Driveway (Aliso Viejo)	PM	No	**Yes**	No	**Yes**

Notes:

[a] Signal warrant checks based on Warrant 3, Part A - Peak-Hour Delay Warrant and Part B - Peak-Hour Volume Warrant contained in the California MUTCD.

7.0 SUMMARY OF FINDINGS AND CONCLUSIONS

A. ***Project Description*** – The Project consists of developing 343 apartment units, 3,371 SF of leasing office space, 17,273 SF of ground-floor retail uses (to include fast casual-type dining tenants), and a 590-space parking structure on the southwestern portion of the existing parking lot for The Commons commercial center.

B. ***Project Trip Generation*** – The proposed Project is estimated to generate 2,081 weekday daily trips, 166 AM peak hour trips, and 174 PM peak hour trips.

C. ***Project LOS Traffic Impacts*** - Based on the application of the performance criteria established for this study, the Project is not expected to cause significant traffic impacts at any of the 16 key intersections under Existing (2022) Plus Project and Year 2028 Cumulative Plus Project conditions.

D. ***Caltrans Queuing Analysis*** - The results of the queuing analysis conducted at each Caltrans intersection indicates that there are adequate queue storage lengths provided to accommodate the 95th percentile queues. Based on this, it is concluded that development of the Project would not result in adverse queuing conditions at Caltrans intersections.

E. ***Site Access Queuing Analysis*** – The results of the site access queuing analysis indicate that there would be adequate storage for inbound/outbound movements at each of the site access points.

F. ***Traffic Signal Warrants*** - The results indicate that the intersection of Aliso Creek Road at The Commons Driveway (Intersection 6) will exceed the thresholds of Warrant #3, Part B (peak hour volumes) under Existing (2022) and Year 2028 conditions without development of the Project during the PM peak hour. The installation of a traffic signal at this location is not recommended due to the intersection being in close proximity to the two signalized intersections of Aliso Creek Road at SR-73 SB Ramps (Intersection 7), which is a distance of only 450 feet, and Aliso Creek Road at Enterprise (Intersection 4), which is a distance of only 640 feet. Additionally, it is not uncommon for minor streets at unsignalized intersections to experience longer delay due to the heavy volumes on the major street, especially during commute peak periods on weekdays and weekends.

Memorandum

Date: March 13, 2024

To: So Kim, Director of Community Development, City of Aliso Viejo

From: Philip Wragg, AICP, Planning Group Manager, STC Traffic, Inc.
David DiPierro T.E., Senior Principal Manager, STC Traffic, Inc.

Project: Avalon Bay/ The Commons Project – Revised Parking Analysis Review 3

STC Traffic Inc. (STC) has reviewed the revised Parking Analysis for The Commons Project, 26501 Aliso Creek Road Aliso Viejo, California dated January 18, 2024, and no further comments.

Please feel free to contact either myself or David DiPierro (david.dipierro@stctraffic.com) with any questions or comments regarding the review.

MEMORANDUM

To:	Ms. So Kim Director of Community Development City of Aliso Viejo	Date:	January 18, 2024
From:	Trissa de Jesus Allen, PE, RSP Senior Transportation Engineer Linscott, Law & Greenspan, Engineers	LLG Ref:	2.23.4604.1
Subject:	***Parking Study for 26501 Aliso Creek Road, Aliso Viejo*** ***Response to Comments Memorandum***		

LINSCOTT LAW & GREENSPAN engineers

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Linscott, Law & Greenspan, Engineers (LLG) is pleased to provide the following responses to address comments prepared by STC Traffic Inc. summarized in a memorandum dated January 10, 2024, as it pertains to the *Parking Study for 26501 Aliso Creek Road, Aliso Viejo* prepared by LLG on December 22, 2023. The memorandum from STC is attached and is referenced in our responses provided below.

Responses to City Comments:

- **Response to Comment 1:** Please find attached a two-page excerpt from the latest edition of ULI Shared Parking (3rd Edition) that summarizes the ULI weekday and weekend profiles. Also attached is the December 22, 2023 Parking Study with ***Appendix A*** added, which contains the back-up calculations based on the ULI Shared Parking methodology to clarify how the hourly parking demand estimates were developed.

Please let us know if you have any comments or questions regarding this response memorandum. Thank you.

Attachment

LINSCOTT
LAW &
GREENSPAN
engineers

STC COMMENTS ON PARKING
DATED JANUARY 10, 2024

Memorandum

Date: January 10, 2024

To: So Kim, Director of Community Development, City of Aliso Viejo

From: Philip Wragg, AICP, Project Planner, STC Traffic, Inc.
David DiPierro T.E., Senior Principal Manager, STC Traffic, Inc.

Project: Avalon Bay/ The Commons Project – Revised Parking Analysis Review 2

STC Traffic Inc. (STC) has reviewed the revised Parking Analysis for The Commons Project, 26501 Aliso Creek Road Aliso Viejo, California dated December 22, 2023, and have the following comments:

Parking Demand

1. Per our previous comment #3, there remains a lack of clarity regarding the proportion of unreserved parking supplies utilized during each hour and for each land used category. Please provide a clear description clarifying the utilization of parking spaces and include a "walk-through" example to illustrate the process.

Please feel free to contact either myself or David DiPierro (david.dipierro@stctraffic.com) with any questions or comments regarding the review.

FIGURE 2-4 **Weekday Time-of-Day Adjustments**

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Retail typical	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/ grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Discount stores/ superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	75%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	75%	50%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	70%	60%	45%	0%	0%	0%	0%	0%
	Employees	0%	0%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	70%	55%	10%	5%	5%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	80%	65%	40%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
All	Employees	0%	0%	0%	0%	0%	10%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	1%	5%	10%	25%	50%	65%	85%	95%	100%	95%	90%	70%	90%	100%	100%	100%	80%	50%	10%
	Employees	5%	10%	25%	50%	75%	100%	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%	100%	60%	20%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%

(continued on next page)

FIGURE 2-5 **Weekend Time-of-Day Adjustments**

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Retail typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Supermarket/ grocery	Visitors	10%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount stores/ superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	90%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
All	Employees	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%

(continued on next page)

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December 22, 2023

Mr. Mark Janda
AvalonBay Communities, Inc.
2050 Main Street, Suite 1200
Irvine, CA 92614

LLG Reference No. 2.22.4604.1

Subject: **Parking Study for the 26501 Aliso Creek Road Project**
Aliso Viejo, California

Dear Mr. Janda:

As requested, Linscott, Law, & Greenspan, Engineers ("LLG") is pleased to submit this Parking Study for the 26501 Aliso Creek Road Project ("Project") proposed by AvalonBay Communities. The Project consists of developing 343 apartment units, 3,371 SF of leasing office space, 17,273 SF of ground-floor retail uses (to include fast casual-type dining tenants), and a 590-space parking structure on the southwestern portion of the existing parking lot for The Commons at Aliso Viejo ("The Commons") commercial center. This report updates the prior Parking Study dated November 30, 2023 to address City staff comments.

This evaluation was prepared in order to determine whether there would be adequate parking supply to meet the Project's parking needs based on the application of City-prescribed methodology in the *City of Aliso Viejo Municipal Code Chapter 15.38 Parking*, parking-related information from *The Commons at Aliso Viejo Town Center Specific Plan* ("Specific Plan") and Tesla Conditional Use Permit, and analytical procedures for shared parking analyses from the *Shared Parking, 3rd Edition, 2020* publication by the Urban Land Institute ("ULI").

Ultimately, the Parking Study shows that the Project's parking supply provisions on site of 590 spaces will be adequate in serving the residential Project's parking demand, and that parking needs of customers and employees of the retail components of the Project will be sufficiently accommodated by sharing parking within The Commons' unreserved supply of 784 spaces (excluding 225 spaces reserved for Tesla and 4 Tesla test drive spaces).

The Study's method of analysis, findings, and recommendations are detailed in the following sections: (I) Project Description and Setting; (II) Parking Analysis Scope and Methodology; and (III) Parking Analysis.

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An LG2WB Company Fou

I. PROJECT DESCRIPTION AND SETTING

Figure 1 presents a vicinity map for the Project, which shows the general location of the Project site within the City of Aliso Viejo and the surrounding street system. ***Figure 2*** presents the Project site plan, which shows the apartment units, leasing office, retail space, and parking structure.

The proposed Project consists of a six-story building with 343 apartment units, 3,371 SF of leasing office space (comprised of 1,000 SF of office space, and 2,271 SF of ancillary uses/mail/storage space that do not generate additive parking demand), and 17,273 SF of ground-floor retail uses (to include fast casual-type dining tenants).

The residential units would wrap around a seven-level (plus one subterranean basement level) parking structure providing a total of 590 spaces. Residents will have a dedicated supply of 504 spaces, and on the other side of a parking gate inside the structure, 86 spaces will be designated for use by residential guests (of which 4 guest spaces will be shared with the leasing office). The leasing office will have 4 spaces reserved, which are located closest to the entry/exit of the parking structure, from 9:00 AM to 5:00 PM daily (residential guests will be allowed to park in those 4 spaces during all other hours), and will be implemented/enforced through signage placed at each of the 4 spaces. Customers and employees of the retail components of the Project will be sharing in the use of unreserved spaces in the adjoining commercial parking lot for The Commons.

As illustrated on the existing overall site plan in ***Figure 3***, the Project will be developed on the southwestern portion of the existing parking lot for The Commons commercial center. The Commons site is bound by Aliso Creek Road on the east, Enterprise on the south, and the Property Limits on the west and north.

The Commons plans to renovate some of its existing commercial space (these commercial renovations are not part of the proposed residential Project), as shown on the proposed overall site plan in ***Figure 4***. The total future size of The Commons is 228,658 SF.

Existing uses at The Commons include the following:

• Market	18,720 SF
• Retail	2,000 SF
• Drug Store	13,322 SF
• Restaurant	13,324 SF
	47,366 SF

Proposed uses at The Commons (excluding the EV Dealership, which would have its own reserved parking supply) include the following:

• Market	43,215 SF
• Retail	70,974 SF
• Restaurant	12,158 SF
• Patio Seating	1,860 SF
	128,207 SF

Parking supply proposed for The Commons would total 1,013 spaces, of which 225 spaces would be located in the gated area behind the buildings for the exclusive use by the EV Dealership (Tesla) and 4 spaces for Tesla test drives, resulting in a total unreserved supply of 784 spaces for The Commons in the future.

Along with the mixed-use nature of the Project, its location within The Commons (identified in the City's General Plan Land Use Element as "Town Center Commercial") and the heart of the City's commercial core, which includes the area immediately south of the Project site that is commonly known as "Aliso Viejo Town Center", fosters an environment conducive to walking, bicycling, and creating synergy/internal trips between the Project and the extensive retail, office, entertainment, educational, and residential uses that exist nearby.

II. PARKING ANALYSIS SCOPE AND METHODOLOGY

The parking analysis takes the following steps:

a) **Parking for AvalonBay Residents and Residential Guests:** To estimate the Project's parking needs, City Code parking ratios for multi-family residential uses from the *City of Aliso Viejo Municipal Code Section 15.38.030 Spaces Required for Residential Uses* and *The Commons at Aliso Viejo Town Center Specific Plan* were applied. The City Code requirements for residents and residential guests (including the leasing office) were compared against the Project's proposed supply of 590 spaces to determine any Code-based surplus or deficiency. This comparison was conducted to determine whether parking structure supply (reserved for residents, residential guests, and leasing office) would be adequate.

b) **Parking for AvalonBay Retail:** To evaluate the parking needs for the retail components of the Project within a common or shared parking footprint with The Commons, the *City of Aliso Viejo Municipal Code Section 15.38.140* that identifies "Parking Study" scope and format requirements for "alternative parking plans" was applied. This shared parking analysis was conducted to determine whether

the 784 unreserved spaces in The Commons parking lot would be sufficient in accommodating the parking demand associated with the proposed retail/restaurant space in the AvalonBay building (which will be owned and managed by the owners of The Commons), in addition to The Commons' future parking needs.

It is common to apply the shared parking study approach in estimating peak parking needs for a mixed-use development by analyzing individual land use categories and corresponding hourly demand forecasts on a weekday and weekend. The 2005 Specific Plan for The Commons also applied this shared parking method.

III. PARKING ANALYSIS

a. CITY CODE PARKING REQUIREMENTS

City Code parking requirements for the Project were calculated based on the parking ratios from the *City of Aliso Viejo Municipal Code Sec. 15.38.030 Spaces Required for Residential Uses* for residents, residential guest ratio of 0.25 spaces per unit from the Specific Plan, the *City of Aliso Viejo Municipal Code Sec. 15.38.040 Spaces Required for Nonresidential Uses* of 1 space per 250 SF for the 1,000 SF of office space for leasing, and a ratio of 1 space per 220 SF for commercial uses based on the Tesla Conditional Use Permit.

As indicated in ***Table 1***, the City Code requirement for the Project corresponds to 504 spaces for residents, 86 spaces for guests, and 4 spaces for the leasing office. These Code requirements equal the 504-space resident supply, 86-space residential guest supply, and 4 spaces shared between guests and the leasing office proposed to be reserved in the parking structure; therefore, the Project's supply provisions will be adequate in fully meeting Code requirements.

b. SHARED PARKING ANALYSIS

This section evaluates the Project's retail parking needs in combination with all existing and future uses in The Commons from a shared parking perspective. As indicated previously, the *City of Aliso Viejo Municipal Code Section 15.38.140* that identifies "Parking Study" scope and format requirements for "alternative parking plans" was applied. This shared parking analysis was conducted to determine whether the 784 unreserved spaces in The Commons parking lot would be sufficient

in accommodating AvalonBay retail demand, in addition to The Commons' future parking needs.

Shared Parking Methodology

The ULI Shared Parking Methodology indicates that combining different land uses, which have parking demands that peak at different times (of the day, week, and year), generally results in a parking demand that is significantly lower than "stand-alone" or "free-standing" facilities. In other words, a mixed-use development results in an overall parking need that is less than the sum of the individual peak parking requirements for each land use (parking ratios/factors specific to each land use, or city parking code rates are typically applied to these "stand-alone" developments).

Because the Project's retail components and The Commons consist of a mix of uses that have varying peak parking time periods, opportunities to share parking can be expected.

It is common to apply the shared parking study approach in estimating peak parking needs for a mixed-use development by analyzing individual land use categories and corresponding hourly demand forecasts on a weekday and weekend. The 2005 Specific Plan for The Commons also applied this shared parking method.

In this study, the parking demand basis for every land use category (or column in the shared parking tables) is the City requirement.

A percentage of that City requirement is reported by hour (based on hourly parking demand indices and conservative "internal capture" factors from the ULI Shared Parking publication). No other parking profiles and reductions have been presumed and applied in the shared parking calculations.

Application of Shared Parking Methodology

Tables 2 and ***3*** present the weekday and weekend shared parking calculations, respectively.

The left-hand portions of *Tables 2* and *3* (columns in beige) present the parking demand for The Commons totaling 175,573 SF (47,366 SF existing, 128,207 SF proposed). The ratio of 1 space per 220 SF for commercial uses referenced in the Tesla Conditional Use Permit was applied to the retail, market, drugstore, and fast casual/fast-food restaurants.

The demand values for The Commons were then compared against the 784 unreserved spaces in The Commons parking lot (excluding the 225 spaces to be reserved in a gated lot and 4 test drive spaces for Tesla).

The middle portions of *Tables 2* and *3* (columns in green) present the non-resident parking demand for the Project corresponding to 17,273 SF of retail uses. City Code parking requirements for these Project retail components were calculated based on the ratio of 1 space per 220 SF.

Table 2 indicates that, under weekday conditions, the peak demand for The Commons and the retail components of the Project is 697 spaces at 1:00 PM (highlighted in yellow). Comparing that 697-space demand against The Commons' unreserved parking supply of 784 spaces results in a weekday surplus of 87 spaces.

Table 3 indicates that parking demand during weekend conditions is greater than weekday conditions, and therefore represents the peak demand scenario in this shared parking analysis. The peak weekend demand for The Commons and the retail components of the Project is 722 spaces at 12:00 PM. Comparing the 722-space weekend demand against The Commons' unreserved parking supply of 784 spaces results in a weekend surplus of 62 spaces, which represents an 8% parking contingency. Surpluses are greater during all other hours on a weekday or weekend.

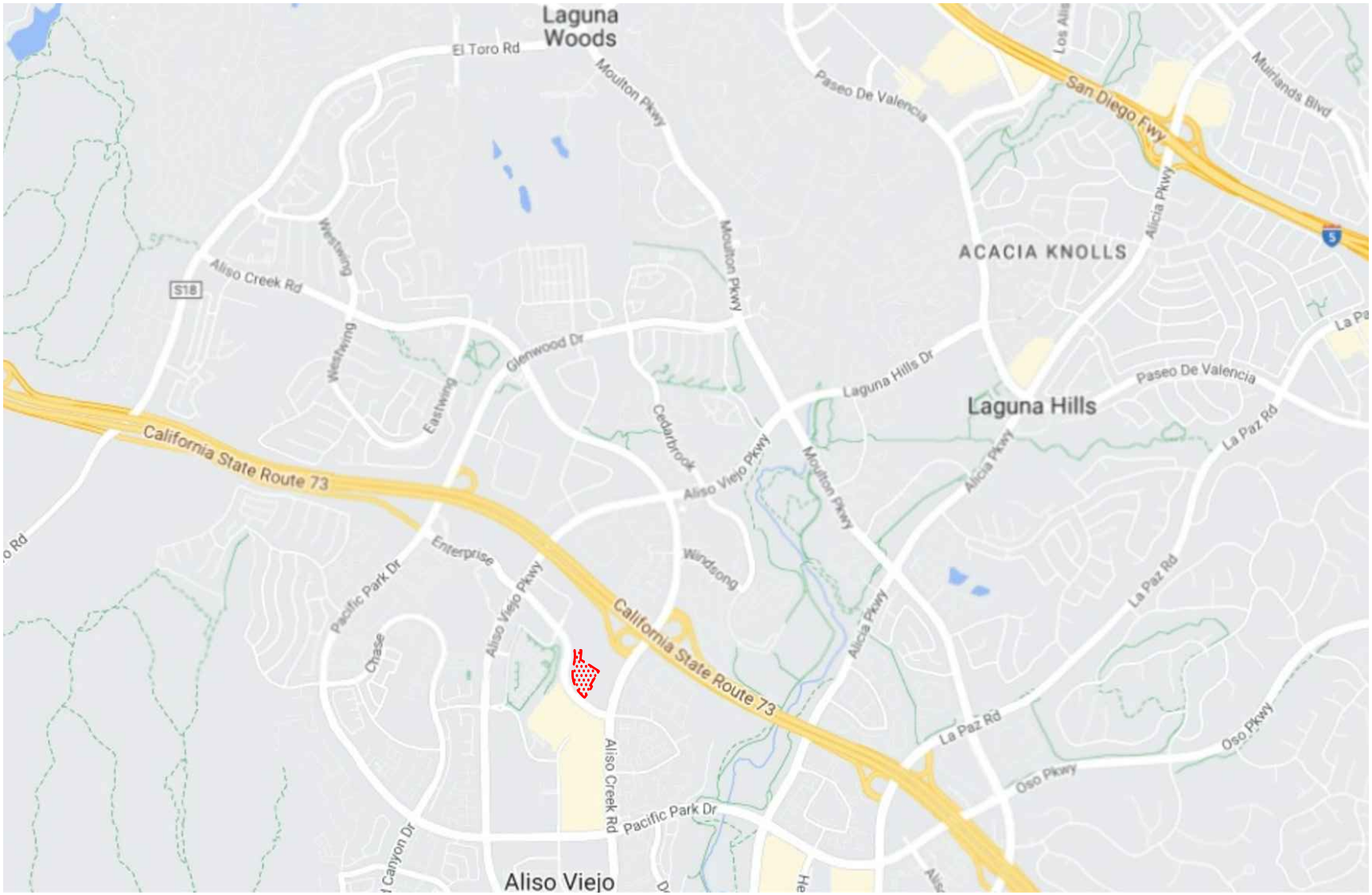
Based on the above findings from a sitewide shared parking evaluation, it is concluded that the combined parking needs for the retail components of the Project and The Commons (including its existing and future uses) would adequately be served by a shared unreserved supply of 784 spaces.

We appreciate the opportunity to prepare this analysis. Should you have any questions or need additional assistance, please do not hesitate to call us at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

Trissa (de Jesus) Allen, P.E., R.S.P.
Senior Transportation Engineer

Attachments



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N NO SCALE

SOURCE: GOOGLE

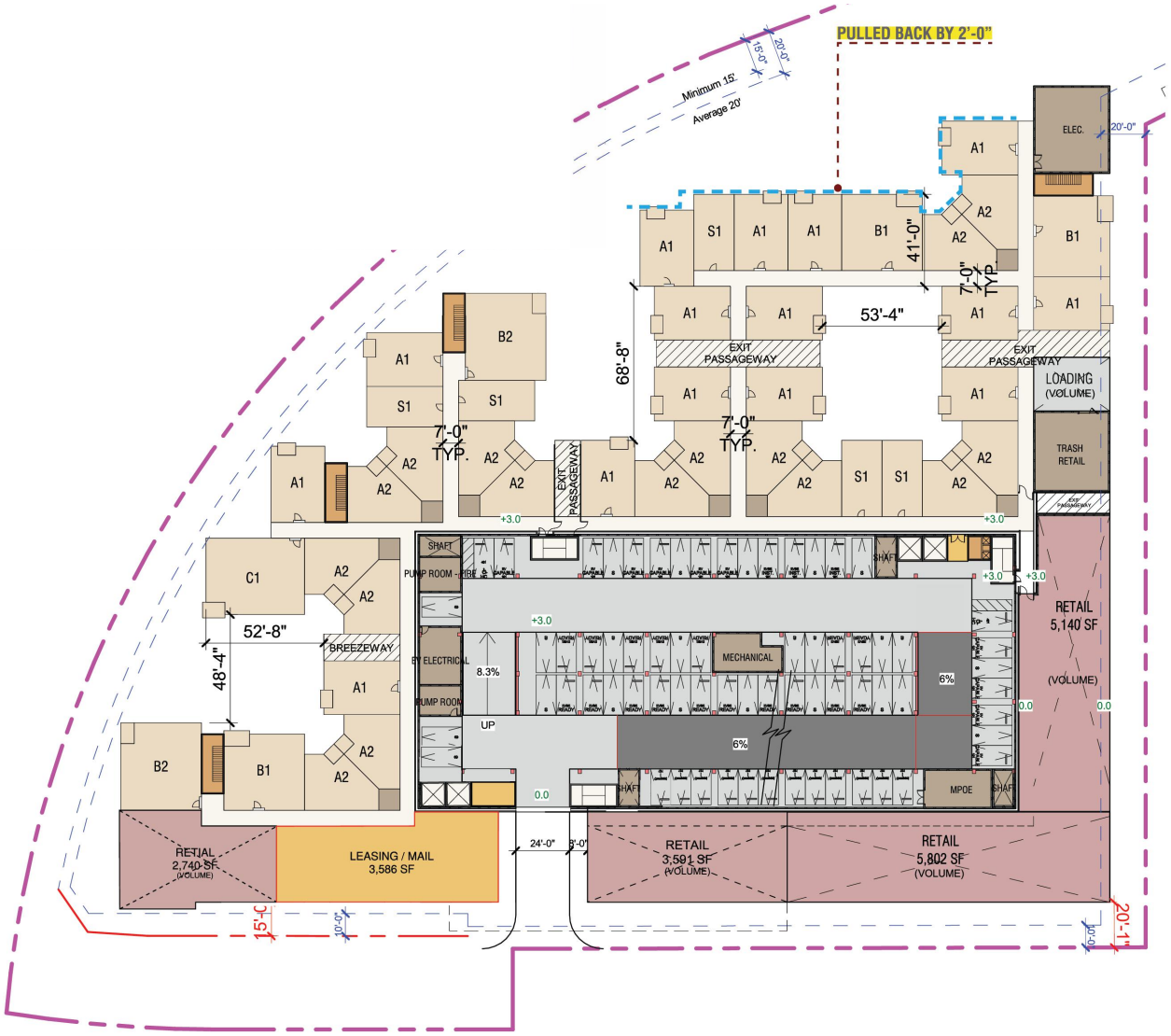
KEY

= PROJECT SITE

FIGURE 1

VICINITY MAP

26501 ALISO CREEK ROAD, ALISO VIEJO



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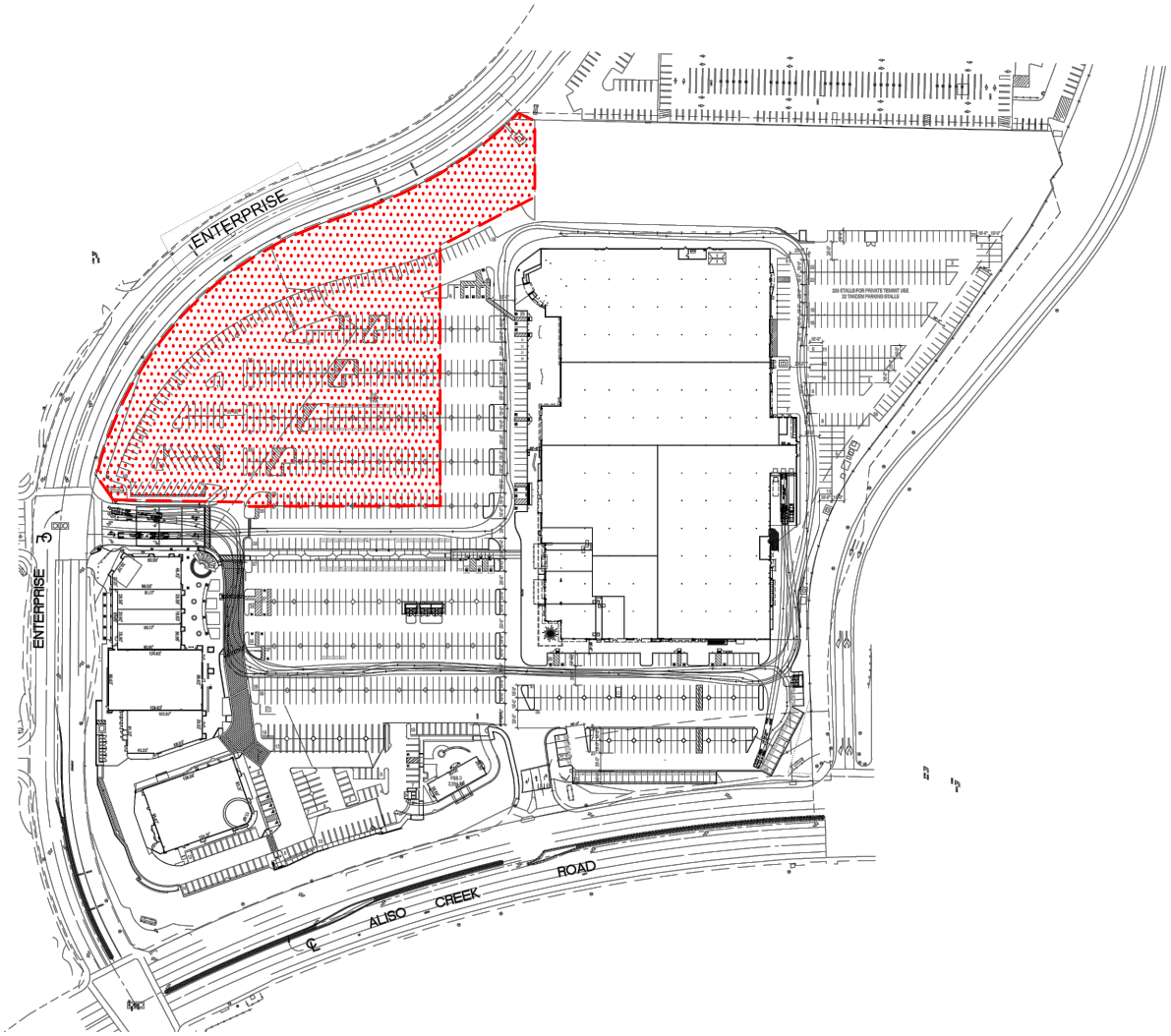
SOURCE: TCA ARCHITECTS

FIGURE 2

PROJECT SITE PLAN

26501 ALISO CREEK ROAD, ALISO VIEJO



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NO SCALE

SOURCE: TCA ARCHITECTS

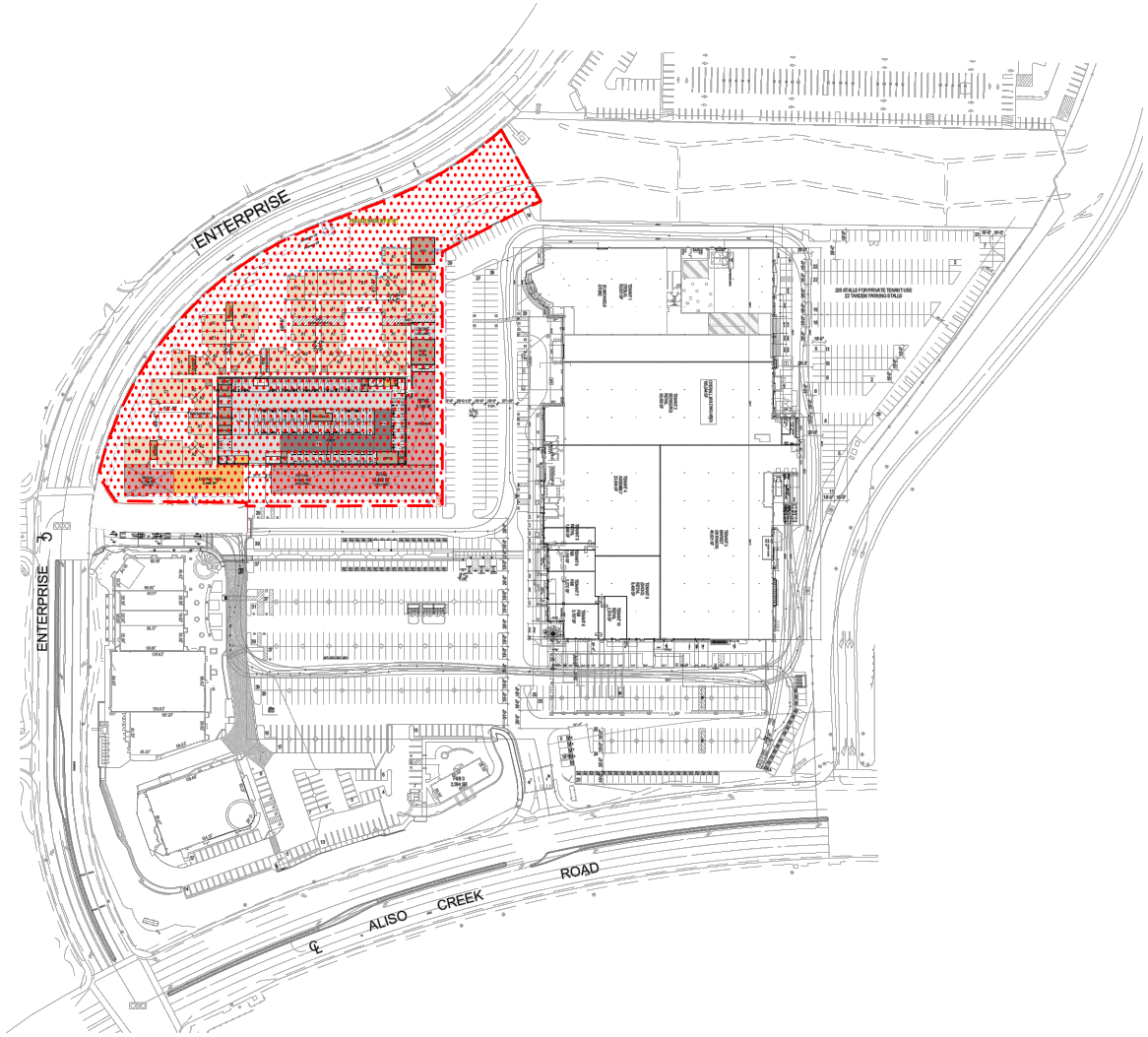
KEY

= PROJECT SITE

FIGURE 3

EXISTING OVERALL SITE PLAN

26501 ALISO CREEK ROAD, ALISO VIEJO



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NO SCALE

SOURCE: TCA ARCHITECTS

KEY

= PROJECT SITE

FIGURE 4

PROPOSED OVERALL SITE PLAN

26501 ALISO CREEK ROAD, ALISO VIEJO

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TABLE 1
CITY CODE PARKING REQUIREMENTS
26501 Aliso Creek Road, Aliso Viejo

Description	DU or SF	City Code Parking Ratios	City Code Parking Requirements
Residents			
Studio	48 DU	1 sp/unit	48
1 bedroom	168 DU	1.2 sp/unit	202
2 bedroom	119 DU	2 sp/unit	238
3 bedroom	8 DU	2 sp/unit	16
Resident Parking	**343 DU**		**504**
Resident Parking Supply (in AVB structure)			**504**
Resident Parking Surplus or (Deficiency)			**0**
Residential Guests			
Studio	48 DU	0.25 sp/unit	12
1 bedroom	168 DU	0.25 sp/unit	42
2 bedroom	119 DU	0.25 sp/unit	30
3 bedroom	8 DU	0.25 sp/unit	2
Guest Parking	**343 DU**		**86**
Guest Parking Supply (in AVB structure)			**86**
Guest Parking Surplus or (Deficiency)			**0**
Leasing Office (3,371 SF) [a]	1,000 SF	1 sp/250 SF	**4**
Leasing Office Parking Supply (in AVB structure)			**4**
Leasing Office Parking Surplus or (Deficiency)			**0**
Non-residential/Retail	17,273 SF	1 sp/220 SF	**79**
Non-Residential/Retail (shared parking with The Commons)			**79**

Note:

[a] The 3,371-SF residential leasing office is comprised of 1,000 SF of office space, and 2,271 SF of ancillary uses (i.e., mail, storage space) that do not generate additive parking demand. The 4-space requirement for the 1,000-SF office space will be served by 4 spaces in the AVB parking structure closest to the entrance/exit reserved for the leasing office from 9am to 5pm daily (guests are allowed to park in the 4 spaces during all other hours).

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TABLE 2
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
26501 Aliso Creek Road, Aliso Viejo

Land Use	The Commons (175,573 SF of commercial uses excluding EV Dealership)		The Commons Unreserved Supply = 784 sp [2]	Project Retail			The Commons Unreserved Supply = 784 sp [2]
	Retail, Market, Drugstore, Fast Casual/Fast-Food Restaurant			Retail			
Size	175.573 KSF			17.273 KSF			
Pkg Rate [3]	4.55 /KSF (1 sp/220 SF)			4.55 /KSF (1 sp/220 SF)			
Gross	799 Spc.			79 Spc.			
Adjusted [4]	719 Spc.			71 Spc.			
Time of Day	Number of Spaces	The Commons Excluding EV Dealership Shared Demand	The Commons Excluding EV Dealership Surplus or (Deficiency)	Number of Spaces	Project Retail Shared Demand	The Commons Excluding EV Dealership + Project Retail Shared Demand	The Commons Excluding EV Dealership + Project Retail Surplus or (Deficiency)
6:00 AM	104	104	680	2	2	106	678
7:00 AM	125	125	659	5	5	130	654
8:00 AM	175	175	609	12	12	187	597
9:00 AM	294	294	490	24	24	318	466
10:00 AM	421	421	363	39	39	460	324
11:00 AM	533	533	251	51	51	584	200
12:00 PM	605	605	179	64	64	669	115
1:00 PM	633	633	151	64	64	697	87
2:00 PM	628	628	156	61	61	689	95
3:00 PM	566	566	218	56	56	622	162
4:00 PM	564	564	220	56	56	620	164
5:00 PM	569	569	215	56	56	625	159
6:00 PM	613	613	171	59	59	672	112
7:00 PM	531	531	253	52	52	583	201
8:00 PM	341	341	443	44	44	385	399
9:00 PM	231	231	553	30	30	261	523
10:00 PM	137	137	647	14	14	151	633
11:00 PM	57	57	727	5	5	62	722
12:00 AM	35	35	749	0	0	35	749
		633	151 Surplus	Weekday Peak Shared Demand: (The Commons + Project Retail)		697	87 Surplus

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," 3rd Ed, 2020.

[2] The 784-space supply for The Commons excludes 225 spaces to be reserved in a gated lot for the EV Dealership and 4 spaces for Tesla test drives.

[3] City Code/Tesla CUP ratios were applied to all land use categories.

[4] A Non-Captive/Internal Capture reduction factor of 0.90 was applied to all commercial uses.

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TABLE 3
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
26501 Aliso Creek Road, Aliso Viejo

Land Use	The Commons (175,573 SF of commercial uses excluding EV Dealership)		The Commons Unreserved Supply = 784 sp [2]	Project Retail			The Commons Unreserved Supply = 784 sp [2]
	Retail, Market, Drugstore, Fast Casual/Fast-Food Restaurant			Retail			
Size	175.573 KSF			17.273 KSF			
Pkg Rate [3]	4.55 /KSF (1 sp/220 SF)			4.55 /KSF (1 sp/220 SF)			
Gross	799 Spc.			79 Spc.			
Adjusted [4]	719 Spc.			71 Spc.			
Time of Day	Number of Spaces	The Commons Excluding EV Dealership Shared Demand	The Commons Excluding EV Dealership Surplus or (Deficiency)	Number of Spaces	Project Retail Shared Demand	The Commons Excluding EV Dealership + Project Retail Shared Demand	The Commons Excluding EV Dealership + Project Retail Surplus or (Deficiency)
6:00 AM	108	108	676	2	2	110	674
7:00 AM	133	133	651	5	5	138	646
8:00 AM	225	225	559	22	22	247	537
9:00 AM	330	330	454	39	39	369	415
10:00 AM	465	465	319	52	52	517	267
11:00 AM	604	604	180	66	66	670	114
12:00 PM	**654**	**654**	**130**	**68**	**68**	**722**	**62**
1:00 PM	646	646	138	71	71	717	67
2:00 PM	622	622	162	71	71	693	91
3:00 PM	558	558	226	68	68	626	158
4:00 PM	553	553	231	66	66	619	165
5:00 PM	578	578	206	59	59	637	147
6:00 PM	539	539	245	56	56	595	189
7:00 PM	453	453	331	51	51	504	280
8:00 PM	337	337	447	47	47	384	400
9:00 PM	216	216	568	37	37	253	531
10:00 PM	86	86	698	24	24	110	674
11:00 PM	43	43	741	7	7	50	734
12:00 AM	23	23	761	0	0	23	761
		654	130 Surplus	Weekend Peak Shared Demand: (The Commons + Project Retail)		722	62 Surplus

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," 3rd Ed, 2020.

[2] The 784-space supply for The Commons excludes 225 spaces to be reserved in a gated lot for the EV Dealership and 4 spaces for Tesla test drives.

[3] City Code/Tesla CUP ratios were applied to all land use categories.

[4] A Non-Captive/Internal Capture reduction factor of 0.90 was applied to all commercial uses.

APPENDIX A

ULI SHARED PARKING CALCULATIONS

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APPENDIX A
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
26501 Aliso Creek Road, Aliso Viejo

Land Use	The Commons (175,573 SF of commercial uses excluding EV Dealership)											The Commons Unreserved Supply = 784 sp [2]	Project Retail			The Commons Unreserved Supply = 784 sp [2]
	Retail exc EV Dealership [2]	Super-market/ Grocery	Drugstore/ Pharmacy	Fast Casual/Fast-Food Restaurant [3]	Retail/Family Entertainment	Absolute Peak = 794 Spc.		Retail, Market, Drugstore, Fast Casual/Fast-Food Restaurant	Additional Retail	Retail, Market, Drugstore, Fast Casual/Fast-Food Restaurant			Retail			
Size	10.500 KSF	61.935 KSF	13.322 KSF	27.342 KSF	38.535 KSF			151.634 KSF	23.939 KSF	175.573 KSF			17.273 KSF			
Pkg Rate [3]	4.00 /KSF	4.55 /KSF	4.00 /KSF	10.00 /KSF	4.10 /KSF			4.55 /KSF (1 sp/220 SF)	4.55 /KSF (1 sp/220 SF)	4.55 /KSF (1 sp/220 SF)			4.55 /KSF (1 sp/220 SF)			
Gross	42 Spc.	282 Spc.	53 Spc.	273 Spc.	158 Spc.			690 Spc.	109 Spc.	799 Spc.			79 Spc.			
Adjusted [4]	42 Spc.	282 Spc.	53 Spc.	273 Spc.	158 Spc.			621 Spc.	98 Spc.	719 Spc.			71 Spc.			
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Total Commercial Visitor & Employee Shared Demand	% of Absolute Peak (Hourly Demand / 794)	Number of Spaces	Number of Spaces	Number of Spaces	The Commons Excluding EV Dealership Shared Demand	The Commons Excluding EV Dealership Surplus or (Deficiency)	Number of Spaces	Project Retail Shared Demand	The Commons Excluding EV Dealership + Project Retail Shared Demand	The Commons Excluding EV Dealership + Project Retail Surplus or (Deficiency)
6:00 AM	1	21	3	20	0	45	6%	35	69	104	104	680	2	2	106	678
7:00 AM	3	61	11	32	0	107	13%	84	41	125	125	659	5	5	130	654
8:00 AM	7	89	16	58	1	171	22%	134	41	175	175	609	12	12	187	597
9:00 AM	14	155	33	83	3	288	36%	225	69	294	294	490	24	24	318	466
10:00 AM	23	183	33	155	56	450	57%	352	69	421	421	363	39	39	460	324
11:00 AM	30	204	37	232	79	582	73%	455	78	533	533	251	51	51	584	200
12:00 PM	38	246	46	267	100	697	88%	545	60	605	605	179	64	64	669	115
1:00 PM	**38**	**258**	**48**	**267**	**110**	**721**	**91%**	**564**	**69**	**633**	**633**	**151**	**64**	**64**	**697**	**87**
2:00 PM	36	270	51	242	116	715	90%	559	69	628	628	156	61	61	689	95
3:00 PM	33	275	52	165	110	635	80%	497	69	566	566	218	56	56	622	162
4:00 PM	33	282	53	149	104	621	78%	486	78	564	564	220	56	56	620	164
5:00 PM	33	282	53	165	81	614	77%	480	89	569	569	215	56	56	625	159
6:00 PM	35	273	52	228	70	658	83%	515	98	613	613	171	59	59	672	112
7:00 PM	31	224	43	216	53	567	71%	443	88	531	531	253	52	52	583	201
8:00 PM	26	146	28	137	1	338	43%	264	77	341	341	443	44	44	385	399
9:00 PM	18	92	17	83	1	211	27%	165	66	231	231	553	30	30	261	523
10:00 PM	8	56	10	58	1	133	17%	104	33	137	137	647	14	14	151	633
11:00 PM	3	21	3	32	1	60	8%	47	10	57	57	727	5	5	62	722
12:00 AM	0	21	3	20	1	45	6%	35	0	35	35	749	0	0	35	749
						721					633	151 Surplus	Weekday Peak Shared Demand: (The Commons + Project Retail)		697	87 Surplus

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," 3rd Ed, 2020.

[2] The 784-space supply for The Commons excludes 225 spaces to be reserved in a gated lot for the EV Dealership and 4 spaces for Tesla test drives.

[3] City Code/Tesla CUP ratios were applied to all land use categories.

[4] A Non-Captive/Internal Capture reduction factor of 0.90 was applied to all commercial uses.

LINSCOTT LAW & GREENSPAN engineers

APPENDIX A
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
26501 Aliso Creek Road, Aliso Viejo

Land Use	The Commons (175,573 SF of commercial uses excluding EV Dealership)											The Commons Unreserved Supply = 784 sp [2]	Project Retail			The Commons Unreserved Supply = 784 sp [2]
	Retail exc EV Dealership [2]	Super-market/ Grocery	Drugstore/ Pharmacy	Fast Casual/Fast-Food Restaurant [3]	Retail/Family Entertainment	Absolute Peak = 794 Spc.		Retail, Market, Drugstore, Fast Casual/Fast-Food Restaurant	Additional Retail	Retail, Market, Drugstore, Fast Casual/Fast-Food Restaurant			Retail			
Size	10.500 KSF	61.935 KSF	13.322 KSF	27.342 KSF	38.535 KSF			151.634 KSF	23.939 KSF	175.573 KSF			17.273 KSF			
Pkg Rate [3]	4.00 /KSF	4.55 /KSF	4.00 /KSF	10.00 /KSF	4.10 /KSF			4.55 /KSF (1 sp/220 SF)	4.55 /KSF (1 sp/220 SF)	4.55 /KSF (1 sp/220 SF)			4.55 /KSF (1 sp/220 SF)			
Gross	42 Spc.	282 Spc.	53 Spc.	273 Spc.	158 Spc.			690 Spc.	109 Spc.	799 Spc.			79 Spc.			
Adjusted [4]	42 Spc.	282 Spc.	53 Spc.	273 Spc.	158 Spc.			621 Spc.	98 Spc.	719 Spc.			71 Spc.			
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Total Commercial Visitor & Employee Shared Demand	% of Absolute Peak (Hourly Demand / 794)	Number of Spaces	Number of Spaces	Number of Spaces	The Commons Excluding EV Dealership Shared Demand	The Commons Excluding EV Dealership Surplus or (Deficiency)	Number of Spaces	Project Retail Shared Demand	The Commons Excluding EV Dealership + Project Retail Shared Demand	The Commons Excluding EV Dealership + Project Retail Surplus or (Deficiency)
6:00 AM	1	31	5	18	1	56	7%	44	64	108	108	676	2	2	110	674
7:00 AM	3	75	14	31	1	124	16%	97	36	133	133	651	5	5	138	646
8:00 AM	13	151	28	58	1	251	32%	196	29	225	225	559	22	22	247	537
9:00 AM	23	216	40	86	4	369	46%	289	41	330	330	454	39	39	369	415
10:00 AM	31	270	51	158	47	557	70%	436	29	465	465	319	52	52	517	267
11:00 AM	39	282	53	238	108	720	91%	563	41	604	604	180	66	66	670	114
12:00 PM	**40**	**282**	**53**	**273**	**136**	**784**	**99%**	**613**	**41**	**654**	**654**	**130**	**68**	**68**	**722**	**62**
1:00 PM	42	282	53	273	144	794	100%	621	25	646	646	138	71	71	717	67
2:00 PM	42	275	52	247	151	767	97%	600	22	622	622	162	71	71	693	91
3:00 PM	40	271	52	168	151	682	86%	533	25	558	558	226	68	68	626	158
4:00 PM	39	264	51	152	144	650	82%	508	45	553	553	231	66	66	619	165
5:00 PM	35	238	45	168	151	637	80%	498	80	578	578	206	59	59	637	147
6:00 PM	33	139	27	234	158	591	74%	462	77	539	539	245	56	56	595	189
7:00 PM	30	96	18	222	151	517	65%	404	49	453	453	331	51	51	504	280
8:00 PM	28	73	14	140	144	399	50%	312	25	337	337	447	47	47	384	400
9:00 PM	22	45	8	86	105	266	34%	208	8	216	216	568	37	37	253	531
10:00 PM	14	17	3	58	15	107	13%	84	2	86	86	698	24	24	110	674
11:00 PM	4	14	3	31	1	53	7%	41	2	43	43	741	7	7	50	734
12:00 AM	0	9	1	19	1	30	4%	23	0	23	23	761	0	0	23	761
						794					654	130 Surplus	Weekend Peak Shared Demand: (The Commons + Project Retail)		722	62 Surplus

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," 3rd Ed, 2020.

[2] The 784-space supply for The Commons excludes 225 spaces to be reserved in a gated lot for the EV Dealership and 4 spaces for Tesla test drives.

[3] City Code/Tesla CUP ratios were applied to all land use categories.

[4] A Non-Captive/Internal Capture reduction factor of 0.90 was applied to all commercial uses.

Appendix A

SHOPPING CENTER (TYPICAL DAYS)
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Shopping Center (Typical Days)																																																	
Size	10.500 KSF																																																	
Pkg Rate[2]	4 /KSF																																																	
	Guest Parking Demand															Employee Parking Demand															Shared Parking Demand																		
Mode Adjust	1.00															1.00																																		
Non-Captive Ratio	1.00															1.00																																		
Gross Spaces	34 Guest Spc.															8 Emp. Spc.															42 Total Spaces																		
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7:00 AM	5%	2	1	1	1	1	1	1	1	1	1	1	2	2	2	14%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	2	2	2	2	2	2	2	2	2	2	3	3	3
8:00 AM	14%	5	3	3	4	3	4	4	4	4	3	3	4	5	4	23%	2	1	1	2	2	2	2	2	2	2	2	2	2	2	7	4	4	6	5	6	6	6	6	5	5	6	7	6
9:00 AM	32%	11	6	7	8	7	8	8	8	8	7	8	8	11	9	41%	3	2	2	2	2	2	2	2	2	2	2	3	3	3	14	8	9	10	9	10	10	10	10	9	10	11	14	12
10:00 AM	54%	18	11	11	13	12	13	13	13	13	12	12	14	18	15	68%	5	3	4	4	4	4	4	4	4	4	4	4	5	5	23	14	15	17	16	17	17	17	17	16	16	18	23	20
11:00 AM	68%	23	14	14	16	15	17	17	16	17	15	16	17	23	20	86%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	30	19	19	22	20	23	23	22	23	20	21	23	30	27
12:00 PM	90%	31	18	19	22	21	22	22	22	23	20	21	24	31	26	90%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	38	23	24	28	26	28	28	28	29	25	26	30	38	33
1:00 PM	90%	31	18	19	22	21	22	22	22	23	20	21	24	31	26	90%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	38	23	24	28	26	28	28	28	29	25	26	30	38	33
2:00 PM	86%	29	17	18	20	19	21	21	20	21	19	20	22	29	25	90%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	36	22	23	26	24	27	27	26	27	24	25	28	36	32
3:00 PM	77%	26	15	16	18	17	19	19	18	19	17	18	20	26	22	90%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	33	20	21	24	22	25	25	24	25	22	23	26	33	29
4:00 PM	77%	26	15	16	18	17	19	19	18	19	17	18	20	26	22	90%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	33	20	21	24	22	25	25	24	25	22	23	26	33	29
5:00 PM	77%	26	15	16	18	17	19	19	18	19	17	18	20	26	22	90%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	33	20	21	24	22	25	25	24	25	22	23	26	33	29
6:00 PM	81%	28	17	17	20	19	20	20	20	20	18	19	21	28	24	90%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	35	22	22	26	24	26	26	26	26	23	24	27	35	31
7:00 PM	72%	24	14	15	17	16	17	17	17	18	16	17	18	24	20	90%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	31	19	20	23	21	23	23	23	24	21	22	24	31	27
8:00 PM	59%	20	12	12	14	13	14	14	14	15	13	14	15	20	17	81%	6	4	4	5	5	5	5	5	5	5	5	5	6	6	26	16	16	19	18	19	19	19	20	18	19	20	26	23
9:00 PM	41%	14	8	9	10	9	10	10	10	10	9	10	11	14	12	54%	4	3	3	3	3	3	3	3	3	3	3	3	4	4	18	11	12	13	12	13	13	13	13	12	13	14	18	16
10:00 PM	14%	5	3	3	4	3	4	4	4	4	3	3	4	5	4	36%	3	2	2	2	2	2	2	2	2	2	2	3	3	3	8	5	5	6	5	6	6	6	6	5	5	7	8	7
11:00 PM	5%	2	1	1	1	1	1	1	1	1	1	1	2	2	2	18%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	2	2	2	2	2	2	2	2	2	2	3	3	3
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

SHOPPING CENTER (TYPICAL DAYS)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

| Land Use | Shopping Center (Typical Days) | | |

Appendix A

SUPERMARKET/GROCERY

WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Supermarket/Grocery														
Size	61.935 KSF														
Pkg Rate[2]	5 /KSF														
	Guest Parking Demand														
Mode Adjust	1.00														
Non-Captive Ratio	1.00														
Gross Spaces	237 Guest Spc.														
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	5%	12	11	10	11	11	12	11	12	11	11	11	11	12	11
7:00 AM	20%	47	44	40	44	43	46	44	45	45	43	45	45	47	45
8:00 AM	30%	71	66	61	67	65	69	67	68	67	65	67	67	71	67
9:00 AM	50%	119	111	102	112	109	115	112	114	113	109	113	113	119	113
10:00 AM	60%	142	132	122	133	131	138	133	136	135	131	135	135	142	135
11:00 AM	67%	159	148	137	149	146	154	149	153	151	146	151	151	159	151
12:00 PM	85%	201	187	173	189	185	195	189	193	191	185	191	191	201	191
1:00 PM	90%	213	198	183	200	196	207	200	204	202	196	202	202	213	202
2:00 PM	95%	225	209	194	212	207	218	212	216	214	207	214	214	225	214
3:00 PM	97%	230	214	198	216	212	223	216	221	219	212	219	219	230	219
4:00 PM	100%	237	220	204	223	218	230	223	228	225	218	225	225	237	225
5:00 PM	100%	237	220	204	223	218	230	223	228	225	218	225	225	237	225
6:00 PM	100%	237	220	204	223	218	230	223	228	225	218	225	225	237	225
7:00 PM	85%	201	187	173	189	185	195	189	193	191	185	191	191	201	191
8:00 PM	55%	130	121	112	122	120	126	122	125	124	120	124	124	130	124
9:00 PM	35%	83	77	71	78	76	81	78	80	79	76	79	79	83	79
10:00 PM	20%	47	44	40	44	43	46	44	45	45	43	45	45	47	45
11:00 PM	5%	12	11	10	11	11	12	11	12	11	11	11	11	12	11
12:00 AM	5%	12	11	10	11	11	12	11	12	11	11	11	11	12	11

Time of Day	Employee Parking Demand														
Mode Adjust	1.00														
Non-Captive Ratio	1.00														
Gross Spaces	45 Emp. Spc.														
	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	20%	9	9	9	9	9	9	9	9	9	9	9	9	9	9
7:00 AM	30%	14	14	13	14	14	14	14	14	14	14	14	14	14	14
8:00 AM	40%	18	18	17	18	18	18	18	18	18	18	18	18	18	18
9:00 AM	80%	36	36	35	36	36	36	36	36	36	36	36	36	36	36
10:00 AM	90%	41	41	39	41	41	41	41	41	41	41	41	41	41	41
11:00 AM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
12:00 PM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
1:00 PM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
2:00 PM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
3:00 PM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
4:00 PM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
5:00 PM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
6:00 PM	80%	36	36	35	36	36	36	36	36	36	36	36	36	36	36
7:00 PM	50%	23	23	22	23	23	23	23	23	23	23	23	23	23	23
8:00 PM	35%	16	16	15	16	16	16	16	16	16	16	16	16	16	16
9:00 PM	20%	9	9	9	9	9	9	9	9	9	9	9	9	9	9
10:00 PM	20%	9	9	9	9	9	9	9	9	9	9	9	9	9	9
11:00 PM	20%	9	9	9	9	9	9	9	9	9	9	9	9	9	9
12:00 AM	20%	9	9	9	9	9	9	9	9	9	9	9	9	9	9

Time of Day	Shared Parking Demand														
	282 Total Spaces														
	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	21	20	19	20	20	21	20	21	20	20	20	20	21	20
7:00 AM	61	58	53	58	57	60	58	59	59	57	59	59	61	59
8:00 AM	89	84	78	85	83	87	85	86	85	83	85	85	89	85
9:00 AM	155	147	137	148	145	151	148	150	149	145	149	149	155	149
10:00 AM	183	173	161	174	172	179	174	177	176	172	176	176	183	176
11:00 AM	204	193	180	194	191	199	194	198	196	191	196	196	204	196
12:00 PM	246	232	216	234	230	240	234	238	236	230	236	236	246	236
1:00 PM	258	243	226	245	241	252	245	249	247	241	247	247	258	247
2:00 PM	270	254	237	257	252	263	257	261	259	252	259	259	270	259
3:00 PM	275	259	241	261	257	268	261	266	264	257	264	264	275	264
4:00 PM	282	265	247	268	263	275	268	273	270	263	270	270	282	270
5:00 PM	282	265	247	268	263	275	268	273	270	263	270	270	282	270
6:00 PM	273	256	239	259	254	266	259	264	261	254	261	261	273	261
7:00 PM	224	210	195	212	208	218	212	216	214	208	214	214	224	214
8:00 PM	146	137	127	138	136	142	138	141	140	136	140	140	146	140
9:00 PM	92	86	80	87	85	90	87	89	88	85	88	88	92	88
10:00 PM	56	53	49	53	52	55	53	54	54	52	54	54	56	54
11:00 PM	21	20	19	20	20	21	20	21	20	20	20	20	21	20
12:00 AM	21	20	19	20	20	21	20	21	20	20	20	20	21	20

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

SUPERMARKET/GROCERY

WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Supermarket/Grocery														
Size	61.935 KSF														
Pkg Rate[2]	5 /KSF														
	Guest Parking Demand														
Mode Adjust	1.00														
Non-Captive Ratio	1.00														
Gross Spaces	237 Guest Spc.														
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	10%	24	22	21	23	22	23	23	23	23	22	23	23	24	23
7:00 AM	25%	59	55	51	55	54	57	55	57	56	54	56	56	59	56
8:00 AM	50%	119	111	102	112	109	115	112	114	113	109	113	113	119	113
9:00 AM	75%	178	166	153	167	164	173	167	171	169	164	169	169	178	169
10:00 AM	95%	225	209	194	212	207	218	212	216	214	207	214	214	225	214
11:00 AM	100%	237	220	204	223	218	230	223	228	225	218	225	225	237	225
12:00 PM	100%	237	220	204	223	218	230	223	228	225	218	225	225	237	225
1:00 PM	100%	237	220	204	223	218	230	223	228	225	218	225	225	237	225
2:00 PM	100%	237	220	204	223	218	230	223	228	225	218	225	225	237	225
3:00 PM	100%	237	220	204	223	218	230	223	228	225	218	225	225	237	225
4:00 PM	100%	237	220	204	223	218	230	223	228	225	218	225	225	237	225
5:00 PM	90%	213	198	183	200	196	207	200	204	202	196	202	202	213	202
6:00 PM	50%	119	111	102	112	109	115	112	114	113	109	113	113	119	113
7:00 PM	33%	78	73	67	73	72	76	73	75	74	72	74	74	78	74
8:00 PM	25%	59	55	51	55	54	57	55	57	56	54	56	56	59	56
9:00 PM	15%	36	33	31	34	33	35	34	35	34	33	34	34	36	34
10:00 PM	5%	12	11	10	11	11	12	11	12	11	11	11	11	12	11
11:00 PM	4%	9	8	8	8	8	9	8	9	9	8	9	9	9	9
12:00 AM	3%	7	7	6	7	6	7	7	7	7	6	7	7	7	7

	Employee Parking Demand														
Mode Adjust	1.00														
Non-Captive Ratio	1.00														
Gross Spaces	45 Emp. Spc.														
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	15%	7	7	7	7	7	7	7	7	7	7	7	7	7	7
7:00 AM	35%	16	16	15	16	16	16	16	16	16	16	16	16	16	16
8:00 AM	70%	32	32	31	32	32	32	32	32	32	32	32	32	32	32
9:00 AM	85%	38	38	36	38	38	38	38	38	38	38	38	38	38	38
10:00 AM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
11:00 AM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
12:00 PM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
1:00 PM	100%	45	45	43	45	45	45	45	45	45	45	45	45	45	45
2:00 PM	85%	38	38	36	38	38	38	38	38	38	38	38	38	38	38
3:00 PM	75%	34	34	33	34	34	34	34	34	34	34	34	34	34	34
4:00 PM	60%	27	27	26	27	27	27	27	27	27	27	27	27	27	27
5:00 PM	55%	25	25	24	25	25	25	25	25	25	25	25	25	25	25
6:00 PM	45%	20	20	19	20	20	20	20	20	20	20	20	20	20	20
7:00 PM	40%	18	18	17	18	18	18	18	18	18	18	18	18	18	18
8:00 PM	30%	14	14	13	14	14	14	14	14	14	14	14	14	14	14
9:00 PM	20%	9	9	9	9	9	9	9	9	9	9	9	9	9	9
10:00 PM	10%	5	5	5	5	5	5	5	5	5	5	5	5	5	5
11:00 PM	10%	5	5	5	5	5	5	5	5	5	5	5	5	5	5
12:00 AM	5%	2	2	2	2	2	2	2	2	2	2	2	2	2	2

	Shared Parking Demand														
Gross Spaces	282 Total Spaces														
Time of Day	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	31	29	28	30	29	30	30	30	30	29	30	30	31	30
7:00 AM	75	71	66	71	70	73	71	73	72	70	72	72	75	72
8:00 AM	151	143	133	144	141	147	144	146	145	141	145	145	151	145
9:00 AM	216	204	189	205	202	211	205	209	207	202	207	207	216	207
10:00 AM	270	254	237	257	252	263	257	261	259	252	259	259	270	259
11:00 AM	282	265	247	268	263	275	268	273	270	263	270	270	282	270
12:00 PM	282	265	247	268	263	275	268	273	270	263	270	270	282	270
1:00 PM	282	265	247	268	263	275	268	273	270	263	270	270	282	270
2:00 PM	275	258	240	261	256	268	261	266	263	256	263	263	275	263
3:00 PM	271	254	237	257	252	264	257	262	259	252	259	259	271	259
4:00 PM	264	247	230	250	245	257	250	255	252	245	252	252	264	252
5:00 PM	238	223	207	225	221	232	225	229	227	221	227	227	238	227
6:00 PM	139	131	121	132	129	135	132	134	133	129	133	133	139	133
7:00 PM	96	91	84	91	90	94	91	93	92	90	92	92	96	92
8:00 PM	73	69	64	69	68	71	69	71	70	68	70	70	73	70
9:00 PM	45	42	40	43	42	44	43	44	43	42	43	43	45	43
10:00 PM	17	16	15	16	16	17	16	17	16	16	16	16	17	16
11:00 PM	14	13	13	13	13	14	13	14	14	13	14	14	14	14
12:00 AM	9	9	8	9	8	9	9	9	9	8	9	9	9	9

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

PHARMACY

WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Pharmacy																																																	
Size	13.322 KSF																																																	
Pkg Rate[2]	4 /KSF																																																	
	Guest Parking Demand															Employee Parking Demand															Shared Parking Demand																		
Mode Adjust	1.00															1.00																																		
Non-Captive Ratio	1.00															1.00																																		
Gross Spaces	47 Guest Spc.															6 Emp. Spc.															53 Total Spaces																		
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	5%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	20%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3
7:00 AM	20%	9	8	8	8	8	8	8	8	8	8	8	8	9	9	30%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	11	10	10	10	10	10	10	10	10	10	10	10	11	11
8:00 AM	30%	14	12	12	13	12	13	12	12	13	12	13	12	14	13	40%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	16	14	14	15	14	15	14	14	15	14	15	14	16	15
9:00 AM	60%	28	25	24	26	25	25	25	25	25	25	26	25	28	27	80%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	33	30	29	31	30	30	30	30	30	30	31	30	33	32
10:00 AM	60%	28	25	24	26	25	25	25	25	25	25	26	25	28	27	90%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	33	30	29	31	30	30	30	30	30	30	31	30	33	32
11:00 AM	67%	31	28	26	29	28	28	28	28	28	27	29	28	31	29	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	37	34	32	35	34	34	34	34	34	33	35	34	37	35
12:00 PM	85%	40	36	34	37	36	36	36	36	36	35	37	36	40	38	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	46	42	40	43	42	42	42	42	42	41	43	42	46	44
1:00 PM	90%	42	37	36	39	37	38	37	37	38	37	39	37	42	40	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	48	43	42	45	43	44	43	43	44	43	45	43	48	46
2:00 PM	95%	45	40	38	41	40	41	40	40	41	40	41	40	45	43	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	51	46	44	47	46	47	46	46	47	46	47	46	51	49
3:00 PM	97%	46	41	39	42	41	42	41	41	41	40	42	41	46	44	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	52	47	45	48	47	48	47	47	47	46	48	47	52	50
4:00 PM	100%	47	42	40	43	42	43	42	42	42	41	43	42	47	45	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	53	48	46	49	48	49	48	48	48	47	49	48	53	51
5:00 PM	100%	47	42	40	43	42	43	42	42	42	41	43	42	47	45	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	53	48	46	49	48	49	48	48	48	47	49	48	53	51
6:00 PM	100%	47	42	40	43	42	43	42	42	42	41	43	42	47	45	80%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	52	47	45	48	47	48	47	47	47	46	48	47	52	50
7:00 PM	85%	40	36	34	37	36	36	36	36	36	35	37	36	40	38	50%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	43	39	37	40	39	39	39	39	39	38	40	39	43	41
8:00 PM	55%	26	23	22	24	23	24	23	23	23	23	24	23	26	25	35%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	28	25	24	26	25	26	25	25	25	25	26	25	28	27
9:00 PM	35%	16	14	14	15	14	15	14	14	14	14	15	14	16	15	20%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	17	15	15	16	15	16	15	15	15	15	16	15	17	16
10:00 PM	20%	9	8	8	8	8	8	8	8	8	8	8	8	9	9	20%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	10	9	9	9	9	9	9	9	9	9	9	9	10	10
11:00 PM	5%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	20%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3
12:00 AM	5%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	20%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

PHARMACY

WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Pharmacy																																															
Size	13.322 KSF																																															
Pkg Rate[2]	4 /KSF																																															
	Guest Parking Demand															Employee Parking Demand															Shared Parking Demand															
Mode Adjust	1.00															1.00																																
Non-Captive Ratio	1.00															1.00																																
Gross Spaces	47 Guest Spc.															6 Emp. Spc.															53 Total Spaces															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	8%	4	4	3	4	4	4	4	4	4	4	4	4	4	4	15%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	5	5	4	5	5	5	5	5	5	5	5	5	5	5
7:00 AM	25%	12	11	10	11	11	11	11	11	11	11	11	11	12	11	35%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	14	13	12	13	13	13	13	13	13	13	13	13	14	13
8:00 AM	50%	24	21	20	22	21	22	21	21	22	21	22	21	24	23	70%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	28	25	24	26	25	26	25	25	26	25	26	25	28	27
9:00 AM	75%	35	31	30	32	31	32	31	31	32	31	32	31	35	33	85%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	40	36	35	37	36	37	36	36	37	36	37	36	40	38
10:00 AM	95%	45	40	38	41	40	41	40	40	41	40	41	40	45	43	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	51	46	44	47	46	47	46	46	47	46	47	46	51	49
11:00 AM	100%	47	42	40	43	42	43	42	42	42	41	43	42	47	45	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	53	48	46	49	48	49	48	48	48	47	49	48	53	51
12:00 PM	100%	47	42	40	43	42	43	42	42	42	41	43	42	47	45	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	53	48	46	49	48	49	48	48	48	47	49	48	53	51
1:00 PM	100%	47	42	40	43	42	43	42	42	42	41	43	42	47	45	100%	6	6	6	6	6	6	6	6	6	6	6	6	6	6	53	48	46	49	48	49	48	48	48	47	49	48	53	51
2:00 PM	100%	47	42	40	43	42	43	42	42	42	41	43	42	47	45	85%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	52	47	45	48	47	48	47	47	47	46	48	47	52	50
3:00 PM	100%	47	42	40	43	42	43	42	42	42	41	43	42	47	45	75%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	52	47	45	48	47	48	47	47	47	46	48	47	52	50
4:00 PM	100%	47	42	40	43	42	43	42	42	42	41	43	42	47	45	60%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	51	46	44	47	46	47	46	46	46	45	47	46	51	49
5:00 PM	90%	42	37	36	39	37	38	37	37	38	37	39	37	42	40	55%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	45	40	39	42	40	41	40	40	41	40	42	40	45	43
6:00 PM	50%	24	21	20	22	21	22	21	21	22	21	22	21	24	23	45%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	27	24	23	25	24	25	24	24	25	24	25	24	27	26
7:00 PM	33%	16	14	14	15	14	15	14	14	14	14	15	14	16	15	40%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	18	16	16	17	16	17	16	16	16	16	17	16	18	17
8:00 PM	25%	12	11	10	11	11	11	11	11	11	11	11	11	12	11	30%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	14	13	12	13	13	13	13	13	13	13	13	13	14	13
9:00 PM	15%	7	6	6	6	6	6	6	6	6	6	6	6	7	7	20%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8	7	7	7	7	7	7	7	7	7	7	7	8	8
10:00 PM	5%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	10%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3
11:00 PM	4%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	10%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3
12:00 AM	3%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

FAST-FOOD RESTAURANT
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

| Land Use | Fast-Food Restaurant | | |

Appendix A

FAST-FOOD RESTAURANT
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

| Land Use | Fast-Food Restaurant | | |

Appendix A

FAMILY ENTERTAINMENT
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Family Entertainment														
Size	38.535 KSF														
Pkg Rate[2]	4 /KSF														
	Guest Parking Demand														
Mode Adjust	1.00														
Non-Captive Ratio	1.00														
Gross Spaces	142 Guest Spc.														
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	33%	47	9	12	17	24	11	21	41	32	10	12	9	23	47
11:00 AM	47%	67	13	17	24	34	15	30	58	46	15	17	13	32	67
12:00 PM	62%	88	18	23	32	44	20	40	77	60	19	22	18	42	88
1:00 PM	69%	98	20	25	35	49	23	44	85	67	22	25	20	47	98
2:00 PM	73%	104	21	27	37	52	24	47	90	71	23	26	21	50	104
3:00 PM	69%	98	20	25	35	49	23	44	85	67	22	25	20	47	98
4:00 PM	65%	92	18	24	33	46	21	41	80	63	20	23	18	44	92
5:00 PM	51%	72	14	19	26	36	17	32	63	49	16	18	14	35	72
6:00 PM	44%	62	12	16	22	31	14	28	54	42	14	16	12	30	62
7:00 PM	33%	47	9	12	17	24	11	21	41	32	10	12	9	23	47
8:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	Employee Parking Demand														
Mode Adjust	1.00														
Non-Captive Ratio	1.00														
Gross Spaces	16 Emp. Spc.														
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	4%	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9:00 AM	18%	3	2	2	2	2	2	2	3	2	2	2	2	2	3
10:00 AM	55%	9	5	5	5	5	5	5	9	7	5	5	5	5	9
11:00 AM	73%	12	6	6	6	7	6	7	12	9	6	6	6	7	12
12:00 PM	73%	12	6	6	6	7	6	7	12	9	6	6	6	7	12
1:00 PM	73%	12	6	6	6	7	6	7	12	9	6	6	6	7	12
2:00 PM	73%	12	6	6	6	7	6	7	12	9	6	6	6	7	12
3:00 PM	73%	12	6	6	6	7	6	7	12	9	6	6	6	7	12
4:00 PM	73%	12	6	6	6	7	6	7	12	9	6	6	6	7	12
5:00 PM	58%	9	5	5	5	5	5	5	9	7	5	5	5	5	9
6:00 PM	51%	8	4	4	4	5	4	4	8	6	4	4	4	5	8
7:00 PM	40%	6	3	3	3	4	3	3	6	5	3	3	3	3	6
8:00 PM	7%	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9:00 PM	4%	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10:00 PM	4%	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11:00 PM	4%	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12:00 AM	4%	1	1	1	1	1	1	1	1	1	1	1	1	1	1

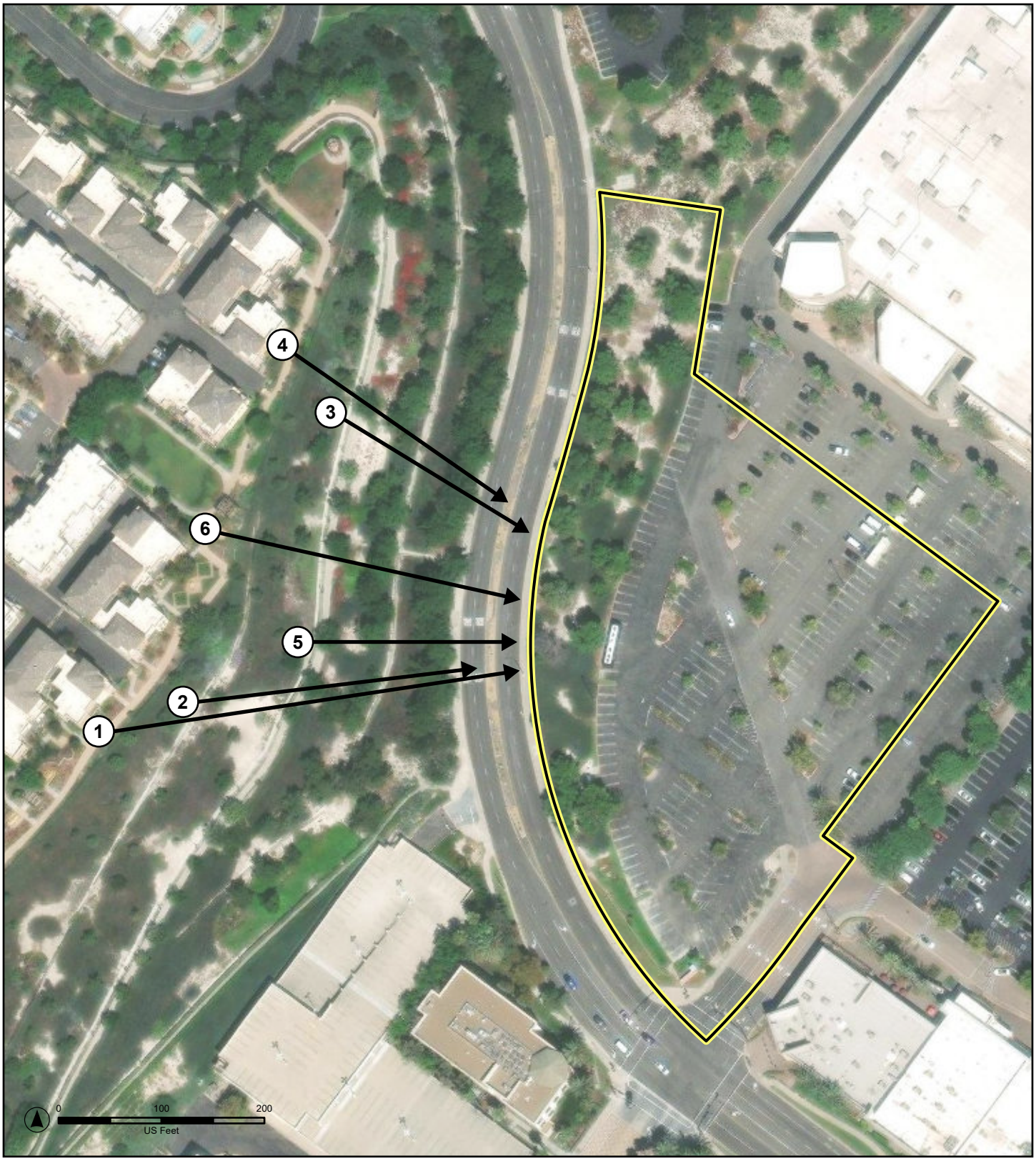
	Shared Parking Demand														
Gross Spaces	158 Total Spaces														
Time of Day	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9:00 AM	3	2	2	2	2	2	2	3	2	2	2	2	2	3
10:00 AM	56	14	17	22	29	16	26	50	39	15	17	14	28	56
11:00 AM	79	19	23	30	41	21	37	70	55	21	23	19	39	79
12:00 PM	100	24	29	38	51	26	47	89	69	25	28	24	49	100
1:00 PM	110	26	31	41	56	29	51	97	76	28	31	26	54	110
2:00 PM	116	27	33	43	59	30	54	102	80	29	32	27	57	116
3:00 PM	110	26	31	41	56	29	51	97	76	28	31	26	54	110
4:00 PM	104	24	30	39	53	27	48	92	72	26	29	24	51	104
5:00 PM	81	19	24	31	41	22	37	72	56	21	23	19	40	81
6:00 PM	70	16	20	26	36	18	32	62	48	18	20	16	35	70
7:00 PM	53	12	15	20	28	14	24	47	37	13	15	12	26	53
8:00 PM	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9:00 PM	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10:00 PM	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11:00 PM	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12:00 AM	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.
[2] Parking rates for all land uses based on City code.
[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

FAMILY ENTERTAINMENT
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

| Land Use | Family Entertainment | | |



Legend

Project Site

AVALON ALISO VIEJO

Figure 7. Key View Map

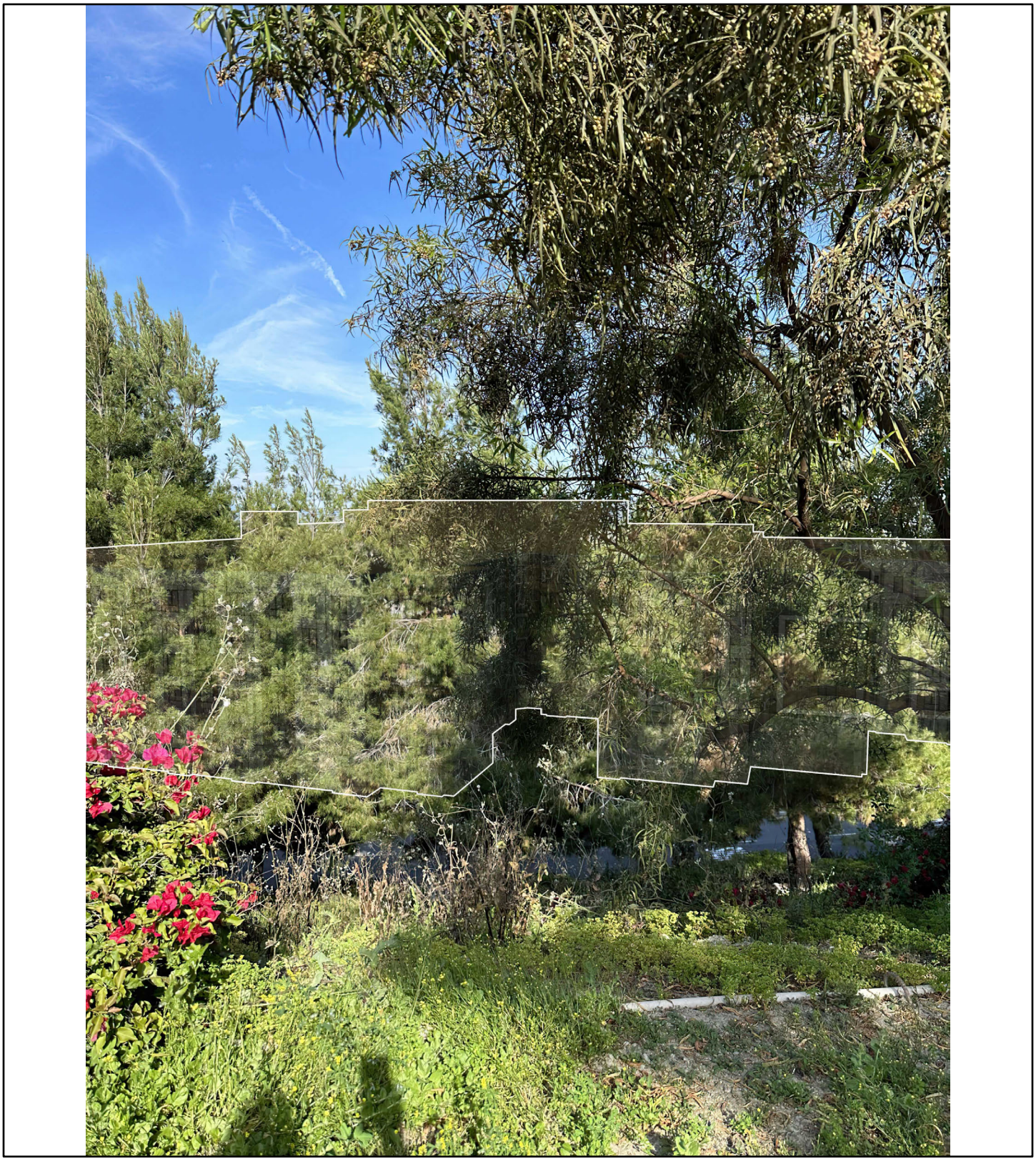
Sources: AvalonBay Communities, Inc. Map date: May 6, 2024.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

AVALON ALISO VIEJO

Figure 8a. Visual Simulation – Key View 1

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.



AVALON ALISO VIEJO

Figure 8b. Visual Simulation – Key View 2

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.

AVALON ALISO VIEJO

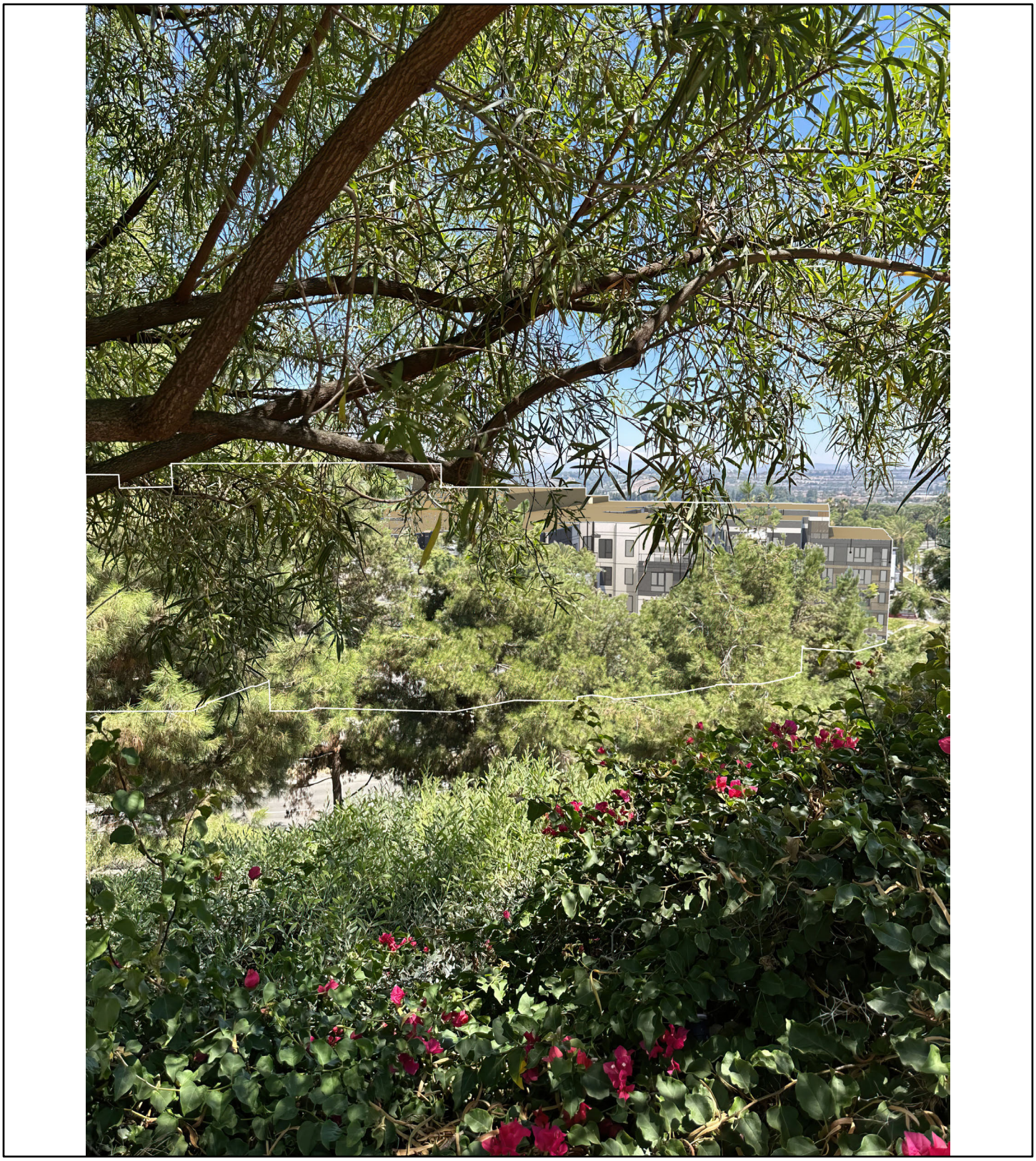
Figure 8c. Visual Simulation – Key View 3

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.

AVALON ALISO VIEJO

Figure 8d. Visual Simulation – Key View 4

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.



AVALON ALISO VIEJO

Figure 8e. Visual Simulation – Key View 5

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.

AVALON ALISO VIEJO

Figure 8f. Visual Simulation – Key View 6

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.

Apartments Near Trader Joe's

Greg Stevens <usmcrgreg@gmail.com>

Thu 9/5/2024 8:31 AM

To:Rose Rivera <RRivera@avcity.org>

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I got a text about submitting a vote on whether to approve apartments near Trader Joe's. I vote no.

I have lived in Aliso for 22 years and have seen the town explode with apartment building. Apartments have never had enough parking for residents resulting in a lot of in street spillover parking. I don't think that is a good scenario for a shopping plaza. Besides, don't you think we have enough apartments in town?

Greg Stevens

Avalon Apartments vote

Caylynn Cole <caylynncole@gmail.com>
Wed 9/4/2024 7:43 PM
To:Rose Rivera <RRivera@avcity.org>

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a homeowner at 73 Remington, Aliso Viejo we are voting against the proposed Avalon apartments.

Thank you!

Caylynn Cole
Mobile: 562.239.6964

Avalon Aliso Viejo Project

Tyler Lee <tylerleemedia@gmail.com>
Wed 9/4/2024 2:02 PM
To:Rose Rivera <RRivera@avcity.org>

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Rose,

My name is Tyler Lee. I'am a long time resident of Aliso Viejo and recently became aware of the possible construction plan to build yet another set of apartments known as Avalon Aliso Viejo in our community. I am writing to voice my comments of disapproval of this project.

This project will do nothing to improve the quality of life we have here in Aliso Viejo. There are already barely any decent family communities left in Orange County as it is, and nothing is as good as Aliso Viejo. For our quiet family community, this apartment complex will only cause even more traffic in and around that plaza area plus with the addition of new shops. Aliso Viejo is not and has not been built with the engineering infrastructure to accommodate even more additional residents. Squeezing every inch out of land left in Aliso is not the right thing to do nor is it conducive to our community. The design of the parking lot where the trader joes and lowes (use to be) is not only horribly designed but to add fuel to the fire you are planning to build apartment residences on that lot.

With all do respect I leave you this in closing, please leave Aliso Viejo alone, we do not want nor do we need any additional apartments here.

Thank you.

Sincerely,
Tyler Lee

From: Mitzi Ortiz
To: So Kim
Subject: FW: Apartments on Enterprise
Date: Tuesday, September 3, 2024 9:59:04 AM

From: Terrie McKinley <tlmckinley218@gmail.com>
Sent: Friday, August 30, 2024 12:58 PM
To: City Council <City-Council@AVCity.org>
Subject: Apartments on Enterprise

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It appears that you are determined to turn your back on the residents of Aliso Viejo by signing off on the apartment development in the Trader Joes center. Whatever "encouragement" you received from the developers to go forward with this project will have to be enjoyed in your retirement, because there is a huge coalition of residents that will be voting all of you out of office. What kind of people sell out their constituents? And to the owner of the Trader Joes property, my family will take our business to the Laguna Hills location.

Terrie and Roger McKinley
949-2465323

Sent from Mail for Windows

From:	Mitzi Ortiz
To:	So Kim
Subject:	FW: No on the Avalon Project
Date:	Tuesday, September 3, 2024 9:57:14 AM

From: Vivian Willis <vivianmomgeo@yahoo.com>
Sent: Sunday, September 1, 2024 1:33 PM
To: City Council <City-Council@AVCity.org>
Subject: No on the Avalon Project

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It will be too high and an eyesore in an area not designed for that level of congestion.

Vivian Willis

Sent from my iPhone complete with typos

Re: Public Review Period for the Avalon Aliso Viejo Draft Initial Study/Mitigated Negative Declaration

Gina Fabiola <gina.fabiola01@gmail.com>

Sat 8/31/2024 2:59 PM

To:Rose Rivera <RRivera@avcity.org>;Gina Fabiola <gina.fabiola01@gmail.com>

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rose

Thank you for sending this.. I am extremely concerned as I spoke with approx 100 of my neighbors and they all said they did not receive this email. Is the city sending out by mail to all residents? People have a right to know this info and be able to respond.

I am very opposed to this development for the following reasons.

1. Strain on infrastructure and lack of necessary existing infrastructure
2. Increased traffic and congestion in this area which has other negative impacts
3. increased air pollutions and toxic fumes from all the additional cars, suvs. trucks and construction
4. Increased noise at all times both during construction and after due to more traffic and people.
5. Increased crime
6. Destroyed mountain view from an 8 story tall building - which doenst match the heights of the other buildings.
7. Negative impact on native landscaping, trees, flowers and wildlife. Fragile bird species and other animals would be harmed.
8. Coyote issues - what are you going to do with the existing den of coyotes that reside in that area? Simply allow them to scatter and be more of a danger to our pets, or will you plan on trapping and culling them?
9. Lowering of property values due to congested area and higher crime.

I am vehemently against this development, we need more retail and activities like a Crunch Fitness or a Planet Fitness and recreational activities, not housing built into a corner lot that is going to lower our property values.

Thank you for your help.. I will await your reply, Please can you make sure all of AV Residents get this email?

Best Regards,

Gina Fabiola, ASID, IIDA, CID, LEED GREEN ASSOCIATE

Rose Rivera wrote:

Good morning,

The City of Aliso Viejo, as Lead Agency, pursuant to the California Environmental Quality Act (CEQA), has released the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for **Avalon Aliso Viejo, a proposed mixed-use project at 26501 Aliso Creek Road (The Commons shopping center)**, for a 30-day public review and comment period. Attached is the Notice of Intent to Adopt a Mitigated Negative Declaration which includes a description of the proposed Project and information on how to view and provide comments on the Draft IS/MND.

The Draft IS/MND 30-day public review period begins on Monday, August 26, 2024, and will conclude on Wednesday, September 25, 2024. All parties are invited to submit written comments on the IS/MND to the address below for consideration by the City Council. Due to the time limits mandated by State law, comments should be sent at the earliest possible date but must arrive no later than 5:00 p.m. on Wednesday, September 25, 2024. The draft IS/MND can be found here:

https://www.avcity.org/DocumentCenter/View/3848/Avalon-Aliso-Viejo-ISMND-Public-Draft-with-Appendices

Written comments may be submitted to the City of Aliso Viejo, Department of Planning Services. Please indicate a contact person for your agency or organization and send your comments to:

Rose Rivera, Senior Planner

City of Aliso Viejo Department of Planning Services

12 Journey, Suite 100, Aliso Viejo, CA 92656

Or via email: RRivera@avcity.org

Sincerely,

Rose Rivera | Senior Planner

AV_citylogo

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
T: 949-425-2528
AVCity.org

Confidential Communications: This email and any files or attachments transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via reply email and immediately delete the email you received.

From:	Mitzi Ortiz
To:	So Kim
Subject:	FW: High Density Housing at Commons
Date:	Tuesday, August 27, 2024 4:13:10 PM

From: Adam Adam <burner.ecks@gmail.com>
Sent: Tuesday, August 27, 2024 4:07 PM
To: City Council <City-Council@AVCity.org>
Subject: High Density Housing at Commons

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

While I support the idea of additional affordable housing in Aliso Viejo, trying to squish more housing in the old Lowe's parking lot is a bad idea. With the current construction project at the Commons, I do not understand how a legitimate feasibility test could be completed.

Please consider a different location for the needed affordable housing.

Adam Slack
36 Overture Ln
Aliso Viejo

From: Patricia Miller
To: City Council
Cc: Mitzi Ortiz; So Kim
Subject: AvalonBay - Aliso Viejo
Date: Tuesday, August 27, 2024 7:59:04 AM

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aliso Viejo City Council,

I am a resident of AvalonBay Eaves apartments in Mission Viejo. I've been a resident at Eaves for more than 20 years.. I heard about the proposed project in Aliso Viejo. I am writing to encourage you to please approve the proposed project in Aliso Viejo. I can assure you as a long term tenant for AvalonBay, they are reliable and maintain the property well.

I am grateful for my time in Mission Viejo. I would like to move into the Aliso Viejo project when it becomes available. I would be closer to my parents who live in Aliso Viejo. Being able to have AvalonBay as a continued operator in a building with newer amenities and walking distance to my everyday needs would greatly enhance my quality of life. We need more housing in Orange County and especially affordable housing.

Please approve this project.

Tank you,
Todd Miller

From:	Mitzi Ortiz
To:	So Kim
Subject:	FW: Support for AVB Commons Center Mixed Use Development
Date:	Monday, August 19, 2024 1:25:43 PM
Attachments:	image001.png

From: Kevin Perez <KPerez@vca-green.com>
Sent: Monday, August 19, 2024 9:45 AM
To: council@avcity.org
Cc: skimj@avcity.org; Mitzi Ortiz <mortiz@AVCity.org>
Subject: Support for AVB Commons Center Mixed Use Development

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Mike Munzing and City Council:

I am sending this letter to show my full **support** for the proposed mixed-use project at the Commons center. This project serves as an opportunity for our leaders in the City of Aliso Viejo to demonstrate what good building projects in this City can look like and to address the housing crisis.

Our firm, VCA Green, a sister company apart of VCA Consultants Inc. (formerly VanDorpe Chou Associates) and has been in business in Orange County since 1979.

Avalon Bay has an outstanding reputation in the building industry as a leader in quality, and its property management and construction related approach has an exceptional track record of building quality. Providing funding to ensure the products they put out are both environmentally friendly and socially accepted in the communities they build in.

Please vote "YES" on this development.

Sincerely,

Kevin Perez, LEED GA, HERS I & II Energy Rater, PV & Solar Verifier | Project Manager

VCA Green | *Sustainable Opportunities*
714.363.4700 | vca-green.com
Orange | Oakland | Denver | Chicago | Honolulu

From:	Mitzi Ortiz
Cc:	So Kim
Subject:	FW: Support for AVB Commons Center Mixed Use Development
Date:	Wednesday, August 14, 2024 5:31:53 PM

From: Tom Garnett <tomgarnett1@outlook.com>
Sent: Wednesday, August 14, 2024 3:44 PM
To: council@avcity.org; skimj@avcity.org; Mitzi Ortiz <mortiz@AVCity.org>
Subject: Support for AVB Commons Center Mixed Use Development

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Mike Munzing and City Council:

I am sending this letter to show my **support** for the proposed mixed-use project at the Commons center. This project serves as an opportunity for our leaders in the City of Aliso Viejo to demonstrate what good building projects in this City can look like and to address the housing crisis.

Many people are finding it difficult to find housing, and this project will provide them a great opportunity.

Avalon Bay has a great reputation in the building industry, and its management has an exceptional track record of building quality, attractive projects over the past 20 years.

Please vote "YES" on this development.

Sincerely,

Tom Garnett
949-633-1738

From:	Tom VanDorpe
To:	City Council
Cc:	So Kim; Mitzi Ortiz
Subject:	RE: Support for AVB Commons Center Mixed Use Development
Date:	Wednesday, August 14, 2024 11:37:14 AM
Attachments:	image001.png

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Mike Munzing and City Council:

I am sending this letter to show my **support** for the proposed mixed-use project at the Commons center. This project serves as an opportunity for our leaders in the City of Aliso Viejo to demonstrate what good building projects in this City can look like and to address the housing crisis.

Our firm, VCA Consultants Inc. (formerly VanDorpe Chou Associates) has been in business in Orange County since 1979. We have 170 employees, a number of which reside in the City of Aliso Viejo, and whom could benefit from this project moving forward. Many of our employees are finding it difficult to find housing, and this project will provide them a great opportunity.

Avalon Bay has a great reputation in the building industry, and its management has an exceptional track record of building quality, attractive projects over the past 20 years.

Please vote "YES" on this development.

Sincerely,

Tom VanDorpe, SE | CEO | President

VCA Consultants
714.978.9780 | vcaconsultants.com
Structural | Code | Green | Verde | ESS

From: **Mitzi Ortiz** mortiz@AVCity.org
Subject: FW: Housing Supporter
Date: June 25, 2024 at 2:57 PM
To: So Kim SKim@avcity.org, Rose Rivera RRivera@avcity.org

From: Steven Lundrigan via constituent@civiclick.com <constituent@civiclick.com>
Sent: Tuesday, June 25, 2024 2:47 PM
To: City Council <City-Council@AVCity.org>
Subject: Housing Supporter

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Aliso Viejo City Council,

Thank you for your continued leadership and keeping Aliso Viejo a great place to live. I do wish that our community will grow so others can also enjoy this beautiful city. I'm sure you are aware of the housing crisis and what this means for Aliso Viejo. We need to do our part. Adding housing in the Town Center that incorporates market rate and affordable housing will create an inclusive community alongside everyday necessities and retail.

I want our workforce to be able to live here. There has not been a new multi-family development since Vantis and that is discouraging.

I support this project and hope you do too.

Sincerely,
Steven Lundrigan
85 argonaut suite 210
Aliso Viejo, CA 92656
slundrigan@incompli.com

From: **Mitzi Ortiz** mortiz@AVCity.org
Subject: FW: AvalonBay Project
Date: June 24, 2024 at 5:33 PM
To: So Kim SKim@avcity.org, Rose Rivera RRivera@avcity.org

From: Les Card via constituent@civiclick.com <constituent@civiclick.com>
Sent: Friday, June 21, 2024 5:59 PM
To: City Council <City-Council@AVCity.org>
Subject: AvalonBay Project

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Aliso Viejo City Council,

I am writing to express my strong support for the Avalon Bay Aliso Project and the expansion of housing opportunities in Aliso Viejo. With the population steadily increasing and housing prices soaring, it's clear that action must be taken to address the housing shortage in our community.

By investing in the development of housing options, including affordable housing, we can ensure that individuals and families of all income levels have access to safe and stable housing. This not only benefits those in need of housing, but it also contributes to the overall health and prosperity of our local business community.

I urge you to prioritize policies and initiatives that encourage the construction of new housing units in Aliso Viejo. Together, we can work towards a future where everyone has a place to call home.

Thank you for your attention to this critical issue.

Sincerely,
Les Card
1733 La Colina
Santa Ana, CA 92705
Les.card@lsa.net

From: **Mitzi Ortiz** mortiz@AVCity.org
Subject: FW: AvalonBay Project
Date: June 24, 2024 at 5:49 PM
To: So Kim SKim@avcity.org, Rose Rivera RRivera@avcity.org

From: Todd Cottle via constituent@civiclick.com <constituent@civiclick.com>
Sent: Thursday, June 20, 2024 9:43 PM
To: City Council <City-Council@AVCity.org>
Subject: AvalonBay Project

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Aliso Viejo City Council,

I am writing to express my strong support for the Avalon Bay Aliso Project and the expansion of housing opportunities in Aliso Viejo. With the population steadily increasing and housing prices soaring, it's clear that action must be taken to address the housing shortage in our community.

By investing in the development of housing options, including affordable housing, we can ensure that individuals and families of all income levels have access to safe and stable housing. This not only benefits those in need of housing, but it also contributes to the overall health and prosperity of our local business community.

I urge you to prioritize policies and initiatives that encourage the construction of new housing units in Aliso Viejo. Together, we can work towards a future where everyone has a place to call home.

Thank you for your attention to this critical issue.

Sincerely,
Todd Cottle
14211 Yorba Street, Suite 200
Tustin, CA 92705
todd@c-cdev.com

From: Mitzi Ortiz <mortiz@AVCity.org>
Sent: Thursday, June 20, 2024 1:30 PM
To: So Kim; Rose Rivera
Subject: FW: Town Center Housing

From: Tony Nissen via constituent@civiclick.com <constituent@civiclick.com>
Sent: Thursday, June 20, 2024 1:22 PM
To: City Council <City-Council@AVCity.org>
Subject: Town Center Housing

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Aliso Viejo City Council,

The city of Aliso Viejo has limited space to build because of all our natural landscape and parks. I support the project at The Commons because building a parking lot is the best use of the space. With the limited space of the parking lot – we can only build vertical. Also, I would also like to note this project will not displace anyone – residents, businesses, offices! There is an all-time high demand for housing but the cost to own is just crazy right now. Young folks and families need more rental housing in Aliso. I think people deserve to live in Aliso because it is a great, safe and clean city.

More homes close to our retail also means there is opportunity for additional pedestrian-friendly infrastructure. I do not think this project will cause traffic and in fact I think it can help create safer streets. The more time people spend walking, the less cars we will see.

Please support and approve the project.

Sincerely,
Tony Nissen
41870 Kalmia St, Suite 125
Murrieta, CA 92562
tln@utilityspecialists.com

From: Mitzi Ortiz <mortiz@AVCity.org>
Sent: Thursday, June 20, 2024 1:08 PM
To: So Kim; Rose Rivera
Subject: FW: AvalonBay Project

From: HERSEL ZAHAB via constituent@civiclick.com <constituent@civiclick.com>
Sent: Thursday, June 20, 2024 1:04 PM
To: City Council <City-Council@AVCity.org>
Subject: AvalonBay Project

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Aliso Viejo City Council,

I am writing to express my strong support for the Avalon Bay Aliso Project and the expansion of housing opportunities in Aliso Viejo. With the population steadily increasing and housing prices soaring, it's clear that action must be taken to address the housing shortage in our community.

By investing in the development of housing options, including affordable housing, we can ensure that individuals and families of all income levels have access to safe and stable housing. This not only benefits those in need of housing, but it also contributes to the overall health and prosperity of our local business community.

I urge you to prioritize policies and initiatives that encourage the construction of new housing units in Aliso Viejo. Together, we can work towards a future where everyone has a place to call home.

Thank you for your attention to this critical issue.

Sincerely,
HERSEL ZAHAB
1520 BROOKHOLLOW DR
Santa Ana, CA 92705
hzahab@ldc-ce.com

From: Mitzi Ortiz <mortiz@AVCity.org>
Sent: Thursday, June 20, 2024 12:55 PM
To: So Kim; Rose Rivera
Subject: FW: AV – Housing

From: Laer Pearce via constituent@civiclick.com <constituent@civiclick.com>
Sent: Thursday, June 20, 2024 12:44 PM
To: City Council <City-Council@AVCity.org>
Subject: AV – Housing

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Aliso Viejo City Council,

I hope this email finds you well. I am writing to express my full support for the I I hope this email finds you well. I am writing to express my full support for the Avalon Bay Aliso project.

As a member of this community, I believe that this development will bring numerous benefits and opportunities to our area.

Having reviewed the plans, I like the design and the positive impact it will have on our neighborhood. Here are a few reasons why I am in favor of this project:

- Affordable Housing: The Avalon Bay Aliso project includes a significant portion of affordable housing units, which addresses a pressing need in our community. Providing affordable housing options ensures that individuals and families from diverse socioeconomic backgrounds can continue to live here.

- Economic Growth: This development will stimulate economic growth by creating job opportunities during both the construction phase and once the project is completed. Additionally, the increased foot traffic in the area will benefit local businesses and contribute to the vitality of our commercial district.

- Community Amenities: In addition to housing, the project will include public green spaces, a new grocer, Lucky Strike Bowling, and Sender 1, which are great family entertainment options for residents in our community.

- Urban Revitalization: The project will revitalize a completely unused commercial area within our city without displacing any residents or businesses.

In conclusion, I believe that the Avalon Bay Aliso project aligns with the long-term interests

and aspirations of our community. I urge you to support this development and help pave the way for a brighter future for all residents of our neighborhood.

Sincerely,
Laer Pearce
23 Blackhawk
Coto de Caza, CA 92679
laer@laer.com

From: Mitzi Ortiz <mortiz@AVCity.org>
Sent: Thursday, June 20, 2024 12:40 PM
To: So Kim; Rose Rivera
Subject: FW: Aliso Commons Supporter

From: Todd Cunningham via constituent@civiclick.com <constituent@civiclick.com>
Sent: Thursday, June 20, 2024 12:36 PM
To: City Council <City-Council@AVCity.org>
Subject: Aliso Commons Supporter

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Aliso Viejo City Council,

Thank you for your dedication to Aliso Viejo. I would like to submit a comment in support for the mixed-use project at the Commons that will include housing and retail.

I do believe adding housing here will positively impact the center and our community services. This project can help to ensure more dollars are being spent here to increase our revenue. Our increased revenue can help improve or even expand our services to meet the needs of the growing community.

Adding a new community will bring attract new business and services to the area to cater to residents. This will benefit all residents in Aliso Viejo because the opportunity for new services is endless.

The city will feel the positive impact of this project for years and generations.

Sincerely,
Todd Cunningham
25492 Spotted Pony Ln
Laguna Hills, CA 92653
tcunningham@woodbridgepacific.com

From: Mitzi Ortiz <mortiz@AVCity.org>
Sent: Thursday, June 20, 2024 12:18 PM
To: So Kim; Rose Rivera
Subject: FW: OC Builders support more homes!

From: Henrik Nazarian via constituent@civiclick.com <constituent@civiclick.com>
Sent: Thursday, June 20, 2024 11:38 AM
To: City Council <City-Council@AVCity.org>
Subject: OC Builders support more homes!

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Dear Aliso Viejo City Council,

I hope this email finds you well. I am writing to express my full support for the Avalon Bay Aliso Project and its potential positive impact on our local community, particularly our businesses.

As a member of OC homebuilders, I am keenly aware of the importance of sustainable development that not only enhances our living environment but also contributes to the economic growth of our area. The Avalon Bay Aliso Project, with its proposed combination of 343 units of mixed-income housing and neighborhood-serving retail, stands out as an opportunity to achieve precisely that.

One of the key benefits of this project is its potential to invigorate our local economy by creating new opportunities for businesses, as well as providing an influx of new customers for the existing local businesses.

This project is exactly the refresh the Commons needs. I look forward to seeing it built!

Sincerely,
Henrik Nazarian
1638 Virden Drive
Glendale, CA 91208
hnnmd@hotmail.com

From: Mitzi Ortiz <mortiz@AVCity.org>
Sent: Thursday, June 20, 2024 12:17 PM
To: So Kim; Rose Rivera
Subject: FW: OC Businesses support more homes!

From: Jasvina Gill via constituent@civiclick.com <constituent@civiclick.com>
Sent: Thursday, June 20, 2024 11:40 AM
To: City Council <City-Council@AVCity.org>
Subject: OC Businesses support more homes!

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Aliso Viejo City Council,

I hope this email finds you well. I am writing to express my full support for the Avalon Bay Aliso Project and its potential positive impact on our local community, particularly our businesses.

As a member of OC business community, I am keenly aware of the importance of sustainable development that not only enhances our living environment but also contributes to the economic growth of our area. The Avalon Bay Aliso Project, with its proposed combination of 343 units of mixed-income housing and neighborhood-serving retail, stands out as an opportunity to achieve precisely that.

One of the key benefits of this project is its potential to invigorate our local economy by creating new opportunities for businesses, as well as providing an influx of new customers for the existing local businesses.

This project is exactly the refresh the Commons needs. I look forward to seeing it built!

Sincerely,
Jasvina Gill
20331 Irvine Ave. E-5
Newport Beach, CA 92660
jasvina@p11.com

From: Mitzi Ortiz <mortiz@AVCity.org>
Sent: Thursday, June 20, 2024 12:17 PM
To: So Kim; Rose Rivera
Subject: FW: AV – Housing

From: Russ Khouri via constituent@civiclick.com <constituent@civiclick.com>
Sent: Thursday, June 20, 2024 12:13 PM
To: City Council <City-Council@AVCity.org>
Subject: AV – Housing

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Aliso Viejo City Council,

I hope this email finds you well. I am writing to express my full support for the Avalon Bay Aliso project.

As a member of this community, I believe that this development will bring numerous benefits and opportunities to our area.

Having reviewed the plans, I like the design and the positive impact it will have on our neighborhood. Here are a few reasons why I am in favor of this project:

- Affordable Housing: The Avalon Bay Aliso project includes a significant portion of affordable housing units, which addresses a pressing need in our community. Providing affordable housing options ensures that individuals and families from diverse socioeconomic backgrounds can continue to live here.

- Economic Growth: This development will stimulate economic growth by creating job opportunities during both the construction phase and once the project is completed. Additionally, the increased foot traffic in the area will benefit local businesses and contribute to the vitality of our commercial district.

- Community Amenities: In addition to housing, the project will include public green spaces, a new grocer, Lucky Strike Bowling, and Sender 1, which are great family entertainment options for residents in our community.

- Urban Revitalization: The project will revitalize a completely unused commercial area within our city without displacing any residents or businesses.

In conclusion, I believe that the Avalon Bay Aliso project aligns with the long-term interests and aspirations of our community. I urge you to support this development and help pave

the way for a brighter future for all residents of our neighborhood.

Sincerely,
Russ Khouri
40 Wakonda
Dove Canyon, CA 92679
devconcepts1@outlook.com

Soka University of America
Maathai 409
1 University Drive Aliso Viejo, CA 92656
June 10, 2024

Dear Aliso Viejo City Council,

My name is Ryan Allen. I am an Assistant Professor at Soka University of America here in Aliso Viejo. I've been working here for 2 years now after moving down from Orange, CA, and I plan on being in this community for a long time. I recently purchased a condo in Laguna Hills, as the commute from North Orange County was inhospitable. My wife and I originally wanted to buy property in Aliso near Soka, but unfortunately the high cost and low inventory of housing made that impossible.

I've been keeping up with the proposed mixed-use project at The Commons, and I am writing to share my support.

There simply is not enough housing supply in Aliso to meet the demand, this includes both renters and homeowners. A mixed-use development like this in the city's commercial center that includes both market-rate and affordable units is exactly what we needed. I do enjoy my place in Laguna Hills. Given I am now just a short walking distance away from grocery stores and restaurants—it is a safe and convenient place to live. I can see the exact same benefits the potential residents will have at the Commons being right next to the restaurants, retail, and even a new bowling alley.

We cannot just freeze our city in amber. If we held that sentiment, then nothing would be here now. We need to get back to traditional California, which was about building housing and making progress. I am tired of telling young people that they should move to Texas or Florida. I don't want to pull up the ladder behind me to another generation, my students. We should extend the ladder and allow the city to level up. After all, this is supposed to be *our* town center. There is nothing sacred about a parking lot.

I love working at Soka and being part of the Aliso community. It is, though, sometimes a struggle to see how car-centric the community is when we do have recreational walking paths and horse trails hidden within our parks. But when I drive to work in the morning, I always see masses of people biking or walking. The people want more opportunities to get out of their cars for work, shopping, or just a night out in the town. I see The Commons being a logical step in the development of the neighborhood and area. There is nothing out of place about it.

I hope you approve the project. Thank you.

Best,

Ryan M. Allen
405-410-7679
ryanmallen555@gmail.com

From:	mark.mccready@cruiseplanners.com
To:	City Council
Cc:	So Kim; moritz@avcity.org
Subject:	Commons redevelopment
Date:	Thursday, May 30, 2024 4:52:55 PM
Attachments:	image001.png image003.png image004.png image005.png image006.png

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Hello,

I've been a resident in Aliso for the last 20+ years. It's been great seeing the city grow, but we desperately need improvements in our Town Center. The proposed redevelopment at the Commons is a great first step. The addition of new housing will give a much-needed boost to local businesses and will also help the City respond to the State's housing requirements. Furthermore, building housing that's walking distance from job opportunities, grocery stores, restaurants and entertainment is just smart city planning. It is sad to see businesses that you start to love and support leave the city because the movie theater isn't enough to support them. It is imperative that we make Aliso Viejo a destination for residents of south county to visit and spend their entertainment and retail dollars.

My only wish is that the city and developers try to think of ways to incentivize the new residents to use the toll road that way they can easily get on the highway from their home.

I do hope you all see the benefits and approve the project.

Thanks,
Mark McCready

CRUISE PLANNERS®
YOUR CRUISE & VACATION EXPERTS

Mark McCready
Cruise & Tour Specialist
A Cruise Planners® Independent Franchise Owner
t. 949-662-3650
e. mark.mccready@cruiseplanners.com
w. www.readytovacay.com

From:	Chris Hall
To:	City Council
Cc:	So Kim; Mitzi Ortiz
Subject:	AvalonBay Aliso Viejo Project
Date:	Thursday, May 16, 2024 11:26:04 AM
Attachments:	image001.png

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Honorable City Council:

I am writing you today to voice my support for Avalon Bay's mixed-use project proposed for The Commons area in Aliso Viejo. My offices are headquartered in Aliso Viejo. Like so many California cities, additional housing is needed to help chip away at the affordability crisis our state is facing. The site is suitable for housing as it's located in the City's commercial center on an underutilized site adjacent to job centers, shopping, and public transit. I urge the City to move this project forward.

Thank you,

Chris Hall
Principal

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP

26840 Aliso Viejo Parkway, Suite 110
Aliso Viejo, CA 92656
Tel: (949) 388-9269 Ext. 1167
Email: chris.hall@dpfg.com
Website: www.dpfg.com

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www.fiorelaw.com

May 1, 2024

File No.: 27155-1

VIA E-MAIL AND FIRST CLASS MAIL

City of Aliso Viejo
Planning Services
Community Development
12 Journey, Suite 100
Aliso Viejo, CA 92656

Attention: So Kim
Community Development Director

Email: skim@avcity.org

Re: **PACIFIC PARK TOWN CENTER ASSOCIATION**

Subject: Avalon Bay Proposed Apartment project at Aliso Commons

Dear Ms. Kim:

Our law firm serves as legal counsel to the Pacific Park Town Center Association ("Pacific Park," "PPTC" or "Association"). We are writing to you as the Director of Community Development for the City of Aliso Viejo ("City") to express Pacific Park's ongoing and serious concerns regarding the proposed development of residential apartments in the Aliso Commons area off of Enterprise. Pacific Park is the commercial development Association for a significant portion of the commercial and retail properties located in Aliso Viejo, including the center located at the corner of Enterprise and Aliso Creek. ("Aliso Commons Center"). Over 65 Lots are subject to the Association's jurisdiction and are bound by the recorded Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Pacific Park Town Center, recorded as Instrument No. 93-0894675 on December 23, 1993, and amendments ("CC&Rs") which legally encumber these Lots. In addition, the Lot Owners are members of the Association, and are required to follow the CC&Rs, as well as the other Governing Documents for the Association, including Rules and Regulations adopted by the Association. Please know that the Association has always supported the concept of the residential apartment development presented within Aliso Commons Center; however, unless and until the issues outlined herein are addressed, the Board cannot approve the plans as currently presented.

As the City has been previously advised, the Aliso Commons Center consists of all of the Lots in the Tract (currently Tract 16838) and Lot Line Adjustment 23-01, which are all subject to the Association and the CC&Rs. Specifically, Lots 1, 5 and 6 of Tract 16838, as adjusted by Lot Line Adjustment 23-01 into Parcels 1 and 2, are part of the Association, and must follow the terms and conditions of the CC&Rs. The current owners of these Lots are Valuerock Aliso Viejo, LLC,

Inland Empire Office
6820 Indiana Ave., Ste. 140
Riverside, CA 92506

Coachella Valley Office
74130 Country Club Dr., Ste. 102
Palm Desert, CA 92260

San Diego County Office
380 S. Melrose Dr., Ste. 330
Vista, CA 92081

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City of Aliso Viejo
Planning Services
Community Development
May 1, 2024
Page 2

A Delaware Limited Liability Company (Lot 1), Valuerock Aliso Viejo II, LLC, A Delaware Limited Liability Company (Lot 5) and Lone Mountain AZ, LLC, A Delaware Limited Liability Company (Lot 6). (These will be referred to collectively as "Valuerock" for simplicity). (Lots 1, 5 and 6, aka Parcels 1 and 2 will hereinafter referred to as the "Valuerock Lots")

Valuerock also intends to sell Parcel 2 to AvalonBay Communities, Inc., A Maryland Corporation, publicly traded in California ("AVB"). AVB has advised the Association that it intends to develop Parcel 2 of the Proposed Lot Line Adjustment as a residential apartment project called the "AVB Commons."

The Association has been provided and has reviewed the Site Development plans dated April 6, 2023, which were revised on June 16, 2023; the Linscott Law and Greenspan traffic engineering reports dated November 28, 2023, December 4 and 22, 2023 for the AVB Commons project ("AVB Project"), and revised site plans dated March 24, 2024. (collectively referred to as the "AVB Site Development Plans"). The AVB Site Development Plans show the following:

- This is a mixed-use project with a 6 story residential building, and @17,273 square feet of retail/commercial on the ground floor, plus 3,371 square feet of leasing office space.
- 343 apartments are proposed with studios, 1-, 2- & 3-bedroom units.
- The Lot Area is 193,000 square feet (4.4 acres).
- The proposed density is 77.95 apartments per acre.
- There is a 7-story garage structure.
- 504 residential parking stalls are proposed for the garage structure (of these 99 are compact parking stalls).

PROVIDED PARKING - RESIDENT

LEVEL	HC	HC VAN	Standard	Compact	EV Capable	HC EV Ready	HC VAN EV Ready	EV Ready	HC EVCS	HC VAN EVCS	EVCS Installed	Total per floor
Basement 1			46	13	36							95
Level 1				6	7							13
Level 2				8	8			20				36
Level 3			31	16		2		20		1	6	76
Level 4	2		31	16				20		1	6	76
Level 5	2		31	16				20		1	6	76
Level 6	2	1	29	16			1	21			5	75
Level 7	1		26	8				22				57
TOTAL	7	1	194	99	51	2	1	123	0	3	23	504
					10.0%	25.0%			5.0%			

PROVIDED PARKING - GUEST

LEVEL	HC	HC VAN	Standard	Compact	EV Capable	HC EV Ready	HC VAN EV Ready	EV Ready	HC EVCS	HC VAN EVCS	EVCS Installed	Total per floor
Level 1	2		20	7	9		1	9	0	1	3	52
Level 2		1	13	7		1		11			1	34
TOTAL	2	1	33	14	9	1	1	20	0	1	4	86
%					10.0%	25.0%			5.0%			

TOTAL PROVIDED PARKING	590

- 86 spaces will be designated for guest parking (4 of which will be guest spaces shared with the leasing office).

PARKING SUMMARY

REQUIRED PARKING

Unit Type	# Units	Ratio	Total
Studio	48	1.0	48
1-Bedroom	168	1.2	201.6
2-Bedrooms	119	2.0	238
3-Bedrooms	8	2.0	16
	343		**504**
Guest	343	**0.25**	**86**
Retail / Casual Dining	17,273	**1:220 SF**	**79**
Leasing	1,000 SF	**1:250 SF**	**4**
		TOTAL REQUIRED	**673**

- 503.6 residential parking stalls are required by the City.

TABLE 15.38.030:

RESIDENTIAL PARKING REQUIREMENTS

Land Use	Minimum Off-Street Parking Requirement	Additional Requirements
Single-family detached and single-family attached	2 spaces per unit in a garage	Plus 0.5 off-street guest spaces per unit if there is no on-street parking in front of the units. Each garage space shall have minimum unobstructed interior dimensions of 10 ft. x 20 ft.
Multifamily dwellings, townhomes	2 spaces per unit in a garage	
Multifamily dwellings, apartments (either rental or condominium):		Plus 0.5 guest spaces per unit, with parking distributed so that all units are within 150 feet of the resident's assigned or reasonably available parking space and within 150 feet of the nearest designated guest space.
• Studio:	• 1 covered space per unit	
• 1 bedroom:	• 1.2 covered spaces per unit	
• 2 or more bedrooms:	• 2 covered spaces per unit	

- 12 retail and 36 restaurant stalls are also required by the City and 79 are specifically proposed in the AVB Site Development Plans; however, those are spaces that the Association has specific concerns about for safety.

- The main and only entry shown into the AVB Project is through Town Center Drive off of Enterprise which remains a safety concern as well.

- The building footprint for the AVB Project extends out to the sidewalk along Enterprise and Town Center drive and maximizes virtually all of Parcel 2 of the Proposed Lot Line Adjustment (See pages A-3.1, A-3.2 of the AVB Site Development Plans).

- Parking stalls for retail and restaurants are shown extending out into Town Center Drive directly across from the Eureka restaurant on the opposite corner. These spaces extend onto Parcel 1 of the Proposed Lot Line Adjustment and are not located on Parcel 2 (See pages A-1.1 to A-1.9, A-3.3, A-3.4 of the AVB Site Development Plans).

- Parking stalls for retail and restaurants are shown extending onto Parcel 1 of the Proposed Lot Line Adjustment directly across from the Tesla location, and are not located on Parcel 2 (See pages A-1.1 to A-1.9, A-2.1, A-3.3, A-3.4 of the AVB Site Development Plans).

- Work is proposed beyond the boundaries of Parcel 2 of the Proposed Lot Line Adjustment for parking and other construction (See pages C-1 to C-6 of the AVB Site Development Plans).

ASSOCIATION SUPPORT:

Again, it is important for the Association to express its overall appreciation and support for the conceptual apartment project. Clearly, residential development is needed in Aliso Viejo, and the location of the proposed AVB Project is not necessarily misplaced. However, the Association believes the City has focused primarily on its concerns with adjacent thoroughfares, including Enterprise, but has not paid sufficient attention to the clear problems presented within the Commons Center by the AVB Plans.

The Association's Board of Directors has a fiduciary duty to fairly and properly review proposed construction to assure that the operating, safety, traffic and logistical concerns of the business owners who own property in the Association are met, as well as meeting the requirements of the CC&Rs.

Accordingly, the Association has reviewed the proposed plans with the overall best interests of the Association and its business owner members in mind.

ASSOCIATION CONTINUED CONCERNS AND OBJECTIONS TO THE AVB PROJECT:

The Association has previously expressed its concerns about several aspects of the proposed AVB Project and the AVB Site Development Plans. The Association's concerns and objections continue with the project as it is currently proposed. Valuerock and Avalon Bay have made changes to the AVB Project to address the concerns of the City regarding the project. However, several major concerns that PPTC has with the project still have not been addressed by Valuerock/Avalon Bay. Further, the City's primary focus has been on the impact of the AVB Project outside of the Aliso Commons Center, including traffic impact on Enterprise. The Association's concerns remain on the impact inside the Aliso Commons Center, and the severe under-parking of the entire Center with the addition of the apartments. In addition, the City's attention has been on addressing the short-term impact of the AVB Project, but has not paid sufficient attention to the longer term impacts on the entire Center and its customers, business owners, and employees.

The Pacific Park continuing concerns are as follows:

1. There is still inadequate parking proposed for the residential portion of the AVB Project. The City requires 754.6 residential parking spaces (2.2 per unit) and the AVB Site Development Plans only propose 504 residential stalls (@1.4 per unit) with 25% being compact stalls. This is a shortfall of 250.6 residential parking spaces to even meet the City's requirements. The reality is that 2- and 3-bedroom units will actually, of course, require more parking than 2 parking spaces, let alone the 1.4 spaces proposed. Where will these residents park? No doubt they will attempt to park in the parking for the commercial and retail businesses located in the Aliso Commons Center. ("Center Lot") This will significantly negatively impact and reduce available parking for customers and employees of the existing business such as Eureka!, Trader Joe's and Walgreen's. The AVB Project applicants have no answer for this, except to state that the tenants of the apartments will not drive that many cars. This does not seem practical. California is a car driving state, and Aliso Viejo will not be any different. Even if 25% of the apartment residents have only one car, the AVB Project will still be significantly under-parked.

2. 86 guest spaces are proposed for the AVB Project. The reality is that more guests will park at the AVB Project, especially at night. When there is insufficient guest parking, where will these guests park? They will park in the Center Lot parking for the commercial and retail businesses located in the Aliso Commons Center. This will significantly negatively impact and reduce available parking for customers and employees of the existing business such as Eureka, Trader Joes and Walgreens, not to mention the new businesses including Sendero, Bowlero and the 99 Ranch Market.

3. There are 12 retail and 36 restaurant parking spaces purportedly proposed by the AVB Site Development Plans. However, these spaces are not located on Parcel 2 within the boundaries of the AVB Project. Instead these spaces are shown as being located on Parcel 1 (currently Lot 1) of the Proposed Lot Line Adjustment. It is proposed that these customers will

also park in the Center Lot. This is not an accurate or correct analysis of the parking needs for the AVB Project. It makes assumptions that there will not be demand for these spaces, or that these spaces will not need to be in close proximity to the AVB Apartments. This is an incorrect assumption, and the City should not be mislead into thinking that the Parking Studies accurate reflect current or anticipated future needs in the Commons Center. The Association anticipates that the weekend parking demand will far exceed the projections, and result in serious traffic snarls for the Center and traffic ingressing and egressing the Center.

4. **There is one main entrance and exit into the Common Center off of Enterprise.** There is retail and restaurant parking proposed along the entry of Town Center Drive will be so close to the existing parking for Eureka that vehicles will be backing into each other, as well as blocking the one and only entry proposed on Town Center. The latest traffic study indicates that there will be less than 20 feet between the ends of the parking stalls on opposite sides of Town Center Drive. Vehicles must back out. This will clearly result in not only congestion, but likely accidents. Further, it will cause traffic to back up onto Enterprise and create congestion within the Aliso Commons Center as vehicles attempt to exit along Town Center Drive. Further there is only one entrance into the apartment building and parking structure which is located in this same area. This is poorly planned and designed. It is unworkable for traffic entering and exiting the Aliso Commons Center, as well as creating parking problems for the visitors and businesses in the Center.

5. The retail and restaurant parking proposed along the Northwest of the AVB Project will be located very close to the Tesla project. The plans that the Association reviewed and approved for the Tesla project showed that the parking proposed would be located in part on Lot 5 (now Parcel 2 of Lot Line Adjustment 23-01). The parking proposed by AVB still appears to be inadequate to address the requirements of the retail/restaurants in the AVB Project. Tesla has its own parking lot behind the Tesla building and there will purportedly be no one parking in the Center Lot from Tesla. This remains to be seen.

6. The density proposed for the AVB Project is simply too high. Parcel 2 is 4.399 acres. There are 343 apartments proposed. Even if there are only 2 cars per apartment this would require 686 parking spaces. AVB is only proposing 504 spaces for resident parking. The stated position of AVB is that people who want to have more cars should look elsewhere for housing. The reality is that it is likely that the leasing office will offer to give additional parking spaces for those lessees who are willing to pay for additional parking spaces. The two and three bedroom apartment residents simply will not be satisfied or willing to accept one or two parking spaces. Regardless of the parking studies, the experience of the Pacific Park Board and professional management is that there are currently severe parking shortages in almost every residential project in Orange County. More people are living in residential units, and they have and use their vehicles for day to day transportation. This project would create a serious negative impact on the Aliso Commons Center, the surrounding businesses and roadways, not to mention parking. This can be easily solved by requiring the applicant to put in an additional level or two of parking or adding a separate parking structure where the former Loewe's garden center is located.

7. The proposed AVB Project is not consistent with the City's General Plan, the Land Use Element, and the Housing Element.

8. Pursuant to the CC&Rs, as well as the Easements, Covenants, Conditions and Restrictions recorded as Instrument No. 2005000415474 on May 31, 2005 ("2005 Easements"), there are non-exclusive easements over all of the Lots in Tract 16838 for parking, ingress, egress and access by the Owners of all Lots and their businesses. The parking for the AVB Project cannot negatively impact the rights the Lot Owners have under these recorded documents by potentially monopolizing the parking within the Aliso Commons Center. There will now be hundreds of additional vehicles from the apartment residents which will be parking in the spaces intended for use by the commercial businesses in the Aliso Commons Center. There is completely inadequate parking proposed for the AVB Project, so the residents will have no alternative but to attempt to park in the commercial parking for the Center. However, there is no legal right for the residents to park in the Aliso Commons Center. The Association has a duty to ensure that the AVB Project has adequate parking and will not negatively impact or disrupt traffic and traffic flow inside and outside the Aliso Commons Center. Accordingly, per the CC&Rs and Rules, the Association will post the signage required by the California Vehicle Code and tow unauthorized vehicles from the commercial parking. This will create a situation where the residents will simply have no place to park. Further, the parking areas across Enterprise in the commercial and retail areas there are also part of the Association. Similar signage will be posted there, and vehicles of residents will be towed. This will also be done in the parking areas to the north along Enterprise since these are also part of the Association. Accordingly, as proposed, it is clear that the AVB Project is too dense, has inadequate resident, guest and customer parking, and the Association cannot approve this Project which will harm and frustrate the new occupants of the AVB Project, as well as the commercial owners in the Aliso Commons Center. PPTC has been advised that Valuerock is in the process of preparing CC&Rs for the Center owners which will eliminate the existing easements, and create a new parking scheme for the Commons Lot. We look forward to seeing this new proposed parking scheme.

9. The City's Land Use Element in the Enterprise/Aliso Creek Community Benefit Overlay Area (See General Plan at LU-30-33) acknowledges that the maximum capacity of the Aliso Commons Center is "limited by current deed restrictions," and that "Residential and commercial uses at the Enterprise/Aliso Creek are to be integrated to the maximum extent possible, and enhanced pedestrian access and circulation within the area is desired. A portion of the site is to be set aside for a public plaza, tied to pedestrian connections to portions of the Town Center located to the northwest and south, and a parking structure is required. Achieving this level of development requires a modification to contractual relationships among the City and other property owners."

10. A portion of the AVB Project involves the Lot Line Adjustment of Parcel 2 to include current Lots 1, 5 and 6 of Tract 16838. Lot 6 is a slope lot which is currently zoned as Open Space by the City. The AVB Project would now take away a significant portion of that Open Space, and replace

it with a very high density residential, retail and restaurant building in contradiction to the City's General Plan and Land Use Element.

11. The AVB Project is not proposing low income or senior housing as contemplated by the Enterprise/Aliso Creek CBO Land Plan. Instead, this would be a very high density apartment project for upper income residents. This contradicts the City's General Plan and Land Use Element. We understand that the City needs additional housing opportunities, and support that effort as long as the planning is sound, and all traffic and parking concerns are addressed to the benefit of all who live and work in Aliso Viejo.

12. The CC&Rs do not allow residential projects within the Association. Accordingly, there is a procedure under the CC&Rs to "deannex" and remove Lots from the Association which are proposed for residential use. A maintenance agreement is also required by the CC&Rs between the Association and the developer/future owners of the residential development. Per the maintenance agreement, the developer and future owners must agree to a variety of terms and conditions for the operation of the residential development, including payment of maintenance fees in perpetuity to the Association. At this time, the Association has had preliminary discussions with AVB and Valuerock regarding these CC&Rs requirements. The Association will follow its CC&Rs and proceed with deannexing the Lots for residential use and will enter into an appropriate maintenance agreement.

13. Section IV of the original Traffic Study is the "PMP and TDM Strategies" – first the terms "Property Owner" and "Property Management Company" are not defined in the Study. PPTC does not know if this means AvalonBay and its management or if this means all of the owners of the other Lots in the Center and their management companies. This needs to be clarified and the specifics of these "Strategies" as stated in the Study need to be put forward in detail and the City needs to regulate these Strategies by including them in the Project approval and Development Agreement.

14. The assertions made in Section IV of the original Traffic Study expect the "Property Owner/ Property Management Company" will be undertaking a variety of tasks…including registration of resident's vehicles – this is supposed to be done by the "Property Owner/ Property Management Company." Presumably this means AvalonBay and its Property Management Company. A permit is supposed to be issued to the resident, and any vehicle not displaying the permit (or if the permit is not current), the vehicle will be towed. Again, presumably this means the AvalonBay Property Management Company. This needs to be confirmed and documentation required so this is a condition of approval.

15. Section IV, #5 of the original Traffic Study provides that each household will be required to request a guest parking permit from "property owner, property management and/or parking operator" in advance of any guests arrival (or by automated technology). "Resident guests will be able to park, on a first-come-first-served basis, within the spaces designated for guest parking.

The resident guest parking permit must always be displayed." It will need to be made clear exactly where the guest spaces will be located in the parking structure.

16. Section IV, #8 of the original Traffic Study says that overnight parking restrictions will be enacted to "help address any misuse or abuse of the unbundled parking program for the residential component. Corresponding signage will be installed and onsite security personnel will conduct nightly monitoring to deter overnight parking." – to what area is this referring? The Center parking Lot? Inside the structure? Both? Where is the signage proposed to be? Vehicle Code 22658 requires at each entrance with appropriate language etc. before towing can be implemented.

17. Section IV, #10 of the original Traffic Study Ride shows there will be ride share designated pick up and drop off areas for Uber/Lyft. A lounge to be provided for rideshare drivers to help assure availability during peak demand hours. Where will this pick up/drop off area be? Will the lounge be in the apartment building or parking structure or where?

18. Section IV, #11 of the original Traffic Study states that the "Property Owner/ Property Management Company" will "implement a reciprocal parking program to ensure the pool of parking for the retail/commercial component and guests of the residential component is available to be "shared."" What does this mean? What kind of reciprocal parking program? What kind of "pool"? This would need to have the approval of all Lots in the Center because of the easements for parking which are recorded on the Center parking.

19. Section IV, #12 of the original Traffic Study states regarding Employee parking – Again who is the "Property Owner/ Property Management Company"? Employee spaces cannot be painted out or marked with signage since all of the spaces on the parking lot are subject to non-exclusive easements.

20. Section IV, #13 of the original Traffic study regarding short term parking/time restricted parking – the proposal to designate curbside/take out or other allocations cannot be accomplished without the approval of all Lot Owners in the Center because of the non-exclusive easements.

CONCLUSION:

In conclusion, although the long list of issues here may not sound like it, please know that the Association supports the applicant AVB, and Valuerock in their project. The additional residences and commercial businesses will provide much needed housing and tax base to Aliso Viejo.

However, the Association is extremely concerned with under-parking, and wants to avoid problematic and potentially dangerous traffic and parking situations which could and should be avoided and addressed as part of the planning process.

Fiore Racobs & Powers
A Professional Law Corporation

The Association is willing to meet with City representatives to discuss these important and serious concerns and objections. Thank you for your time and consideration.

Very truly yours,

FIORE, RACOBS & POWERS
A Professional Law Corporation

Janet L.S. Powers, CCAL®
Attorney at Law, Fellow - Community Associations Institute (CAI) College of Community Association Lawyers

JLSP:JLSP

cc: Avalon Bay – Attention: Timothy Grizzell (by email: timothy.grizzell@avalonbay.com)
Valuerock – Attention: Dennis Vaccaro (by email: dvaccaro@valuerockpartners.com)
Board of Directors Pacific Park Town Center Association – Attention: Marybeth Green (by email: marybeth.green@seabreezemgmt.com)

Petition in Objection to AvalonBay Application for a High-Density Apartment Complex in The Commons Shopping Center

The Vantis Condo community represents a harmonious blend of hillside natural beauty and master planned residential and commercial spaces. The proposed high-density apartment complex endangers these fundamental aspects that have fostered a sense of pride and belonging among the Vantis Condo community. We believe that adding a high-density apartment complex will adversely impact the Vantis Condo community for at least the following reasons:

1. Degradation and Unreasonable Obstruction of Views.
2. Decrease in Property Values.
3. Increased Noise, Traffic, and Air Pollution.
4. Overburdening of Community Facilities and Services, including parks and schools.
5. Overloading of Infrastructure including parking, streets, driveways and sidewalks.

We object to the proposal for a high-density apartment complex. We request that the Vantis Condo Association, the Aliso Viejo Community Association and the City of Aliso Viejo each oppose the development and explore alternative approaches that align more closely with the existing community aesthetics and preserves the existing views and tranquility that are unique to the Vantis Condo community and enjoyed by all its residents.

As residents of the Vantis Condo community, we firmly express our strong opposition to the proposed high-density apartment complex by AvalonBay within The Commons Shopping Center.

* Indicates required question

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8/20/2023 8:47:06	Yes	Jeff, Tom & Karen Merritt	7 Colonial Way	trmerritt@cox.net
8/20/2023 17:03:09	Yes	Theresa Rahlwes	4 Citadel Dr	Alisoviejogirl@yahoo.com
8/20/2023 17:50:17	Yes	Jeffrey Weisberger	46 Beacon Way Aliso Viejo 92656	weisbergerjeffrey@gmail.com
8/20/2023 19:08:30	Yes	Kristyn Roush	22 Beacon Way	Kroush22@yahoo.com
8/20/2023 19:11:25	Yes	Charles Roush	22 Beacon Way	roushchad@hotmail.com
8/20/2023 19:13:44	Yes	Trina Diep	36 Colonial Way, Aliso Viejo	jadegirl821@hotmail.com
8/20/2023 19:56:28	Yes	Miguel Cayetano	6 Citadel Dr	mcayetano0@gmail.com
8/20/2023 21:31:50	Yes	Cynthia Grace	1 District Drive	crgrace@cox.net
8/20/2023 22:48:09	Yes	Matthew R Fink	1 Vantis, Aliso Viejo, 92656	Finky099@yahoo.com
8/21/2023 6:22:28	Yes	Lori Donohue	24 Colonial Way	ldonohueshop@gmail.com
8/21/2023 13:17:16	Yes	Heidi Clemens	43 Brownstone Way, Aliso Viejo, CA 92656	heidi
8/21/2023 13:24:08	Yes	Cynthia Case	45 Brownstone Way, Aliso Viejo, Ca 92656	Cindyloohoo88@gmail.com
8/21/2023 15:04:46	Yes	Dominique Zukowski	47 brownstone way Aliso viejo	Domadd736@gmail.com
8/21/2023 18:22:11	Yes	Michelle oneill	42 colonial way aliso Viejo ca 92656	Mjust75@gmail.com
8/21/2023 19:23:19	Yes	Zachary Zukowski	47 Brownstone Way	zzukowski93@gmail.com
8/22/2023 7:25:13	Yes	Cheryle Shamo	18 Beacon Way	Cheryleshamo@gmail.com
8/22/2023 14:21:38	Yes	Mine ozguz	12 Midtown Drive	Mineozguz@yahoo.com
8/22/2023 17:59:54	Yes	Jonathan Campos	12 Midtown Dr	jonathancampos.ca@gmail.com
8/23/2023 12:50:46	Yes	Rachel Anton	7 vantis Drive Aliso Viejo CA	rachelfanton@gmail.com
8/23/2023 13:13:44	Yes	Jennifer Mackie	36 Meridian Drive	jenisirish@hotmail.com
8/27/2023 10:54:09	Yes	Donna Puzifera	23 Vantis Drive	dfordonna@cox.net
8/28/2023 15:19:14	Yes	Evgeniya Alstatt	2 Citadel DR Aliso Viejo CA 92656	JANEALSTATT@GMAIL.COM
9/2/2023 8:52:30	Yes	Roxana Lampert	62 Colonial Way, Aliso Viejo	rclampert@gmail.com

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1. **Not in harmony with all surrounding structures (3 stories maximum)**
2. **Increased Noise, Traffic, and Air Pollution.**
3. **Overburdening of Community Facilities and Services, including parks and schools.**
4. **Overburdening of Infrastructure including parking and utilities.**
5. **Decrease in Property Values.**
6. **Degradation and Unreasonable Obstruction of Views.**

We object to the proposal for a high-density apartment complex. We request AVCA and the City of Aliso Viejo to oppose the development and explore alternative approaches that align more closely with the existing community aesthetics and preserves the existing views and tranquility that are a unique to the Aliso Viejo Community and enjoyed by all its residents.

As residents of Aliso Viejo, we firmly express our strong opposition to the proposed high-density apartment complex by AvalonBay within The Commons Shopping Center.

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9/5/2023 19:59:14	Yes	Cristina Abdala	11 Tortuga Cay Aliso Viejo Ca 92656
9/5/2023 20:36:27	Yes	Tricia Portugal	38 tanglewood Aliso Viejo, CA 92656
9/5/2023 20:57:59	Yes	Rebecca MacBeth	236 Las Flores Aliso Viejo, CA 92656
9/5/2023 22:04:50	Yes	Jeanette Duran	82 Tortuga Cay Aliso Viejo CA 92656
9/6/2023 10:20:49	Yes	Mary Ahmadi	27 Woodcrest Ln
9/6/2023 10:29:33	Yes	Jasmine macias	1 silveroak Aliso viejo
9/6/2023 10:32:58	Yes	Jessica Taylor	23412 Pacific Park Dr. #33B, Aliso Viejo CA 92656
9/6/2023 10:41:26	Yes	David Pitlik	15 Front Row Lane, Aliso Viejo, CA. 92656
9/6/2023 10:59:55	Yes	Tom Homrighausen	11 Rowan Drive, Aliso Viejo, CA 92656
9/6/2023 11:32:56	Yes	Ryan Ahmadi	27 Woodcrest Ln, Aliso Viejo, CA 92656
9/6/2023 15:34:37	Yes	Andrew Amante	23 Playa circle
9/6/2023 15:35:01	Yes	Kristina Amante	23 Playa circle, Aliso Viejo CA 92656
9/6/2023 18:22:58	Yes	Sharon De Campo	85 Colony Way, Aliso Viejo CA 92656
9/7/2023 6:41:19	Yes	Maria Besmonte	18 Chesterwood Aliso Viejo Ca
9/7/2023 8:06:20	Yes	Christine Falzone	9 Edgewood Court, Aliso Viejo
9/7/2023 9:53:13	Yes	Jill klein	wild rose, Aliso viejo
9/8/2023 17:27:13	Yes	Navarra	62 Vista del Valle, Aliso Viejo
9/20/2023 10:11:24	Yes	Chun-Tse Chien	20 Cliffwood, Aliso Viejo
9/20/2023 10:12:31	Yes	Nelly Tsai	72 Colony Way, Aliso Viejo
9/20/2023 10:25:13	Yes	George Chang	2 Endless Vis, Aliso Viejo, CA 92656
9/20/2023 11:23:47	Yes	Rochelle Wade	40 Santa Monica Aliso Viejo, CA 92656
9/20/2023 13:49:20	Yes	Tricia Portugal	38 tanglewood, Aliso Viejo, CA 92656
9/20/2023 17:07:36	Yes	Mark Suchy	10 Whitewood Aliso Viejo CA, 92656
9/20/2023 20:00:13	Yes	Holly Betz	69 Meadowbrook
9/21/2023 8:12:10	Yes	Michele Christner	4 Vista Del Valle Aliso Viejo ca 92656
9/21/2023 8:42:57	Yes	Stacey Etnire	10 Water Mill Aliso Viejo, CA 92656
9/21/2023 9:16:51	Yes	Patricia Ingles	92 Las Flores, Aliso Viejo
9/21/2023 14:50:47	Yes	Danny Liu	14 Coffeeberry
9/21/2023 15:36:12	Yes	Abel Muniz	2 Blue Jay Drive Aliso Viejo CA 92656

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9/22/2023 12:18:33	Yes	Brian Berard	6 Walnut Dr Aliso Viejo, CA 92656
9/22/2023 12:19:04	Yes	Jennifer Berard	6 Walnut Dr Aliso Viejo, CA 92656
9/23/2023 19:47:51	Yes	Evgeniya Alstatt	9 Cabrillo Aliso Viejo CA
9/23/2023 19:48:57	Yes	David Alstatt	9 Cabrillo Aliso Viejo CA
9/23/2023 19:54:58	Yes	Carlos O	11 Pheasant Lane
9/24/2023 16:38:56	Yes	Heather Williams	12 Mansera Pl, Aliso Viejo, CA 92656
9/24/2023 19:07:39	Yes	Harmony Barnard	7111 Capobella, Aliso Viejo, CA 92656
9/24/2023 20:23:29	Yes	Steven Place	1 Kernwood, Aliso Viejo CA 92656
9/24/2023 21:12:53	Yes	Ximena González	24165 hollyoak
9/25/2023 8:47:42	Yes	Vince Gallo	1 Rosewood Aliso Viejo 92656
9/26/2023 10:56:04	Yes	Elizabeth Goodwin	134 Gauguin Circle
9/27/2023 1:04:04	Yes	Michael Howey	124 Nantucket Ln Aliso Viejo
9/27/2023 17:43:02	No		
9/29/2023 20:33:18	Yes	Ves Zlatev	30 Windflower

Petition in Objection to AvalonBay Application for a High-Density Apartment Complex in The Commons Shopping Center

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Dated: August/September, 2023

Name	Street Address	Email
Phillip Vorndran	86 Moridian Dr	buckshotac@gmail.com
Amber Leonard	57 Brownstone Way	amberleonardo1@yahoo
SHARON VANSANT	74 COLONIAL WAY	SVANSANT21@GMAIL.CO
Natalie Tamsit	13 Beacon Way	TAM6523@aol.com
Yan Gendin	4 Colonial way	yangendin@aol.com

Petition Continued:

Name	Street Address	Email
Ron Alvarado	76 Colonial Way	rja17Vantis@gmail.com ~~rja17@Vantis~~
Kristina Friedman	30 Beacon Way	krissyfriedman@yahoo.co
Ohan Antebian	77 Brownstone Way	ohansworld.gmail.com
Jason Sheridan	16 Empire Dr.	JasonSheridan24@yahoo.c
Harry Huang	3 Beacon Way	harryzhuang@Yahoo.com
Ash Murrin	7 Colonial Way	ashmurrin@yahoo.com
WILLIS LEE	22 COLONIAL WAY	22colonialway@gmail.com
MARK RONSON	3 COLONIAL WAY	MRONSON@SBCGMAIL.COM
Bee Lan Tan	3 Colonial Way	beelantan@yahoo.com
Lise Edwards	25 Brownstone Way	1blue102@gmail.com
Larry Mckenney	88 Meridian Dr	smckenney12@gmail.com
Nathan Sangalang	80 Meridian Dr	nsangalang87@gmail.com
Shaun Cunningham	39 Vantis Dr	MrWorkComp@gmail.com
Shaun Cunningham	27 Vantis Dr	MrWorkComp@gmail.com
Shaun Cunningham	73 Vantis Dr	MrWorkComp@gmail.com

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Petition in Objection to AvalonBay Application for a High-Density Apartment Complex in The Commons Shopping Center

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Dated: August/September, 2023

Name	Street Address	Email
[illegible]	[illegible]	[illegible]
KEITH FREDRIKSEN	62 MERIDIAN DR	ARTMONSTER2001@YAHOO.COM
Jim Westkmeister	51 Brownstone	japawer k@gmail.com
Kimberly Roberts	69 Brownstone Way	Kimberts@gmail.com
KAMBIZ ROUINTAN	1 COLONIAL WAY	KROUINTAN@GMAIL.COM

Petition Continued:

Name	Street Address	Email
Digambar Mishra	6 Colonial Way	d'gambar.mishra@gmail.com
Maria Zwick	16 Colonial Way	mariazwick@yahoo.com
Herman Beckley	49 Brownstone Way	hbeckley91@gmail.co
Dillan Vroom	4 Beacon Way	house@dillanvroom.com
Sergio Gonzalez	8 Beacon Way	gonzalezsergio9701@gmail.com
Nicholas Alcaraz	13 District Dr	Bahumut@hotmail.com
Michael Folsom	11 District Drive	Kajfolsom@gmail.com
Martin Swan	7 District Drive	
TYSON BROWN	43 BROWNSTONE WAY	totalltyson@gmail.co
Joni Jaffe	29 Brownston Way	jaffe63@gmail.com
Todd Clay	22 Brownstone Way	Hockey4tc@yahoo.com
Abraham Nejad	5 Vantis Drive	abenejad@gmail.com
ANTHONY REED	2 Orchestra Ln	

Petition in Objection to AvalonBay Application for a High-Density Apartment Complex in The Commons Shopping Center

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Dated: September/October, 2023

Name	Address	Email
Melissa Christian	17 Coastal Oak, AV	mcc716@hotmail.com
Tracy Bluem	17 Coastal Oak AV	tbluempt@gmail.com

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Dated: August/September, 2023

Name	Street Address	Email
SCOTT TARTAMELLA	90 MERIDIAN DR. ALISO VIEJO, CA 92656	Tartman29@gmail.c

Name	Address	email
SPENCER WARD	22501 CHASE RD	SWARD5486@YAHOO.C
Tina Henderson	21 Heatherwood AV. Irvine, CA. 92656	Specialtandbrea@AOL.com
Jessica Beck	110 Plough Cir. AV, CA 92656	Jbeck7233@outlook.com
Kareem Krayem	46 Allenwood Lane AV CA 92656	tkrayem@yahoo.com

Wednesday, February 21, 2024

City Council Members

12 Journey, Suite 100

Aliso Viejo, CA 92656

RE: Avalon Bay/Value Rock Multifamily Project at The Commons Shopping Center

Dear City Council,

As a concerned resident of Aliso Viejo for the past 15 years I am reaching out to express my opposition of approval for the Avalon Bay/Value Rock project in The Commons. Below are just a few of issues that will have a negative impact on our community:

CONGESTION

- Even if half of the proposed 362 units had two vehicles per household that would be an additional 543 vehicles on that road daily. This is prior to the other two proposed multifamily buildings that are being slated for the Towne Center (where Chili's and Macaroni Grill used to be) which would increase the total additional vehicles to 1,792 daily if only half of the units had two vehicles.
- The builder informed me and a few other homeowners in a meeting that there were 1.2 parking spaces for each unit. Thus assuming that 72 units would only have one vehicle. Where are additional residents or guests supposed to park?
- The Commons have always had tight parking. With this structure taking away what is now parking and not providing enough parking for their own residents/guests, this will drastically reduce the ability for patrons to park and enjoy the amenities.
- Enterprise is not structured to facilitate this level of traffic. There are already several potholes that have not been repaired in at least two year and part of Enterprise is a no left hand turn in which several accidents have occurred over the years.

NOISE

- More people = more vehicles = more noise.
- The recreational top floor of this structure will not be covered and WILL be a noise issue. This was addressed at the same meeting mentioned above with the builder and they said that we were assuming it would be a noise issue. The homeowners are basing this on facts and current noise issues. Noise does travel up from the town center and we in Vantis hear this daily. When Vantis apartments went in, it was built with two pools. These pools have added extra noise to our residents. The 10pm cut-off time for these pools (to include the proposed building) is never a cut off at 10pm. Many residents in the Vantis apartments stay past 10pm and disturb the peace of our residents especially on that side of the complex. OCSD has been called to address this in the past.
- Can the builder guarantee that there will not be parties and celebrations on that rooftop that will be disruptive to the peace of the Vantis homeowners.
- Many of us work form home and this rooftop play area will pose a noise disturbance.

VANTIS HOMEOWNER DISRUPTION

- The builder cannot guarantee what the possible actions/behavior of these residents will be. Again, based on facts, since the Vantis apartments opened many of their residents filter into our neighborhood daily. These residents have used our BBQ's, grass areas to walk their dogs, our trash cans and doggie bags. They have left trash, dog feces and vandalized our community. Many of these items resulting in costs to us as homeowners (repairs, HOA dues). Being that we will now be one of the closest parks and recreational areas in Aliso Viejo (next to the Grand Park) we as residents will be subject to this additional traffic.
- The OCSD has been called many times by our homeowners for reasons that involved individuals that were not residents or guests of Vantis. One recent was when a group of kids came and vandalized our pool area immediately after a long and costly remodel that had to be repainted at our cost.
- Many of our amities such as restaurants have been taken away. Two of the biggest ones are also currently being slated for multifamily buildings. Instead of taking away some of the reasons that initially made Aliso Viejo attractive, we would like to see them added back.
- One of the attractions of buying a home in Vantis was the view. Many of these properties were and are sold since initial sale as a "premium view" thus adding value to the property and sold at a higher price than others. This structure does take away from a portion of the skyline from many homeowners homes and all of the homeowners view from our common areas. The height of this structure (which the builder is claiming to be only 6 stories) does not reflect or align with any other structures in either center.

In closing, there are many other viable options in Aliso Viejo for this building that are less congested (many current structures that are vacant), do not take away from our amenities, will not pose a view obstruction, cause further safety issues, add unnecessary work/calls to the OCSD, costs to our homeowners and will allow for further value to be added to Aliso Viejo to attract future homeowners instead of discouraging them by the noise and congestion.

Warm Regards,

Amber Leonard

57 Brownstone Way

Aliso Viejo, CA 92656

Carolyn McCuan
23 Coastal Oak
Aliso Viejo, CA 92656
carolyntmccuan@gmail.com

February 20, 2024

Aliso Viejo City Council
12 Journey, #100
Aliso Viejo, CA 92656

Dear Aliso Viejo City Councilmembers,

I am writing to express my opposition to the "Value Rock Improvements" project for the large apartment building that is proposed to be constructed at The Commons (by Eureka Restaurant). The commercial improvements that Value Rock is providing to our local city will benefit residents and the city, as we feel that Aliso Viejo is lacking in commercial amenities such as restaurants, entertainment, coffee shops, and grocery stores.

However, the proposed apartment building is estimated to be approximately 8 stories to house over 1,000 residential units or more. The limited space and infrastructure in this part of the city is just not a feasible location for a residential building this large.

The main reasons being:

- Enterprise Rd. is very narrow, windy, and provides poor visibility. Increasing traffic flow here may increase the likelihood of accidents with pedestrians, vehicles or e-bikes.
- The streets surrounding Don Juan Avila Elementary/Middle School are packed with cars during school pickup and dropoff and school events. This apartment building will make this worse.
- The Aliso Town Center is already congested due to high traffic and poor parking lot entrance/exit layout. Traffic around this area on Aliso Viejo Parkway, Pacific Park Dr, and Aliso Creek Rd are already highly congested. Adding a condensed apartment building in this area will only increase the traffic congestion.
- A high-density apartment building will result in increased noise pollution for residents in the Vantis area.

Although I do not live in the Vantis neighborhood, I do frequent the Aliso Town Center and The Commons. Aliso Viejo does not have a large selection when it comes to shopping, so most residents end up returning to these already-congested shopping areas. Increasing the residential population in this zone will add approximately 1,000 to 2,000 vehicles in this area. We don't believe that the city's infrastructure would be able to handle this efficiently.

There are other areas of Aliso Viejo where this apartment building may be better suited. I have not yet taken much time to research the city's zoning to provide a proposed area, but I would suggest that Value Rock considering building this apartment elsewhere that will not hinder traffic and will not strain the quality of life for the residents who live by or frequent The Commons area.

Sincerely,

Carolyn McCuan

February 19, 2024

Rose Rivera
Senior Planner
City of Aliso Viejo
12 Journey, Suite 100,
Aliso Viejo, CA 92656

RE: Proposed Multifamily Project with 343 units at The Commons Shopping Center

Dear Ms. Rivera,

I am writing this letter in opposition to the proposed apartment project within The Commons shopping center from Avalon Bay/Value Rock. As a resident of Aliso Viejo for the last 10 years who has lived in an apartment community and currently owns a home very near the location of this proposed apartment project, I (as well as many of my neighbors) are significantly concerned with the material negative impact this project may have on our City.

I strongly urge the City Council to vote against approving the current proposal. A public forum must be held during an upcoming City Council meeting for residents to voice their opinions on this project so that the City Council can hear from its constituents and make a fully informed decision.

It is my understanding the proposed project is 343 apartment units, comprised of 6 residential stories plus a rooftop pool/spa and Clubhouse amenity, and a central parking structure within the center of the building, and over 17,000sqft of potential ground floor retail space. On this small 4.4 acre lot crammed into the corner of the Commons parking lot, this equates to almost 78 residential units per acre, which exceeds the 50 units per gross acre maximum Density requirement set forth in the Aliso Viejo Municipal Code 15.10.010, Section B(4) for a RVH Residential – Very High Density District.

There are also significant concerns with such a high density project located adjacent to the Enterprise roadway, which is only two lanes in either direction and already serves as a busy arterial between Aliso Viejo Parkway and Aliso Creek Road. The 343-unit project will result in significantly greater automotive traffic in the area, without any provisions to enhance ingress or egress from the shopping center(s) or widening adjacent roadways. Additionally, the new and exciting retail tenants of the Commons will see their open lot parking spaces usurped by residents and guests of the proposed Avalon Bay/Value Rock project, which will

have a negative effect on the longevity of these commercial tenants in the rest of the Commons.

In recognition of the need for the City of Aliso Viejo to comply with the State mandate to provide a minimum amount of Affordable Housing, it may be necessary for a version of this project to move forward, however the City must stand firm in requiring a project that is either lower density and/or requires the developers to include roadway enhancements to facilitate significantly increased automotive traffic to and from the Commons shopping center and along the Enterprise roadway.

Before approving this kind of development, the City should also require an impact study on the additional costs this project may have on public resources, such as schools, a traffic study, and weigh additional multifamily projects currently proposed within the City to determine if this project- as proposed- is truly the highest and best use of this space in terms of continuing to make Aliso Viejo a safe, well-planned City to live, work, and prosper.

Thank you for your attention to this matter.

Respectfully,

Ryan Fink

Vantis Resident

Aliso Viejo, CA

Opposition to the Department development in Aliso Viejo

From: daegen kluxdal (daegen24@gmail.com)

To: amberleonard01@yahoo.com; carolynvistapointe@gmail.com

Date: Tuesday, February 20, 2024 at 12:30 PM PST

Hi Amber, I was forwarded this email from Carolyn McCuan. I have been a board member for the Vista Pointe Ridge HOA for 20 years. I've been a resident of Aliso Viejo since 1994. I would like to express my opposition to this plan to build apartment units in this location or anywhere in Aliso Viejo. I feel that Aliso Viejo is built out. We don't need any more congestion in our little city. Please forward my opposition to whom it may concern. Thank you for letting us know.

Daegen Kluxdal
89 Timberland Aliso Viejo CA 92656
Daegen24@gmail.com

Sent from my iPhone

February 19, 2024

Rose Rivera
Senior Planner
City of Aliso Viejo
12 Journey, Suite 100,
Aliso Viejo, CA 92656

RE: Proposed Multifamily Project with 343 units at The Commons Shopping Center

Dear Ms. Rivera,

I am writing this letter in opposition to the proposed apartment project within The Commons shopping center from Avalon Bay/Value Rock. As a resident of Aliso Viejo for the last 10 years who has lived in an apartment community and currently owns a home very near the location of this proposed apartment project, I (as well as many of my neighbors) are significantly concerned with the material negative impact this project may have on our City.

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Thank you for your attention to this matter.

Respectfully,

Ryan Fink

Vantis Resident

Aliso Viejo, CA

From: Eric Rangel <ericrangel2001@icloud.com>
Sent: Saturday, February 17, 2024 7:58 AM
To: Rose Rivera <RRivera@avcity.org>
Subject: 26501 Aliso Creed Rd

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Hello Rose,

I hope you are doing well.

I wanted to express my concern, as well as several other member of our communities concern, of the apartment complex our municipality is considering granting permits.

I'm not sure if your familiar with our area but every shopping centers parking lot is nearly always full and increasing the density, as Aliso Viejo has been allowing for the past few years, will hurt this city in the long run.

The residence of this community did not expect to be living in a sea of apartments when they purchased their homes in Aliso.

Would you please guide me to the email of the City Council that will be approving this monstrosity?

Also are there any community meetings for this project to get the city's approval?

Best,
Eric Rangel

From: Torrence Granzella <tgranzella1@gmail.com>
Sent: Saturday, February 17, 2024 8:09 AM
To: Rose Rivera <RRivera@avcity.org>
Subject: Avalon Bay Project.

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'd like to express my concern over this project as it would add to overcrowding especially on the road ways. We need more single family homes in the community. My vote is a no against this apartment project.

From:	Denton Chase
To:	Richard Hurt
Cc:	So Kim; David Doyle; Kathy Lee
Subject:	The newly proposed Avalon Bay Development
Date:	Wednesday, August 30, 2023 11:39:46 AM

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor Richard Hurt,
We are 10-year residents of Aliso Viejo and live in the Vista Point Ridge community. First off, thank you to you and your colleagues for your service to our community, we have little in the way of complaints, everyone is doing a great job keeping our city running efficiently.

We wanted to simply make you aware of our support for the new Avalon Bay project. The old saying has been you live in Aliso but drive out of Aliso to get what you need. If we responsibly added more housing, and thus more residents, that saying could be altered and have a beneficial impact for our local businesses. In fact, my wife is a Dermatologist in Laguna Hills (Halcyon Dermatology) and we would prefer to have her practice located where we live here in Aliso, but we have the concern about this drive out of Aliso for services mentality.

Apartment housing residents and additional congestion are legitimate concerns, but it seems like we have the capacity to absorb one more type of project, especially considering many of our recent retail businesses pay high commercial retail rent and need more customers to be able to stay and not leave, like many have done in the recent few years.

Should you have any questions or need anything else for the city unrelated to this matter, please always feel free to reach out, we are more than happy to help our city in any way we are able.

Take care,

Denton Chase
57 Timberland

From:	Ahmee Gerrard
To:	Richard Hurt
Cc:	So Kim; David Doyle
Subject:	Vantis resident- Yes, Avalon Aliso Viejo!
Date:	Tuesday, August 22, 2023 5:41:05 PM

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Hurt,

I am a resident of Vantis and have been in this community for **4.5** years. I hold the title of the Community Manager at Vantis, but I would like to write my support as a resident in Aliso Viejo.

We need more housing in Aliso Viejo and housing that offers an affordable component at different levels. This project will include very low-, low- and moderate-income units and bring more opportunities for these tenants to use comfortable amenities and be close to retail.

The proposed Avalon Aliso Viejo project will have two centers that are within walking distance, that includes grocers, drug stores, restaurants, and other retail. We need to minimize the time people spend in their cars. At Vantis, residents enjoy walking in their immediate neighborhood and being close to retail options. Vantis is pedestrian-friendly and making the The Commons into a pedestrian friendly environment as well will improve safety and make is a less car centric city.

I am excited to finally see a new quality apartment complex in Aliso Viejo and being closer to more apartment friendly neighbors. I fully support this project.

Sincerely,

Ahmee Gerrard

Vantis

Ahmee Gerrard
Community Manager
O: 949-643-9700 | F: 949-600-7135
90 Vantis | Aliso Viejo, CA 92656

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From:	Rodriguez, Sally (MMA)
To:	Richard Hurt
Cc:	So Kim; David Doyle
Subject:	Supporter – AvalonBay
Date:	Friday, August 25, 2023 10:25:46 AM

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Dear Mayor Hurt,

I lived in Aliso Viejo at the City Lights complex for five years. Due to the rising cost of housing in the City, I was priced out and now I live near Temecula with my family. I know so many other individuals at City Lights who also had to move due to the rising cost and the shortage of local multi-family housing supply.

I want an opportunity to move back to Aliso Viejo. I visit regularly because some of my best friends still live there. I go to the Town Center and Commons to enjoy the restaurants and retail. I spend my dollars in this city because I love it here. Aliso Viejo is the perfect place to restart my life because I'm minutes away from the beach and a bigger city like Irvine.

I read about the AvalonBay project and was excited to learn Aliso Viejo will have new housing opportunities! I moved into City Lights when it was the newest apartment complex and it's taken me years to move back to Aliso due to the lack of options, and especially moderate affordable housing. I wish housing was more streamlined because a 2027 opening is a long time to wait. As the Mayor, I hope you can help this process move forward quickly so people like me can have housing in the best city in South OC.

I support this project and will be following the process closely.

Thanks for reading this,

Sally Rodriquez
Former Resident at City Lights Town Center, Aliso Viejo.

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Please note that coverage cannot be bound or altered by sending an email. You must speak with or receive written confirmation from a licensed representative of our firm to put coverage in force or make changes to your existing program. Thank you.

From:	Joseph M. Laderer
To:	Richard Hurt
Cc:	So Kim; David Doyle
Subject:	Avalon Aliso Viejo Support Letter
Date:	Thursday, August 10, 2023 10:33:48 AM

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Mayor Hurt,

I am writing to express my support for Avalon Aliso Viejo. I'm a 23-year resident of Aliso Viejo, I can honestly say this project would benefit the city of Aliso Viejo in several ways. First and foremost, I think the project has an opportunity to attract young successful residents that can support our retailers and restaurants. I am also concerned about an "aging" Aliso Viejo, as evidenced by our declining student population. The first step in creating demand from young families is giving them more opportunity to rent here, grow roots, and come to appreciate all that Aliso Viejo has to offer.

Further, it is obvious the area around the Town Center and Commons is aging. The Lowe's refresh is bringing in something exciting, and the residential piece will only ensure these businesses stay open and help make this part of the city vibrant and exciting.

Sincerely,

Joe Laderer

Aliso Viejo Homeowner

From: Thomas Merritt
To: So Kim
Cc: Rose Rivera
Subject: RE: Commons Low Income Housing Development
Date: Friday, August 11, 2023 12:19:14 PM
Attachments: image001.png
image002.png

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Ms. Kim,

Following up my objections to the increase in density for the 4.9 acre parcel within The Commons at the City Council meeting on June 7th and in advance of the meeting on August 16, I have been thinking about the low income housing predicament in which the City finds itself. Unfortunately, I don't believe an almost 100 foot tall, high density apartment building on a small 4.9 acre footprint with only 10% low income housing is a good solution or fit for The Commons Shopping Center. 10% of 362 apartments is only 36 low-income units. Fortunately, no proposal has yet been approved and I respectfully urge the City to seek a proposal that will protect the property values and views of the Vantis Condominiums and the members of AVCA. Frankly, a two or perhaps three-story apartment or condominium building with perhaps 50 low income units would satisfy the City's goal for low income housing and is a better fit for the site and in harmony with the other buildings in the Commons shopping center in which no building exceeds 3 stories in height.

I understand that the 4.9 acre site is owned by ValueRock and the City may need to partner with them to subsidize the development but I encourage the City to explore alternatives to the AvalonBay proposal. Below is a link to a reputable developer of low- income housing with whom I believe the City of Aliso Viejo already has a relationship. I urge the City to contact them and perhaps others as a better option for the site.

https://www.jamboreehousing.com/

Thank you,
Tom Merritt
7 Colonial Way
tmerritt@gmslawfirm.com

From:	Natalie Moran
To:	Richard Hurt
Cc:	So Kim; David Doyle
Subject:	Yes to Avalon Aliso Viejo!
Date:	Wednesday, August 9, 2023 6:46:27 PM

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Hurt,

I have lived in Aliso Viejo for over 23 years and I fully support Avalon Bay's proposed mixed-use development at the Commons.

As residents of Aliso Viejo, my family and I shop and eat in the Town Center and Commons regularly. However, since Covid and the rise of Amazon, we all know that there has been a significant shift in how people shop. It makes sense that some of these aging retail centers in our city will need to evolve into new mix-use projects that include apartments.

It is great to see that the owner of the former Lowe's is making a significant investment to refresh this large vacant building and reprogram an empty parking lot into an apartment property with retail. I am looking forward to the completion of this project and the enhancement that it will bring to our community.

Thank you,
Natalie Moran
Aliso Viejo Homeowner

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

August 8, 2023

David Boyle, City Manager
City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656

Dear David Boyle:

RE: City of Aliso Viejo's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Aliso Viejo's or (City) housing element adopted June 7, 2023 and received for review on June 9, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on May 3, 2023 with Community Development Director So Kim, and consultant Amber Greg of Community Catalyst. In addition, HCD considered comments from Kate Van Camp, Californians for Homeownership, and the Kennedy Commission pursuant to Government Code section 65585, subdivision (c).

The adopted housing element addresses many statutory requirements described in HCD's April 1, 2022 letter; however, additional revisions are necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq). The enclosed Appendix describes revisions needed to comply with State Housing Element Law. The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the requirements.

Pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), a jurisdiction that failed to adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c), paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed. As this year has passed and Programs 2 (Adequate Sites for New Housing and Monitoring of No Net Loss) has not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning have been completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision process, the City must continue to engage the community, including organizations that

represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the assistance that the City's housing element team provided throughout the course of the housing element review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,

Melinda Coy
Proactive Housing Accountability Chief

Enclosure

APPENDIX
CITY OF ALISO VIEJO

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/planning-and-community-development/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

   Racially/Ethnically Concentrated Areas of Poverty (R/ECAP): While the element was revised to provide a current local analysis for R/ECAPs in the City, as well as a current local and regional analysis for Racially and Ethnically Concentrated Areas of Affluence, the analysis must still evaluate patterns and changes over time and consider other relevant factors such as public participation, past policies, practices, and investments and demographic trends.

   Disproportionate Housing Needs, Including Displacement: While the element was revised to provide a sufficient analysis of cost burden, overcrowding, and substandard housing, it must provide additional information and analysis for homelessness and displacement risk. For a complete homelessness analysis, the element should evaluate patterns and trends the unhoused population by racial/ethnic, disability and geographical concentrations throughout the City. Programs should be added as necessary based on the conclusions from this analysis.

   Contributing Factors: The element was not revised to meet this requirement. The element must *prioritize* contributing factors to fair housing issues and tie them to actions taken in the programs section that affirmatively further fair housing (AFFH).

   Goals, Priorities, Metrics, and Milestones: While the element was revised to add a table to program 12 with greater detail as to actions that will be taken during the planning period, most of these actions do not provide quantifiable metrics to measure and determine whether they are sufficient to AFFH. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be *significant and meaningful* enough to overcome identified patterns and trends. The element also does not address housing mobility, nor does it

address the availability of affordable housing opportunities throughout the community. Please see HCD's April 1, 2022 review.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Sites Inventory: While the element was revised to ensure it has adequate sites for above moderate units required to meet the City's Regional Housing Needs Allocation (RHNA), it must still provide more detail for the existing use on each site. While the inventory states that most sites have an existing use of "parking", a description of existing uses should be sufficiently detailed to facilitate an analysis of the potential for additional development. Specifically, the element should identify if there are any lease agreements or other regulatory agreements that would inhibit the development of housing on these lots during the planning period.

   Nonvacant Sites: The adopted element was not revised to show that the City has experience converting lots with existing uses to high density residential, nor was it revised to relate the characteristics of the sites identified in the inventory to the examples from other surrounding jurisdictions provided on Pages CP-72 and CP-73. The element was also not revised to provide substantial evidence that existing uses on nonvacant sites in the inventory are likely discontinue in the planning period, nor it does not appear that the resolution adopting the element provided findings to this effect. Please see HCD's April 1, 2022 review.

   Aggregated Sites: While the element was revised to add actions to Program 1 (Adequate Sites for New Housing and Monitoring of No Net Loss) to facilitate lot consolidation on the four lots that make up the Freedom Lane property to facilitate residential development on the site, and the element now provides a basic methodology on how capacity is calculated on these sites, the methodology does not consider the City's past experience with lot consolidation or provide examples similar to the sites in the inventory including lot consolidations with similar number of lots and affordability levels identified for each site. Additionally, while adopted element revised Program 1 to commit to consolidate the four lots of the Freedom Lane property by December 31, 2024, it does not describe any incentives that are currently in place to encourage this type of development.

   Realistic Capacity: While the adopted element has been revised to give examples of two recent multifamily developments, it does not adequately describe the characteristics of these projects and how they relate to the sites in the inventory, nor does it give a unit count for the projects and the affordability level of these projects. The adopted element also does not adequately analyze the likelihood of residential development in mixed-use zones, nor does it provide an analysis on capacity after the proposed rezones have been completed. Please see HCD's April 1, 2022 review.

Sites with Zoning for a Variety of Housing Types:

- *Emergency Shelters*: While the element was revised to provide adequate information on capacity and suitability for adaptive reuse, it must provide analysis of spacing requirements and parcel sizes. Please see HCD's October 18, 2021 review for further information. Additionally, Chapter 654, Statutes of 2022 (AB 2339), adds specificity on how cities and counties plan for emergency shelters and ensure sufficient and suitable capacity. Future submittals of the housing element may need to address these statutory requirements. For additional information and timing requirements, please see HCD's memo at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). (Gov. Code, § 65583, subd. (a)(5).)*

   Land-Use Controls: While the element was revised to address many of the requirements of this finding, including analysis of multifamily parking and garage requirements, the community benefit overlay (CBO) and the cumulative impact of land use controls analyzed, it does not provide a complete analysis of transitional and supportive housing parking requirements or landscaping requirements. Additionally, as mentioned in finding A2, the element does not sufficiently clarify whether 100 percent residential developments are/will be allowed in Mixed-Use zones. Please see HCD's April 1, 2022 review.

   Local Processing and Permit Procedures: While the element was revised to discuss whether there are preapplication meetings to ensure approval certainty, it must still clarify whether typical times for processing single-family and multifamily projects are the same.

   Housing for Persons with Disabilities: The element was not revised to meet this requirement. While Program 10 (Housing for Persons with Special Needs) has been modified to state the City will "review" current zoning to ensure compliance with State Law, it does not commit to any actions that will be taken as a result of this review. In addition, the element still does not address how residential care facilities or group homes for more than seven persons are currently permitted within the City. Please see HCD's prior reviews.

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   While the element revised several programs to add specific commitment and timing, and Program 3 (Homeownership Assistance Programs) was revised to sufficiently demonstrate how the City will make homeownership programs available, Program *2 (Facilitate the Provision of Affordable Housing)*, Program 4 (Section 8 Housing Choice Vouchers), Program 5 (OCHA Special Needs Groups Rental Assistance Program), Program 7 (Code Enforcement), Program 9 (Streamlined Residential Permit Processing), and Program 12 (Encourage Energy Conservation) were not revised to provide the information requested in HCD's April 1, 2022 review letter.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*
   *(*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding A2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. Additionally, while Program 1 was revised to state that it will commit to all rezone requirements of Gov. Code, section 65583.2, subdivisions (h) and (i), program language must comply with the requirements outlined in HCD's October 18, 2021 review. The program must commit to:

   - permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a conditional use permit (CUP), planned unit development permit, or other discretionary review or approval;

- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
    - allow 100 percent residential use, and
    - require residential use occupy 50 percent of the total floor area of a mixed-use project.

The program must also list the City's RHNA shortfall, the minimum acreage to be rezoned and include anticipated allowable densities.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding A3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints. In addition, the following must be revised:

   Housing for Persons with Disabilities: While Program 10 was revised to commit to reviewing zoning requirements for "all residential care facility types", it appears to indicate that revisions will only be made to ensure that care facilities of six or fewer will be allowed in single-family residential zones. The program must be revised to clarify that any revisions will apply to both residential care facilities for six or fewer *and* seven or more persons. The program must also still clarify that it will apply to all residential care facilities and not be limited to licensed care facilities.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A1, the element does not contain programs that satisfy the AFFH requirements for specific and meaningful actions accompanied by specific commitment, goals, and milestones to overcome fair housing issues. Based on a complete analysis, the element must add or revise programs. While Program 12 (Affirmatively Furthering Fair Housing) was revised to add more specific actions and timing to most program actions, it must still provide metrics and milestones to ensure the implementation meaningful actions that also AFFH.

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

While the element was revised to provide a more thorough analysis of individual public comments received, it must still describe how the City made diligent efforts to involve all economic segments of the community in the development of the housing element. Please see HCD's April 1, 2022 review for more information.

From:	Tom P Moran
To:	Richard Hurt
Cc:	So Kim; David Doyle
Subject:	Yes To AvalonBay - The Commons At Aliso Viejo!
Date:	Thursday, July 27, 2023 3:17:37 PM

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Dear Mayor Hurt, I hope you are doing well.

I have lived in Aliso Viejo for over 20 years, and I fully support AvalonBay proposed mixed-use development at The Commons.

Over the last 20-30 years, commercial real estate needs in every city have changed dramatically. If you look back 25 years ago most cities were focused on building office buildings and large retail power centers, and not housing. Naturally if you don't focus on housing, you will have an issue. Today the lack housing is the main issue for all cities in California. The population goes up every year, and we are not building enough housing. (Big demand and no supply = more expensive housing for all of us). So from my perspective, what we really need is to increase the housing supply.

In this post covid world and with the rise of online shopping and hybrid work schedules the commercial real estate needs of Aliso Viejo have changed. We desperately need housing, and repurposing empty parking lots, aging retail centers and outdated low rise office buildings into mix use apartment projects is the best way to increase housing.

I support this project and I hope that when the time comes you and the other council members see the benefits of adding housing here.

Thank you for reading my email.

Tom Moran

Aliso Viejo Homeowner.

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Please consider the environment before printing this e-mail.

From:	Jeff Cheng
To:	Richard Hurt
Cc:	So Kim; David Doyle
Subject:	Commons Apartments
Date:	Wednesday, July 12, 2023 8:17:07 AM

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Hello Mayor Hurt,

I am the current manager at Walgreens in the Commons and I am writing to express my support for the AvalonBay mixed-use apartment complex. Having a customer base so close to our store and being the nearest pharmacy and retail store to the complex will ensure our services stay in business. Not only that, but as the manager I am thinking about job security for myself and my colleagues. The pandemic changed how people shop, but creating a community from the ground up who can easily shop for necessities is what our store needs.

As a resident of Aliso Viejo, I see this growth as an integral part of the future of Aliso Viejo. My daughter just graduated from Aliso Niguel High School and is off to college. But when she graduates and wants to live in her hometown where can she go? Avalon Aliso Viejo guarantees our kids can have a place to live with newer amenities and benefits.

I am familiar with the Commons, and I can easily say the parking lot where this project would go is almost never full. There is an overabundance of parking making the center look emptier than it is. Making use of the vacant space to bring more customers for businesses is a benefit and will make the center feel more alive. The white of the proposed project will match Eureka! and the incoming retail refresh with the brown tones.

I only see positives from this development.

Best,

Jeff Cheng

5 Water Ml
Aliso Viejo, Ca 92656

SUBJECT: Aliso Viejo Town Center Owner Supports AvalonBay Apt
TO: RHurt@AVCity.org

CC: skim@avcity.org

June 13, 2023

Dear Mayor Hurt,

I am the tenant/owner of a section of Aliso Town Center (Buffalo Wild Wings, F45 Gym, etc) and read in the OC Register that Aliso finally has a new live, work and play concept proposed for the Commons. I support this project and I am sure that many other businesses at the Town Center do as well. Things have changed for the worse since Covid; the Town Center is quiet, people don't walk, and the parking lot is never full.

I saw the renderings on the project website and the building blends with the Town Center. The architecture is modern but fits in with the surrounding area. Also, potentially being able to get 362+ customers who just need to walk will immensely boost the Town Center.

Please help our businesses thrive and help Aliso Viejo build a greater sense of social community at the city's core.

Best,

Renee Jennifer Voss
Aliso Viejo Town Center

From:	Kate VC
To:	Reid Miller; HousingElements@hcd.ca.gov; City Council
Cc:	Rona Henry; Cesar Covarrubias; David Doyle; So Kim
Subject:	Aliso Viejo, HE Draft Hearing June 7, 2023 (HE was approved)
Date:	Thursday, June 8, 2023 2:03:52 PM

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Re: June 7, 2023, Agenda Item: 5.3. RE-ADOPTION OF GENERAL PLAN AMENDMENT PA21-019 FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE

I am Kate Van Camp. I am a volunteer with Welcoming Neighbors Home, a ministry of Tapestry Unitarian that has members in Aliso Viejo.

Because I was unable to finish my verbal comment last evening, I am submitting this written statement. I have modified this written comment to reflect the meaning of my off-the-cuff remarks last night.

First, I would like to note that Welcoming Neighbors Home fully supports the letter submitted today by the Kennedy Commission. Our executive committee has been concerned about the very points that are well expressed in this letter.

Next are some observations from the latest draft as the areas that need improvement.

My accounting background drives caution in supporting sites where information is lacking to adequately judge the viability of the affordability percentages. On the other hand, I hope city efforts can move past the element, past the Builder's Remedy concerns, and towards building housing that will mitigate our current housing crisis with urgency.

Thank you for the diligence found in this latest draft. I see extensive changes and appreciate that work.

I can never pass up the opportunity to advocate for stronger verbs in programs. It would be nice to build, create, enact, hire, and rezone rather than the tired statements to review, consider, explore, and study. In Fair Housing measurement 3. Page H-22, a goal of 5 participants is a rather low bar.

For the non-vacant sites, realistic capacity verbiage has been improved but still lacks convincing specificity.

For Site 1, AvalonBay's proposal, we should not increase density to 82 units per acre without compensation in terms of community benefit. Specific Plan 2 has 30 units per acre and the same proposed 10% affordable housing. It is difficult for me to imagine the city increasing density without specific compensation, so I look forward to studying the eventual development agreement. Please note the Low and Very Low units on the Avalon website are only 8, not 18. We need many more in that category to assist the local workforce.

The 4 Freedom parcels interest me as the most realistic possibility for a low-income project. I

hope to see vigorous outreach to low-income housing developer specialists. We know the complexities of funding take considerable time to put together.

Further outreach is also important for the congregational sites.

Aliso Viejo still needs an inclusionary ordinance requiring affordable housing in all projects.

To end on a high note, I want to compliment the city, particularly, for purchasing the two transitional units for residents at risk of homelessness over the last few years. That was a wonderful decision. I trust FAM to manage these units successfully and support FAM's involvement. I hope there are funds and opportunities to repeat that action in the future.

Thank you.

Catherine "Kate" Van Camp

From: Thomas Merritt
To: So Kim
Cc: Rose Rivera
Subject: Re: Commons Development
Date: Wednesday, June 7, 2023 6:07:42 PM
Attachments: image001.png
image002.png

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Ms Kim,

Although my preference is to reduce not increase the density, at a minimum I respectfully request to maintain the same density. My calculation shows the # of units should be 286 not 362. This maintains the status quo (i.e. same density) which I still believe is too high for such a small parcel but that discussion can wait for the future. Happy to meet with you to discuss.

Tom
714 287 3344 cell

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From: So Kim <SKim@avcity.org>
Sent: Wednesday, June 7, 2023 5:12:38 PM
To: Thomas Merritt <tmerritt@GMSLAWFIRM.COM>
Cc: Rose Rivera <RRivera@avcity.org>
Subject: RE: Commons Development

Hi Mr. Merritt,
The referenced attachment requests a Specific Plan Amendment for the following (not limited to # of units and density): density, permissible uses, number of units, parking requirement, drive isle width, setbacks, and height.

As for the expiration, when the County approved a Specific Plan, some of the development regulations/details were based on a Development Agreement, that has since been invalidated. This does not make the entirety of the Specific Plan invalid, but it may apply to certain details included in the Specific Plan.

The Specific Plan Amendment request is under review as part of the application package and will be presented at a future public hearing with staff's analysis.

So Kim | Director of Community Development

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City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
T: 949-425-2527
avcity.org

From: Thomas Merritt <tmerritt@GMSLAWFIRM.COM>
Sent: Wednesday, June 7, 2023 4:31 PM
To: So Kim <SKim@avcity.org>
Cc: Rose Rivera <RRivera@avcity.org>
Subject: RE: Commons Development

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Ms. Kim, Thanks for the timely response! There seems to be some confusion. I was referring to what the AvalonBay Applicant is requesting in the attached Specific Plan Amendment. Please see the first page of the attached that states an increase in the number of dwelling units from 140 to 362 and the increase in the permitted density from 30 units per acre to 83 units per acre.

Also, I understood that fortunately the old County approved Specific Plan for The Commons with a higher residential building had expired and was no longer effective?

I look forward to possibly meeting you later this evening.

Thank you,

Tom

From: So Kim <SKim@avcity.org>
Sent: Wednesday, June 7, 2023 4:07 PM
To: Thomas Merritt <tmerritt@GMSLAWFIRM.COM>
Cc: Rose Rivera <RRivera@avcity.org>; krouintan@gmail.com; yangendlin@aol.com; Jeffrey Weisberger <weisbergerjeffrey@gmail.com>; buckshotoc@gmail.com; Rja17vantis@gmail.com
Subject: RE: Commons Development

Hi Mr. Merritt,
Please see my comments in red text below.

So Kim | Director of Community Development

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
T: 949-425-2527
avcity.org

From: Thomas Merritt <tmerritt@GMSLAWFIRM.COM>
Sent: Wednesday, June 7, 2023 2:34 PM
To: So Kim <SKim@avcity.org>
Cc: Rose Rivera <RRivera@avcity.org>; krouintan@gmail.com; yangendlin@aol.com; Jeffrey Weisberger <weisbergerjeffrey@gmail.com>; buckshotoc@gmail.com; Rja17vantis@gmail.com
Subject: RE: Commons Development

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Kim, Thank you for the email below. A couple of follow-up questions/comments.

Your email below indicates a reduction in units from 637 to 362. It appears that the primary reason for this reduction is due to a more than 50% reduction in the footprint of The Commons potential site from 9.9 acres to only 4.4 acres (see below). Although the site size (i.e., footprint) has been reduced by 55% (5.5 acres) the density has only been reduced by 43% (275 units) therefore the Commons project size is actually bigger in total scale than what was approved in January 2022. The density, not scale, is increasing.

Furthermore, per the attached project description for the AvalonBay Apartments, please note that the Applicant is seeking an amendment to the Specific Plan to more than double the number of units for this reduced footprint site from 140 units to 362 units (coincidently the same number as tonight's proposal) and to almost triple the density from 30 units per acre to 83 units per acre. A Specific Plan amendment is required for any residential project that deviates from what is permitted in the existing Specific Plan, including location, layout, height, density, number of units, etc. The density approved as part of the 2022 Housing Element is 64 du/ac (637 units over 9.9ac). The proposed is 82 du/ac (362 units over 4.4ac). This is a 27% increase, not triple. Accordingly, the proposed height of the Avalon Bay Apartment building will be more than twice the height of any existing structure in The Commons and Town Center Shopping Centers. As indicated in my previous email, the Specific Plan included a maximum height of 145' for a residential development at the Commons. The proposed project is 89' maximum.

I would appreciate your input and response to my analysis hopefully before tonight's city council meeting. As I mentioned when we spoke yesterday, we simply don't want any action tonight to prejudice or preclude all future objections to the Avalon Bay Apartment Building (including negative impacts on views and property values) from Vantis homeowners and the members of AVCA. The Housing Element does not "entitle" any projects. The proposal tonight is a revision to the previous approved Housing Element in response to HCD's comments, most of which is focused on fair housing.

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Site Inventory – Potential Sites

The Commons

Site Size: 9.9 acres

Info: Potential to add mixed-use component to parking lot area adjacent to building previously occupied by Lowe's

Zoning: SP-2

Thanks,
Tom Merritt
7 Colonial Way
714-287-3344

From: So Kim <SKim@avcity.org>
Sent: Tuesday, June 6, 2023 4:03 PM
To: Thomas Merritt <tmerritt@GMSLAWFIRM.COM>
Subject: RE: Commons Development

Hi Mr. Merritt,
Thank you for speaking with me today. As we discussed, Exhibit C (Attached) referenced in your original email is an elevation drawing contained within the Specific Plan for the Commons (see page 86 of the Specific Plan, North Elevation). The Specific Plan for the Commons was originally approved through the County, which included the development of a high-density residential development with a building height envelope of 80'/145' (see page 70 for development standards and pages 85 and 86 for elevations). The proposed plans include a mixed-use building with an average building height of 68', which increases to 89' for the parking/roof top amenities area.

As for the number of units, on January 19, 2022, the City Council approved the Housing Element update that identified the Commons site as a feasible location to accommodate 637 residential units. Click here to view the staff report and associated attachments (scroll down to Item 5.3). The adopted Housing Element was submitted to HCD and the City received a number of items that need to be addressed for certification. The revised Housing Element is subject to City Council consideration this Wednesday, which includes a reduction in the number of units on the Commons site to 362 units. Click here to view the June 7th staff report and associated attachments (scroll down to Item 5.3).

Hope this helps and feel free to contact me with additional questions or concerns.

So Kim | Director of Community Development

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T: 949-425-2527
avcity.org

From: Thomas Merritt <tmerritt@GMSLAWFIRM.COM>
Sent: Monday, June 5, 2023 5:56 PM
To: So Kim <SKim@avcity.org>
Subject: RE: Commons Development

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Ms. Kim,

Thank you.

As we briefly discussed, if I had been able to attend today's Standing Committee Meeting I would have emphasized that the AVCA CC&Rs give the Master Architectural Committee the authority to make the final binding decision on whether any Improvement to be constructed unreasonably obstructs the view from any other Lot or Condominium. As stated in my letter dated May 30, 2023, not only are views from the Vantis Condominiums being obstructed but views from the bluff top trail over which the AVCA has an easement and from the hillside trail leading down to the Town Center Shopping Center, which I believe is owned by AVCA, will also be obstructed. Therefore, the complaining parties are not only the Vantis Condominium owners including myself but also the entire AVCA membership since the bluff top and hillside trails are Community Association Properties.

My understanding is that this determination by the AVCA Master Architectural Committee is independent of and in addition to any approvals required by the City of Aliso Viejo for the AvalonBay Apartment Building. In other words, both approvals are necessary.

I will call you tomorrow at 3 PM to discuss what happened at today's meeting and get more information on the changes being proposed to the General Plan on June 7th for low-income housing. My specific questions and concerns are how such changes might impact the proposed AvalonBay Apartment Building.

Thank you,
Tom Merritt
7 Colonial Way
714-287-3344

From: So Kim <SKim@avcity.org>
Sent: Monday, June 5, 2023 1:23 PM
To: Thomas Merritt <tmerritt@GMSLAWFIRM.COM>
Subject: Commons Development

Hi Mr. Merritt,
I'm available anytime after 2:30pm. Please let me know what time works best for you.

So Kim | Director of Community Development

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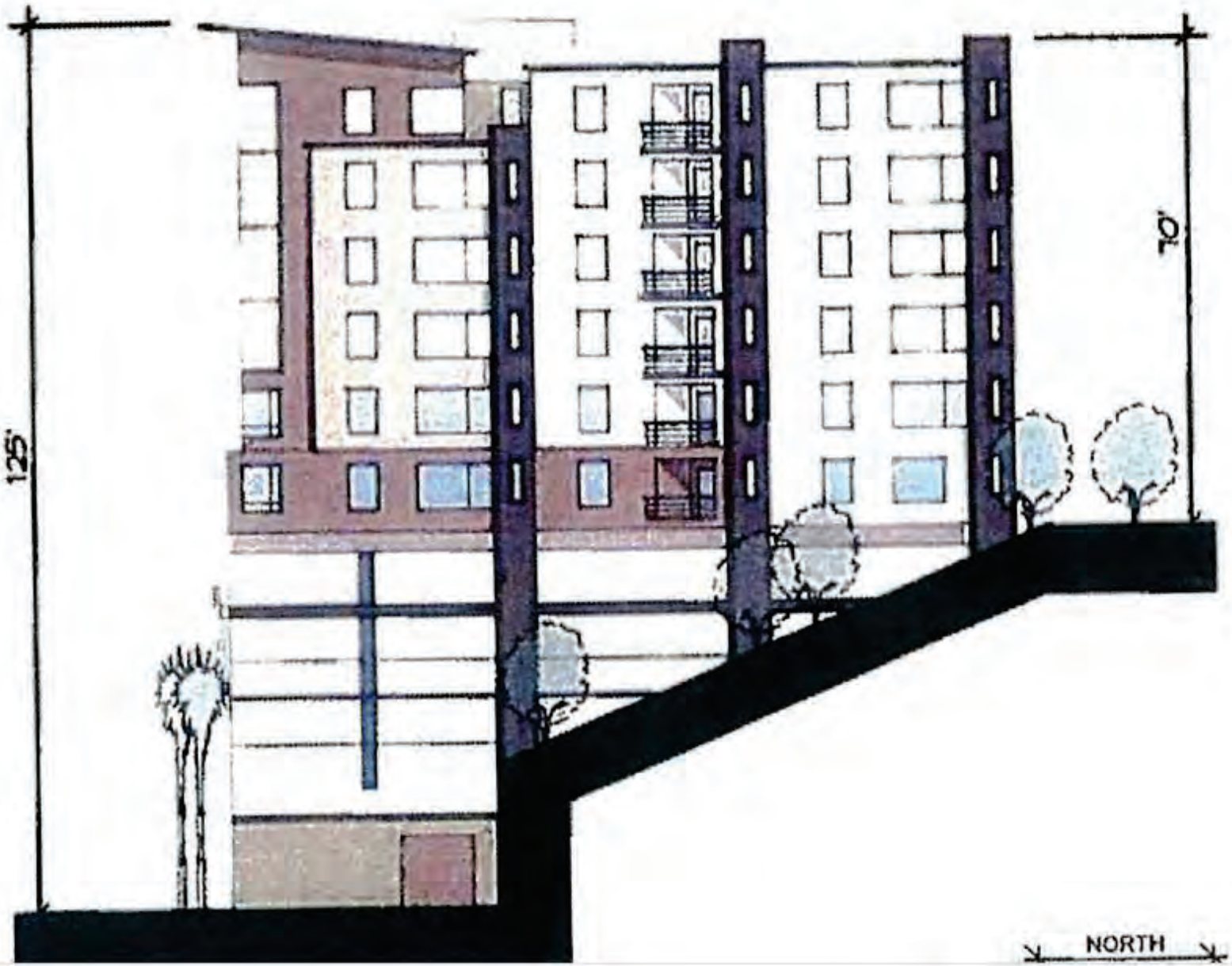


THE Kennedy COMMISSION
www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

June 7, 2023

Mayor Hurt
Council Members
City of Aliso Viejo
12 Journey
Aliso Viejo, CA

RE: Item 5.3

Mayor Hurt and Council Members,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations that advocates for the production of homes affordable for extremely low income families earning less than $30,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that have led to the construction of homes affordable to lower-income working families.

We are writing today to request that the City of Aliso Viejo adopt a Housing Element that has strong affordable housing policies, programs and opportunity sites that will facilitate affordable housing development. The current 6th Cycle Housing Element draft does not have programs or policies that will facilitate affordability and ensure that the City will effectively produce affordable housing at the acutely low, extremely low, very low-, and low-income level.

Moreover, we want to ensure that the city includes an Inclusionary Housing Ordinance as part of their priorities to support extremely and very low income families in Aliso Viejo.

As the Council considers item 5.3 we request that the city.

- **We request that the city provide additional analysis on existing sites identified in the Commons and Freedom Lane sites and how they will help facilitate affordable housing for lower income families. The analysis seems to indicate that sites under the Commons specific plan would have capacity for 360 units, and only a few units will be affordable housing to lower income. The Commons proposed development would only require 18 units as affordable at lower, while supplying 344 units for residents who are of moderate and above moderate income.**

  It appears the city is projecting a capacity of 509 units on the Freedom Lane sites, 170 VL and 170 Low. This affordability level and density is unlikely for an

affordable housing development. Unless this site has programs and policies that would make the development 100% affordable for lower income, it is unlikely that these levels of affordability may be reached. More analysis and description of the affordable housing policy, the mix use and housing requirements is necessary to understand the feasibility of these sites.

- We request the city work with residents and community organizations on further analysis of the feasibility and capacity of sites and programs that will facilitate affordable housing.

- A minimum of 20% of the units developed in the Commons and Freedom sites should be affordable at Low, VL and Extremely Low in exchange for the generous development incentive and increased density the city is facilitating on these sites to promote development.

Sites Proposed Under PRD Overlay To Meet Lower Income Capacity
- The city proposes an overlay to meet the requirements for a rezoning program and meet sites capacity for lower income RHNA. The sites identified are parking lots in existing, small sites and existing office developments. Additional analysis is necessary to understand the existing uses and the need for the parking or office and the viability of transition. These sites should also incorporate a minimum of 20% of the units as affordable to lower income categories at Ext. Low, VLI, and Low.

The Housing Element should include robust and effective housing programs and should identify adequate affordable housing sites to address affordable housing requirements on the production of the lower-income segments. We request that the city prioritize the creation of affordable homes for extremely low-, very low-, and low-income households to truly address housing needs not being addressed by the housing market in Aliso Viejo...

The Commission looks forward to partnering with the city to increase housing opportunities for lower-income residents in Aliso Viejo. Please keep us informed of any updates and meetings regarding strategies to increase the affordable homes for lower-income households in the city. If you have any questions, please contact me at cesarc@kennedycommission.org.

Sincerely,

Cesar Covarrubias
Executive Director

cc: Ms. Melinda Coy, Proactive Accountability Chief, CA HCD

GMS LAW FIRM, LLP
A Limited Liability Partnership

Email
tmerritt@gmslawfirm.com

Telephone
(949) 864-0742

19800 MacARTHUR BLVD., SUITE 300
IRVINE, CALIFORNIA 92612

May 30, 2023

Via Email city-manager@avcity.org
David Doyle, City Manager
City of Aliso Viejo
12 Journey Suite 100
Aliso Viejo, CA 92656

and

Via email jhodosh@avca.net
Josh Hodosh, General Manager
The Aliso Viejo Community Association
95 Argonaut, Suite 190
Aliso Viejo, CA 92656

Re: Objections to Application by AvalonBay/ValueRock for a proposed mid-rise 367 unit apartment building (the "Apartment Building") within The Commons Shopping Center below the Vantis Condominiums (the "Vantis Homeowners")

Dear Messrs. Doyle and Hodosh:

The following comments and objections to the Application for the Apartment Building are being submitted on behalf of a group of Vantis Homeowners and members of the Aliso Viejo Community Association ("AVCA"), including my family:

1. The Application falsely states that there is NO change in scenic views or vistas from existing residential areas or public lands or roads *(See Question # 2 on attached Exhibit A-Environmental Impact Assessment Form PS-205)*. The currently unobstructed views and panoramic vistas from the following areas will all be significantly and negatively impacted by the Apartment Building: (a) from inside the Vantis Condominiums nearest the bluff; (b) from within the common area parks of the Vantis Condominiums; (c) from the bluff top public trail which is a part of the AVCA parks and trail system; and (d) from the nearby public roads especially Enterprise Way (*See attached Exhibit B-Vantis and AVCA Trail Photos)*.

2. The Application erroneously omits any reference to the Vantis Homeowners and the public trails owned by the AVCA in the description of the surrounding properties *(See Question # 16 on attached Exhibit A-Environmental Impact Assessment Form PS-205)*. This is a material omission and may have been intentional to avoid having to acknowledge and address the changes in the current scenic views and panoramic vistas (*See attached Exhibit B-Vantis and AVCA Trail Photos)*.

3. Due to the false and material omissions regarding NO obstruction or change in views and panoramic vistas from the Vantis Condominium, the surrounding common area parks, AVCA public trails and public roads, we respectfully request that the City and AVCA require a new and truthful Application that does a full and fair analysis of the detrimental and negative impacts to the currently unobstructed views and panoramic vistas enjoyed by the Vantis Homeowners, AVCA members and the public from the Vantis Condominiums, surrounding common areas and adjacent AVCA trail and public roads. In addition, the City and AVCA should require an Environmental Impact Report or other independent analysis of the impact of the Apartment Building on views, property values and quality of life currently experienced and enjoyed by the Vantis Homeowners, AVCA members and the public.

4. The attached rendering from the Application shows the height of the Apartment Building to be 125 feet (6 stories of apartments on top of ground floor retail) *(see attached Exhibit C-Elevation)*. In addition, the rooftop will apparently have a park with trees (height unknown), cabanas and other vertical elements extending the height well above 125 feet. Furthermore, the attached photo simulation from the application, purportedly reflecting the view of the Apartment Building from the bluff top public trail, illustrates the significant and adverse changes and impacts on the currently unobstructed views and panoramic vistas. The photo simulation, <u>with no certification of accuracy as to scope or location</u>, even shows that the amended views will be obstructed and dominated by the Apartment Building in the foreground which is a material and adverse change from the currently unobstructed views and panoramic vistas of the city and valley below and the mountains in the distance *(see attached Exhibit D-Applicant Photo Simulation)*. The sole photo simulation submitted by the builder is in direct contradiction to the actual potential view impact on the existing views from the Vantis Homes and AVCA public bluff top trail (*see attached Exhibit B-Vantis and AVCA Trai Photos)*.

5. Aliso Viejo is a hillside master planned community that values and protects existing views as evidenced by Section 15.30.050 of the City of Aliso Viejo code that restricts any building height to 50 feet unless "*The increased height will not create adverse visual impacts due to abrupt changes in vertical scale between the affected structure(s) and other nearby buildings or public spaces*." As stated in the objections above, this standard for increased height cannot be satisfied. However, rather than addressing these requirements, the applicant amazingly and perhaps arrogantly ignores them and seeks to increase the height and density of the Apartment Building almost three-fold higher than permitted under the current zoning.

6. The proposed Apartment Building also violates the AVCA CC&R's recorded as Document No 82-118353 in the Official Records of Orange County, California. Section 10.07 of the CC&R's entitled <u>View Restriction</u> provides as follows: "*No vegetation or other Improvements shall be planted, constructed or maintained upon any Lot or Condominium in such location or of such height as to unreasonably obstruct the view from any other Lot or Condominium in the vicinity thereof*." The AVCA is responsible to enforce such CC&R's for the mutual benefit of all its Members, including the Vantis Homeowners, and the AVCA itself, since the bluff top public trail, and hillside trail

leading to and from the Vantis Condominiums and the Town Center and Commons Shopping Centers, are both owned by the AVCA. The stated purpose of the CC&R's is to protect the value, desirability and attractiveness of all Community Association Properties and as noted in this letter the proposed Apartment Building will unreasonably obstruct the existing views and panoramic vistas reducing the value, desirability and attractiveness of the Vantis Condominiums and the bluff top trail and hillside trail both owned by the AVCA. This letter is addressed to the AVCA so they are aware of the obstruction of views from the proposed Apartment Building and we respectfully request that the AVCA take all appropriate action to enforce the CC&R's to protect the views currently enjoyed by the Vantis Homeowners and all AVCA members.

7. The proposed mid-rise Apartment Building is out of character and detrimental to the existing character of the Commons and Town Center as neighborhood shopping centers. In fact, the tallest existing building (Hoag Health Center) in the Commons and Town Center Shopping Centers is currently only 3 stories and no building exceeds 50 feet.

8. Ironically, the views being promoted to prospective tenants for the Apartment Building are the views that are currently enjoyed by the Vantis Homeowners. Any transfer of the existing views to the Apartment Building tenants to justify higher rents, reduces the property values currently owned by the Vantis Homeowners and enjoyed by the AVCA Members and public from the bluff top and hillside park and trail. Vantis Homeowners paid view lot premiums to Shea Homes for the view lots when originally sold and the Vantis Homeowners continue to receive and pay view lot premiums upon resale (*See attached Exhibit E-Vantis Homes MLS listings*). In fact, a 2023 loan appraisal for the sale of a Vantis Condominium included a $25,000 view lot premium. Frankly, the proposed Apartment Building in excess of the 50-foot height restriction and in violation of the view restriction in the AVCA CC&R's will have a permanent negative impact on Vantis Homeowners property values and therefore may constitute a "taking".

These comments and objections are preliminary and accordingly Vantis Homeowners reserve the right to supplement and revise these comments and objections to the Apartment Building as the Application may be revised from time to time.

Very truly yours,

Thomas R. Merritt

Enclosures

cc: Mayor and City Council (via email to Mayor and City Council)
Scott C. Smith, City Attorney (via email scott.smith@bbklaw.com)
Rose Rivera, Senior Planner (via email rrivera@avcity.org

CITY OF ALISO VIEJO
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
12 JOURNEY, SUITE 100
ALISO VIEJO, CA 92656
Phone: (949) 425-2525

Environmental Impact Assessment

FORM PS-205

Application Number(s): _____ **Date Filed:** _____

Project Description:
Please see attached.

ENVIRONMENTAL IMPACT ASSESSMENT:
A brief explanation is required for all questions that constitute a "Yes" answer on page two (2). All answers must take into account the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

YES	NO	
☐	☒	1. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours.
☐	☒	2. Change in scenic views or vistas from existing residential areas or public lands or roads.
☐	☒	3. Change in pattern, scale or character of general area of project.
☐	☒	4. Significant amounts of solid waste or litter.
☐	☒	5. Change in dust, ash, smoke, fumes or odors in vicinity.
☐	☒	6. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
☐	☒	7. Substantial change in existing noise or vibration levels in the vicinity.
☐	☒	8. Site on filled land or on slope of 10 percent or more.
☐	☒	9. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
☐	☒	10. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
☐	☒	11. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
☐	☒	12. Relationship to a larger project or series of projects.
☐	☒	13. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project?
☐	☐	14. If you answered yes to question 13, will this project cause significant effects on the environment that were not examined in the prior EIR?

Explanations: (attach separate sheets if necessary)

15. Describe the project site, as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site and use of the structures. Attach photographs of the site.

The project site consists of existing surface parking for the Commons at Aliso Viejo shopping center. It is a relatively flat site with a graded slope along Enterprise. There are no known animals or plant species, besides ornamental landscaping. There are no known cultural, historical, or scenic aspects to the Project Site.

16. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity.

The project site is surrounded by a mix of retail and residential uses. To the north is the CA-73 Freeway. To the east across Aliso Creek Road is the St. Moritz Apartments. To the south is the Aliso Viejo Town Center, comprised of a mix of big-box retail, restaurants, a movie theater, and urgent care. To the west up the hill along Enterprise is the Office Campus at The Summit and the Vantis Apartments.

17. List and describe other related permits and public approvals required for this project, including those required by city, regional, state and federal agencies.

Not applicable

CITY/CEQA PROCESS: (please initial below)

PC____ The Director of Planning Services (Director) will determine whether the activity is a "project".

PC____ If the activity is a "project", the Director will determine if the project is exempt from further CEQA analysis:

- If the project is exempt, a CEQA fee is added to the application amount and a $84 check payable to the "Orange County Clerk Recorder" will be required to be submitted to staff with two (2) days of a City determination.

PC____ If the activity is a "project" and it is not deemed exempt:

- The Director will request bids from three (3) environmental consultants to prepare an Initial Study and subsequent environmental documentation; and will select consultant with applicant's input.
- The Applicant shall provide a check payable to the "City of Aliso Viejo" for the amount identified in the consultant's proposal.
- The City shall execute a contract with the selected consultant for the amount identified in the proposal and on deposit with the City.
- Following completion of the document, specified consultation/noticing period, and a determination by the City, the Applicant shall provide staff with a check payable to the "Orange County Clerk Recorder" for the applicable Fish and Game and administrative fees within two (2) business days of the City determination.

CERTIFICATION:

I hereby certify that statements furnished above, and in the attached exhibits, present the data and information required for this initial evaluation to the best of my ability, and that facts, statements and information presented are true and correct to the best of my knowledge and belief.

Signature: Patty Chin Date: 03/29/2023

Print Name: Patty Chin

Photo 1: Project site in relation to nearby homes impacted (not included in Environmental Impact Assessment)

Photo 2: Aerial view of project site (google Earth)

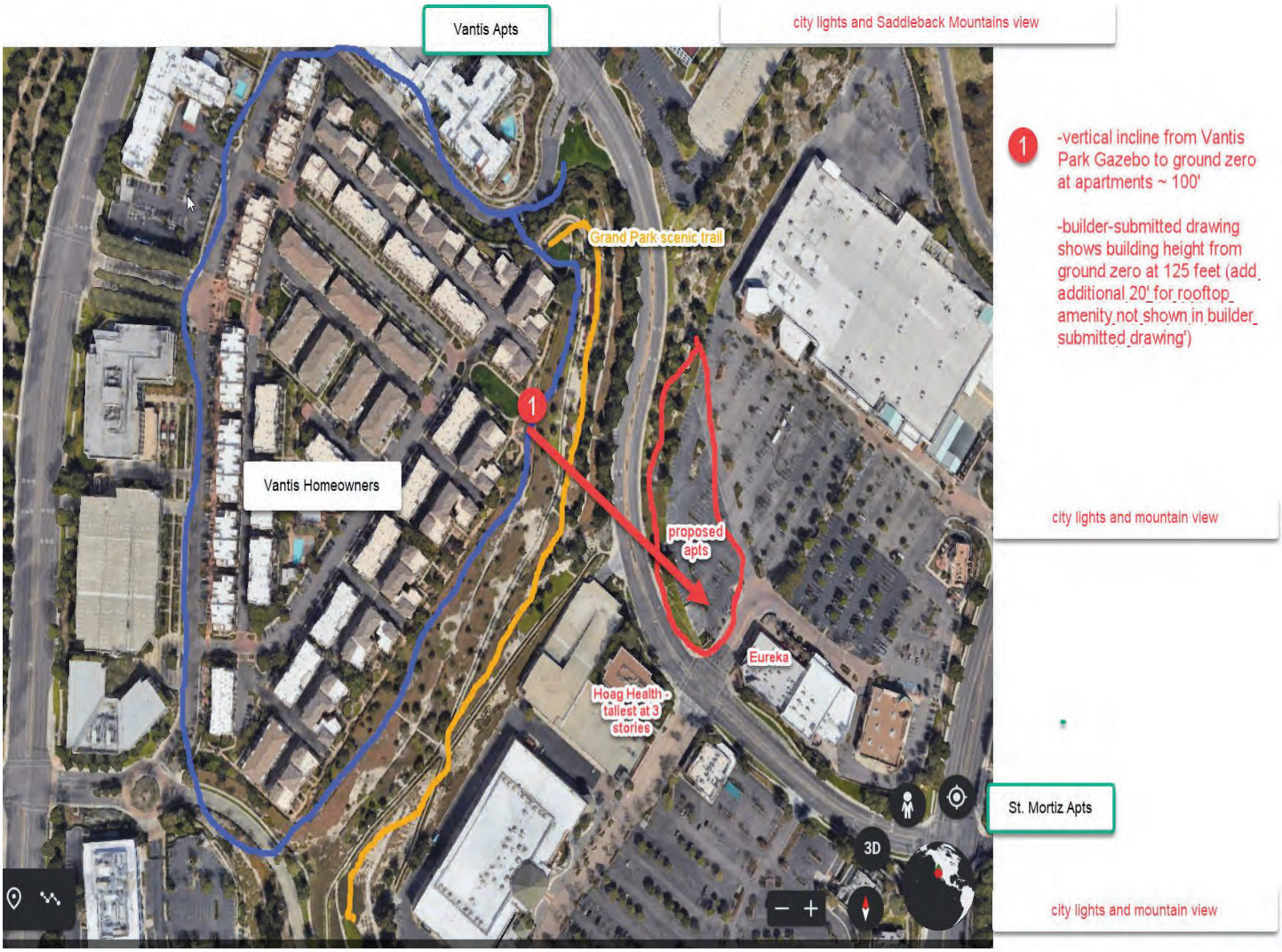


Photo 3: View from Vantis Community Park – Gazebo area. This is the view of dozens of homes that line the park. Note that since this park is about 100’ from ground zero building site, a 125’ structure (plus rooftop amenity not shown on plans) would obstruct the view (the gazebo is less than 20’ high). This impacts not only the homes with the view but also the entire Aliso Viejo Community Association who enjoys sweeping views from the park and picnic area as well as the scenic trail below.

Photo 4: Night view from Vantis Community Park – Gazebo area

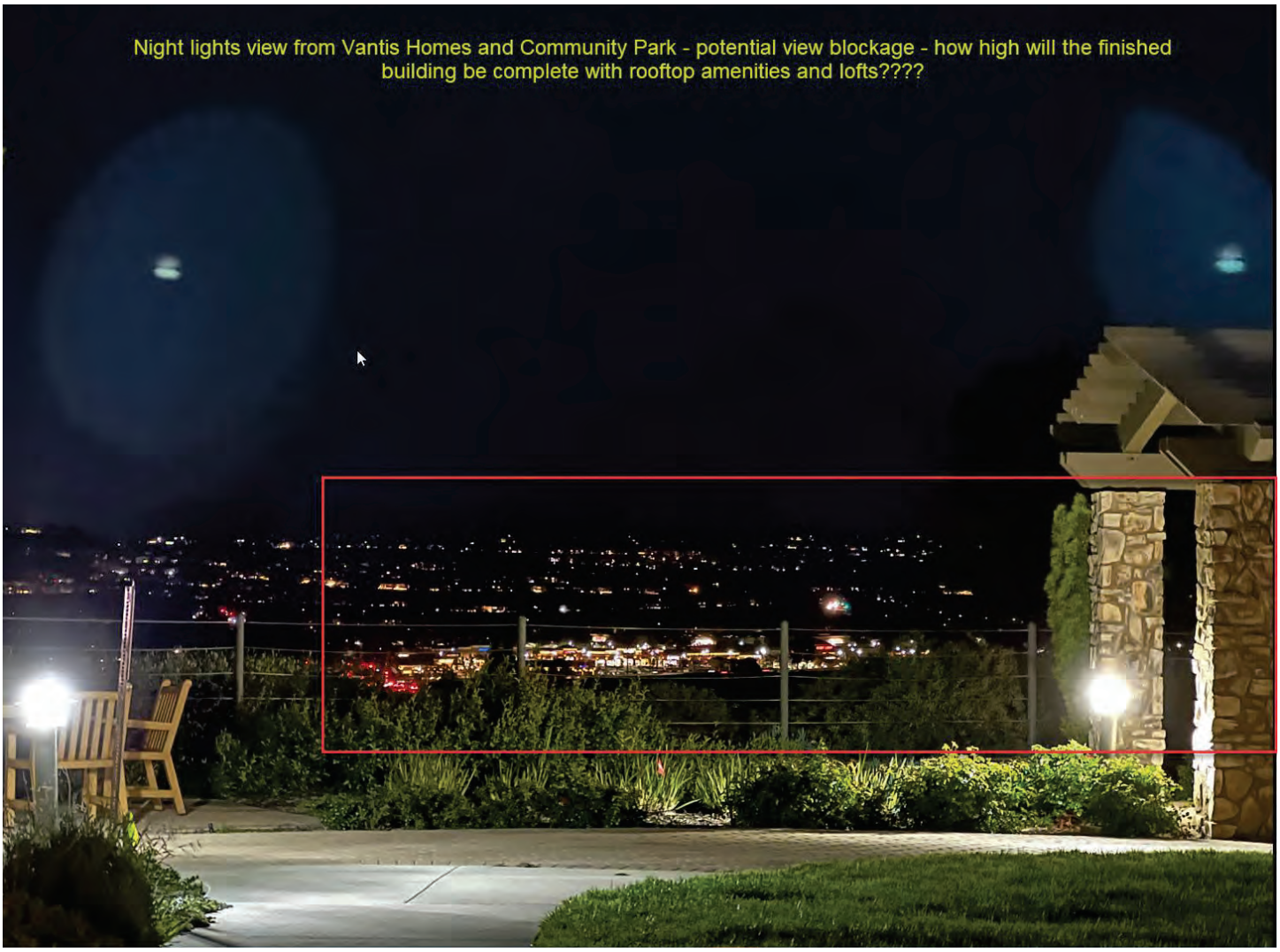
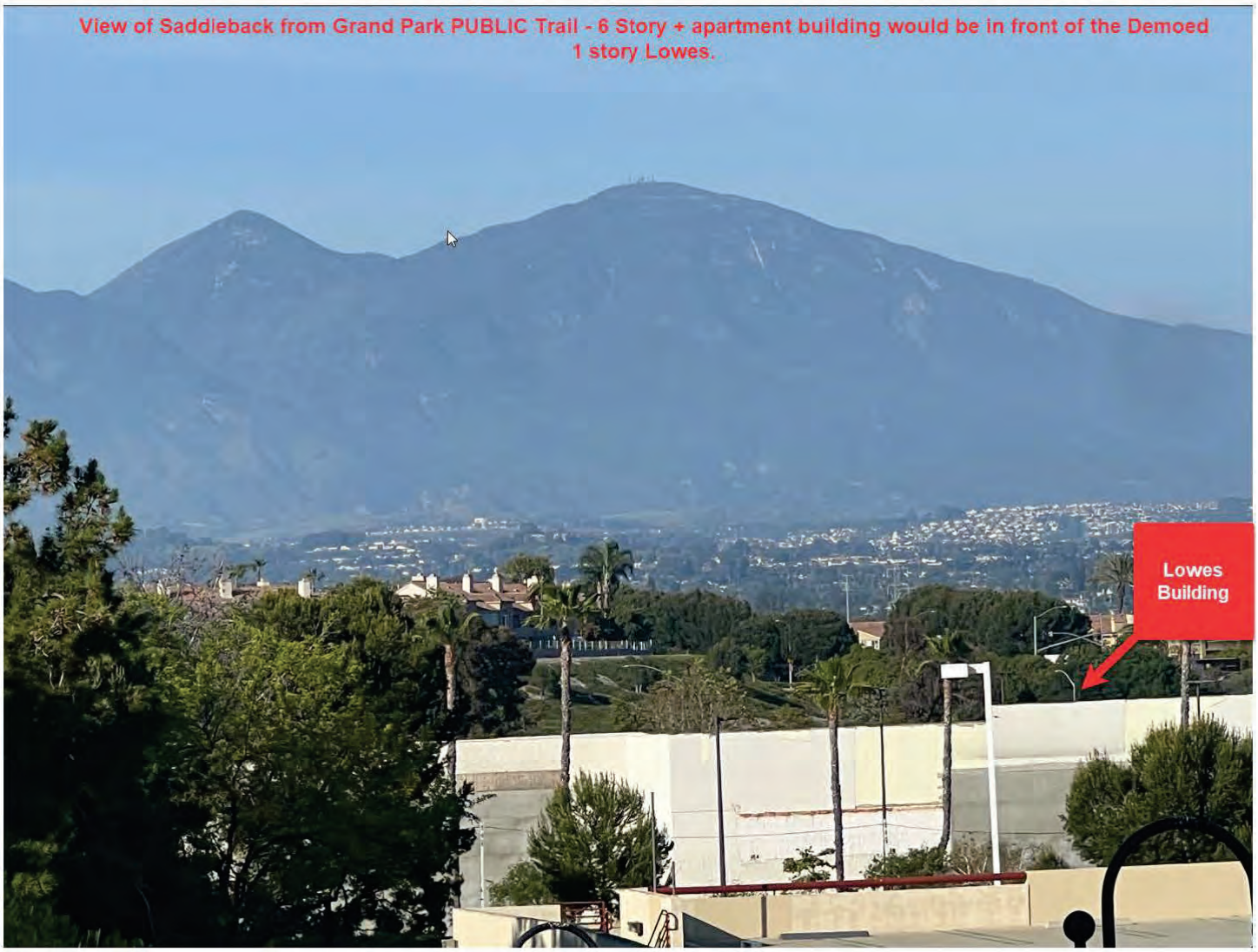


Photo 5: Views from Blufftop trail and blufftop Vantis homes

Photo 6: Living Room picture 1 Beacon Way, recent listing (foggy day, but Saddleback Mountain view + night lights view)

Photo 7: View from AVCa Association/Grand Park scenic walking trail

Photo 8: AVCa Association/Grand Park scenic walking trail



WEST ELEVATION - ENTERPRISE ST

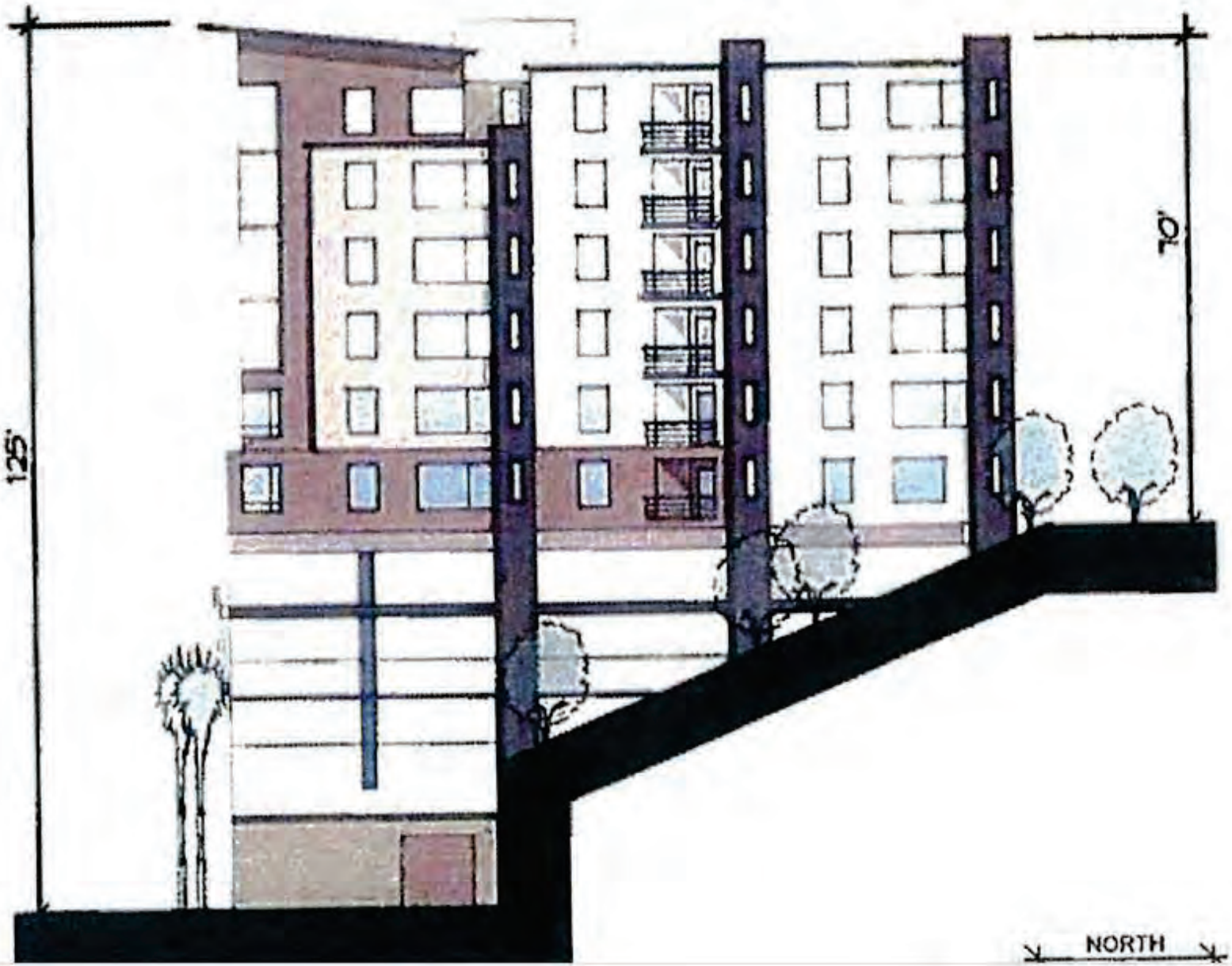


EXHIBIT E

MLS listing for Vantis Homes that were listed & sold in last 10 years (not an exhaustive list – merely a sample)

MLS# OC23050960	22 Colonial Way	"The balcony has a nice **view of the mountains and city** making this a great spot to relax after a day at work."
MLS #OC14034311	6 Colonial Way	"This **panoramic view home** includes oversized, dual master bedrooms…"
MLS #OC23023539	7 Colonial Way	"Corner unit on a large green space by gazebo picnic area with **sweeping panoramic views** of the Saddleback mountains"
MLS #OC14142697	1 Colonial Way	"This home features **panoramic views from every room and every window in the house**!"
MLS #OC16017849	3 Colonial Way	"Great floor plan for entertaining located directly on a beautiful greenbelt with **sweeping views** of Saddleback Mountain."
MLS #OC14034311	6 Colonial Way	"Don't miss out on this **gorgeous, endless view home**!"
MLS #S720560	8 Colonial Way	"Elegant and spacious tri-level townhome with gated courtyard nestled near one of the many serene parks with **breath taking city light views**"
MLS #OC17276697	16 Colonial Way	"The **views from this amazing condo are stunning**!"
MLS #OC23059957	1 Beacon Way	"Your master bedroom has **stunning mountain views**, directly overlooking the breathtaking Saddleback, providing **a tranquil view** to end each day."
MLS #OC17219648	86 Meridian Drive	"Come discover **amazing Views** and the Vantis Advantage…. Wander outside for an after-meal stroll down tree-lined paths w/ **sweeping views of Saddleback Mountains & the valley below**…. Gaze out the window at the same **sweeping panoramic views** of Saddleback as you drift off to sleep."
MLS #OC17124221	84 Meridian Drive	"This rare townhome is situated along the bluff and features a spacious, open floor plan with 25 foot ceilings and **unobstructed mountain and city views**"
MLS #OC17189914	82 Meridien Drive	"Upstairs you will find an over-sized bedroom with walk-in closet, **amazing views**, and a gorgeous master bath"
MLS #OC17111208	78 Meridian Drive	**"VIEW VIEW VIEW!!!! ABSOLUTELY STUNNING! Great location with breathtaking mountain & city lights views."**

May 31, 2023

Via Email "city-manager@avcity.org":

David Doyle, City Manager
City of Aliso Viejo
12 Journey Suite 100
Aliso Viejo, CA 92656

Re: Concerns Regarding Avalon Bay Residential Development Plan

Dear City Manager Doyle,

I am writing to you as a deeply concerned resident of the Vantis Community, with a vantage point overlooking the Commons shopping center in Aliso Viejo. It is my duty to voice my apprehensions regarding the Avalon Bay's proposed residential development plan within the retail center.

The primary issue resides in the sheer magnitude of the proposed apartment building. The conceptual proposal in the Site Development Permit indicates the construction of a six-story building, crowned with an additional level dedicated to service rooms and other amenities (see Attachment-1). This structure could potentially reach a maximum above-ground height of 89 feet, significantly surpassing the standard height restrictions applied to analogous structures within our community. The uncharacteristic scale of this proposed building will undeniably impose upon the picturesque views enjoyed by neighboring residences and public trails, thereby negatively impacting our cherished visual landscape.

Further, upon reviewing the details of the proposed Plan Amendments (see Attachment-2), it is apparent that the developer is advocating for considerable changes. These include an expansion of the number of units from 140 to 362, an increase in the permitted zone density, a decrease in the provision of parking spaces, elimination of parking prerequisites for retailers, narrowing of drive aisle widths, and a reduction in both parking spaces and building setbacks.

The aforementioned alterations indicate a clear intention on the part of the developer to amplify the residential density while simultaneously diminishing the space allocated for parking for both residents and retail customers. The potential implications of this include not only the visual detriment of an oversized apartment complex imposed upon the adjacent Vantis Community and public trails, but also an inevitable increase in traffic congestion in the surrounding neighborhoods.

This congestion, coupled with the altered aesthetic of our community, will undeniably impinge upon the quality of life of not only our neighbors but all residents of Aliso Viejo. Our charming town, known for its tranquility and community-oriented spirit, risks being overshadowed by an oversized, overpopulated development.

In conclusion, I urge you to consider the long-term implications of the proposed plans and amendments. The consequences, if allowed to proceed, will echo for decades and may transform our community's character irreversibly. I believe it is imperative that we carefully evaluate any development that potentially compromises the well-being and essence of our community.

Thank you for your time and consideration. I trust you will take these concerns into consideration when making a decision that will impact the future of our beloved town, Aliso Viejo.

Yours sincerely,

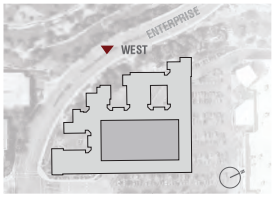
Kambiz Rouintan
1 Colonial Way
Aliso Viejo, California 92656
(krouintan@gmail.com)

CC: Rose Rivera, Senior Planner (via email “rrivera@avcity.org”)

INDICATED SIGNAGE IS CONCEPTUAL PROPOSAL. FORMAT / SIZE / LOCATION SUBJECTED TO CHANGE AS THE PROJECT DEVELOPS.

LEGEND

- S STUCCO
- CS COMPOSITE SIDING
- PR PICKET RAILING
- RR PERFORATED METAL PANEL RAILING
- GR GLASS RAILING
- ST STOREFRONT
- W VINYL WINDOW
- AW AWNING



AVB COMMONS

ALISO VIEJO, CALIFORNIA
TCA # 2022-040

SITE DEVELOPMENT PERMIT
APRIL 6, 2023

0' 16' 32' 64'

BUILDING ELEVATIONS
SOUTH

A-2.3

ii. 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 will be consistent with the zoning code. The Property is classified as the SP2-RH Zone for High Density Residential Development within the Specific Plan, which also creates the Town Center Commercial Development area ("**SP2-CTC Zone**"). The Specific Plan creates separate development standards for both SP2-RH and SP2-CTC. The Project is located partially in the SP2-RH Zone and partially in the SP2-CTC Zone.

The Applicant is seeking an SPA to make several amendments to the existing Specific Plan, including:

- Reconfigure the existing SP2-RH Zone to apply to an approximately 4.4 acre subsection of the Specific Plan area, as set forth in the attached exhibit;
- Permit general retail and food service uses in the SP2-RH Zone in Table IV-1A;
- Revise references to maximum number of dwelling units permitted from 140 to 362 throughout the Specific Plan, including on Pages II-6, II-21, III-5, III-12, III-13, VII-7, Table II-2;
- Increase the permitted density in the SP2-RH Zone from 30 dwelling units per acre to 83 dwelling units per acre in Table IV-2;
- Decrease the required parking from 2 spaces per dwelling unit to 1.5 spaces per dwelling unit in Table IV-2, and eliminate additional visitor parking requirements;
- Eliminate parking requirements for any retail or dining commercial spaces smaller than 5,800 sf that are located within a residential mixed-use structure;
- Decrease the drive aisles from 26 feet to 24 feet;
- Permit up to 25 percent of the parking spaces to be compact;
- Reduce the north setback from 20 feet to 15 feet; and
- Increase the height limit on the "Enterprise Side" from 80 to 89 feet in Table IV-2.

Uses

The Project proposes primarily multi-family residential uses, which are currently permitted in the SP2-RH Zone. (SP, Table IV-1A.) The Applicant is seeking an SPA to reconfigure the SP2-RH Zone to cover an approximately 4.4 acre subsection of the Specific Plan area. It is also seeking an SPA to permit general retail and food uses within the SP2-RH Zone. Under this amendment, the Project fully complies with the zoning code.

Height

The Project proposes a height of 89 feet to the top of the rooftop amenity. The SP2-RH Zone permits up to 140 feet from the "lowest adjacent grade" on the eastern side, and 80 feet "from the lowest adjacent grade" from the Enterprise side. (SP, Table IV-2.) The Applicant is seeking an

From:	Rose Rivera
To:	So Kim
Subject:	Fw: AV - Letter FW: Recommendation Letter
Date:	Thursday, July 6, 2023 8:59:13 AM

From: Paulina Montano <pmontano@marathon-com.com>
Sent: Wednesday, June 21, 2023 9:53 AM
To: Rose Rivera <RRivera@avcity.org>
Subject: AV - Letter FW: Recommendation Letter

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rose,

I hope your week is going well. I went back to the PRR documents and noticed the email below was not included in the package. I am forwarding this your way so you can have this for your record.

The property owner reached out to us, and we encouraged them to directly email the city.

Best,
Paulina

PAULINA MONTANO

Associate, **Marathon Communications**

5900 Wilshire Blvd., Suite 2350, Los Angeles, CA 90036

323.655.4660 | pmontano@marathon-com.com | www.marathon-com.com

---

From: Gul Jaisinghani <gjaisingh@aol.com>
Sent: Wednesday, May 3, 2023 10:39 PM
To: Paulina Montano <pmontano@marathon-com.com>
Subject: Fwd: Recommendation Letter

> **From:** Gul Jaisinghani <gjaisingh@aol.com>
> **Date:** May 3, 2023 at 10:36:47 PM PDT
> **To:** RHurt@avcity.org
> **Subject: Recommendation Letter**

Dear Mr. Hurt:

I am the manager of Zamindari Real Estate Investment, LLC 2 which owns the property known as Walgreens.

I, wholeheartedly support the new apartment development in the mall. With the closing of the Lowes Hardware the traffic has trickled and we need people to come in and give a boost to the business.

I hope the city considers the project favorably and you have my thumbs up.

Sincerely,

Gul Jaisinghani.

From:	Christy Cornwall
To:	Richard Hurt
Cc:	So Kim
Subject:	Support for Avalon Aliso Viejo
Date:	Tuesday, May 2, 2023 12:32:12 PM

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Dear Mayor Hurt,

As a resident of Aliso Viejo for over 20 years, I am writing to express my support for Avalon Aliso Viejo. I am also an employee of Providence Mission Hospital and have seen firsthand the need for more housing opportunities - for our hospital workforce, local business owners, and young adults just entering into their first careers. Many of our employees live outside of South Orange County largely due to the lack of local housing opportunities.

Avalon Aliso Viejo is a great first step. Providing affordable and market housing in the center of Aliso.

I hope this project can pave the way for more housing opportunities that allows for our teachers, young professionals and emergency personnel to live closer to work.

Thanks for considering this project. I'm glad to be part of a city who recognizes the benefit of different housing options,

Christy Cornwall

From:	Jennifer Boswell
To:	Richard Hurt
Cc:	So Kim
Subject:	Avalon Aliso Viejo
Date:	Monday, May 8, 2023 6:11:05 PM

> **CAUTION:** This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Honorable Mayor Hurt,

Please mark me down as a supporter for this project. We are in a major housing crisis. The City of Aliso Viejo needs to do their part!

Thank you for reading this note, and I hope you embrace these plans and sorely needed housing units.

Sincerely,

Jennifer

Honorable Richard Hurt
City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656-5335

April 28, 2023

Dear Mayor Hurt and City Councilmembers,

On behalf of People for Housing Orange County, I am writing to express my support for the mixed-use residential and community-serving retail development being proposed at the Commons at Aliso Viejo Town Center.

The housing shortage in California and especially in Orange County has created systemic problems impacting communities and residents of all ages and socioeconomic backgrounds. The problem is complex, but we know an increase in housing production is a big step towards ending the affordability crisis.

My organization, People for Housing OC, advocates for increased production of more homebuilding, especially in high opportunity communities. We know that diverse and affordable housing types, like apartments, condos and other multi-family and mixed use housing can provide more affordable price points in high opportunity communities where the majority of housing is zoned single-family. Integrating new

multi-family housing into existing commercially zoned sites enables the community to add more diverse housing without dramatic change to existing neighborhoods.

The Commons is a high-opportunity location for new housing, and AvalonBay is known across the nation as a reputable home builder of multi-family housing. The proposed Avalon Aliso Viejo will diversify the housing opportunities available in Aliso Viejo and South Orange County. We understand Avalon Aliso Viejo will include 10% of the units in the affordable at levels affordable to low and moderate income households, which enhances the affordability opportunities from this project.

Based on what I have seen for this proposed project, Avalon Aliso Viejo will peacefully coexist with the color scheme, size, and scale of its surroundings. The site will not only be conveniently located across from Aliso Viejo's biggest shopping center, but will also be within walking distance to an array of offices and potential job sites for residents.

People for Housing OC envisions an equitable Orange County where every person has access to housing options near jobs, retail, and high-quality community services. The needs of Orange County residents for more housing options and opportunities is only growing. We encourage Aliso Viejo to welcome this project and make room for new housing solutions.

Sincerely,
Elizabeth Hansburg
Co-Founder and Executive Director

From:	Emma Gimpl
To:	Richard Hurt
Cc:	So Kim
Subject:	Commons Apartments support
Date:	Friday, May 5, 2023 4:14:28 PM

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Hello Mayor Hurt,

I saw the OC Register article about multiple retail centers in OC re-developing with some housing. It was great to see Aliso Viejo in the article because I haven't heard development happen here since I moved to Orange county.

I love going to the Farmer's market on the weekends in Aliso and I think adding additional housing will bring more life and community.

It would be great to be a part of the community because right now, I can't afford to live in Aliso and since the city doesn't have affordable housing requirements, most apartment complexes don't provide it.

So, to see the AvalonBay project provide 10% affordable in the center of the city, that's amazing to hear.

Please support and approve this project.

-

Oc resident

From:	Rigoberto Jimenez
To:	Richard Hurt
Cc:	So Kim
Subject:	Apartment supporter
Date:	Friday, May 12, 2023 4:44:29 PM

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Hurt,

I used to live in Aliso Viejo, but unfortunately had to move due to being priced out. I saw the OC Register and Patch articles and would like to show my support for the mixed-use project.

The city hasn't seen major housing development in a decade?

That is ridiculous and explains why California is in a housing crisis. The demand for housing is here but the lack of supply is causing people to move out of cities we know and love.

I do miss living in Aliso Viejo and would like to move back if the opportunity presents itself. This is the opportunity. Please support this project when the time comes!

Best,

Former AV Resident

Santa Ana, Ca

From:	John Larios
To:	Richard Hurt
Cc:	So Kim
Subject:	AvalonBay Commons Project
Date:	Wednesday, April 26, 2023 9:18:52 AM

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor Richard Hurt,

I'm a current Costa Mesa resident and want to support the AvalonBay project. Aliso Viejo is a beautiful city with such a strong sense of community. I spend a lot of my time, especially on the weekends, in your city and it's the kind of place that I would want to live and work in. However, there aren't many housing options in Aliso Viejo.

I recently read about the AvalonBay Commons project and it looks exactly like a place that I can see myself living in. Aliso Viejo's a special place and I hope to one day be a part of it. Please approve the project.

Sincerely,
John Larios
--
Best,
John L Lairos

From:	Mark
To:	Richard Hurt
Cc:	So Kim
Subject:	Avalon Aliso Viejo Supporter
Date:	Thursday, May 4, 2023 10:49:59 AM

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor Hurt,

Following up on the recent OC Register story, I am reaching out to comment on my support for Avalon Aliso Viejo. Aliso is one of a kind, and this project will only improve the beautification of the city.

Right now, nothing sits on the site making it an eyesore of wasted empty space. I think creating a community from the ground up will not only help the businesses we have grown to love but bring in more fun entertainment and neighborhood retail for the community.

Aliso Viejo needs to boost its walk score to encourage people to use different modes of transportation, like walking and biking. Having housing close to retail can minimize traffic because folks will be able to walk to their daily needs.

This project will bring so much to the city's core.

Best,

Mark Davis
OC Homeowner

From:	Richard Tran
To:	Richard Hurt
Cc:	So Kim
Subject:	Avalon Aliso Viejo
Date:	Friday, May 5, 2023 4:21:01 PM

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Hurt,

I fully support the proposed mixed-use project. Please let's bring more action to the Town Center. The center is in dire need of a facelift. I saw the renderings on the Urbanize article and the design matches with the rest of the center.

Indoor and outdoor malls are changing, retail can't survive economically on its own. We have seen it in Laguna Hills and Brea. Something needs to anchor the retail and I think adding apartments can only liven things up for the center.

Sincerely,

OC apartment renter

From:	Stevie Grant
To:	Richard Hurt
Cc:	So Kim
Subject:	Support for Avalon Aliso Viejo
Date:	Tuesday, April 25, 2023 4:05:31 PM

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Hurt,

I travel for work across Orange County, do most of my day-to-day business in Mission Viejo, but live in another county because there is simply no housing in South OC. I saw the OC register article about a potential mixed-use project near the Aliso Viejo Town Center. As someone who would like to move to Aliso Viejo, I support this project.

I am a young professional in my early 20s and it is difficult for adults my age to find housing opportunities especially close to work. Not only will this project bring needed housing, it will bring AFFORDABLE housing to an area that is severely lacking.

I hope this project can be the start of more housing developments that include an affordable component around South OC.

Best,

Stevie Grant

AVALON ALISO VIEJO PROJECT

PUBLIC REVIEW DRAFT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

AUGUST 2024

Prepared for:

City of Aliso Viejo
Community Development Department
12 Journey, Suite 100
Aliso Viejo, CA 92656

Prepared by:

De Novo Planning Group
180 E. Main Street, Suite 108
Tustin, CA 92780

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

Avalon Aliso Viejo Project

Public Review Draft
Initial Study/Mitigated Negative Declaration

LEAD AGENCY: CITY OF ALISO VIEJO
12 Journey, Suite 100
Aliso Viejo, California 92656
Contact: Rose Rivera, Senior Planner
rrivera@avcity.org

PREPARED BY: DE NOVO PLANNING GROUP
180 E. Main Street, Suite 108
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August 2024

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1.0 INTRODUCTION

1.1 Statutory Authority and Requirements

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Sections 21000, et seq.) and the State CEQA Guidelines (14 California Code of Regulations Title 14 Sections 15000, et seq.). This Initial Study is an informational document intended to be used as a decision-making tool for the Lead Agency and responsible agencies in considering and acting on the proposed Project.

Pursuant to CEQA Guidelines Section 15063, the City, as Lead Agency, has prepared this Initial Study to determine if the proposed Avalon Aliso Viejo Project (Project) would have a significant effect on the environment. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that mitigation cannot reduce the impact to a less than significant level for any aspect of the proposed Project, then the Lead Agency must prepare an Environmental Impact Report (EIR) to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the Project, as proposed, may cause a significant effect on the environment, the Lead Agency may prepare a Negative Declaration (ND). If the Lead Agency finds that there is evidence of a significant impact, but the impact can be reduced through mitigation, the Lead Agency may prepare a Mitigated Negative Declaration (MND). Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such significant environmental impacts may occur (PRC Section 21080(c)).

Pursuant to CEQA Guidelines Section 15063(c), the purposes of an Initial Study are to:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR, MND or a ND;
2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for an MND or ND;
3. Assist in the preparation of an EIR, if one is required, by;
    a. Focusing the EIR on the effects determined to be significant,
    b. Identifying the effects determined not to be significant,
    c. Explaining the reasons for determining that potentially significant effects would not be significant, and
    d. Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environment effects.
4. Facilitate environmental assessment early in the design of a project;
5. Provide documentation of the factual basis for the finding in a MND or ND that a project will not have a significant effect on the environment;
6. Eliminate unnecessary EIRs; and
7. Determine whether a previously prepared EIR could be used with the project.

The environmental documentation, which is ultimately selected by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the proposed Project. The resulting environmental documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

1.2 Summary of Findings

Pursuant to State CEQA Guidelines Section 15367, the City of Aliso Viejo (City), as the Lead Agency, has the authority for environmental review and adoption of the environmental documentation, in accordance with CEQA. As set forth in State CEQA Guidelines Section 15070, an Initial Study leading to a Negative Declaration (IS/ND) or Mitigated Negative Declaration (IS/MND) can be prepared when:

- The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment (resulting in a Negative Declaration), or

- The Initial Study identifies potentially significant effects, but:
    - Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
    - There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment (resulting in a Mitigated Negative Declaration).

Based on the Environmental Checklist Form and supporting environmental analysis provided in Section 4.0, *Environmental Analysis*, the proposed Project would have no impact or a less than significant impact concerning all environmental issue areas, except the following, for which the Project would have a less than significant impact with mitigation incorporated:

- Biological Resources
- Cultural Resources
- Geology and Soils
- Transportation
- Tribal Cultural Resources
- Mandatory Findings of Significance

1.3 Public Review Process

The Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration has been provided to the Clerk of the County of Orange and mailed to responsible agencies and trustee agencies concerned with the Project and other public agencies with jurisdiction by law over resources affected by the Project. A 30-day public review period has been established for the IS/MND in accordance with State CEQA Guidelines Section

15073. During the public review period, the IS/MND, including the technical appendices, was made available for review at the following locations:

- City of Aliso Viejo, Community Development Department, 12 Journey, Suite 100, Aliso Viejo, CA 92656
- City of Aliso Viejo website at:
  https://www.avcity.org

In reviewing the IS/MND, affected public agencies and interested members of the public should focus on the document's adequacy in identifying and analyzing the potential environmental impacts and the ways in which the Project's potentially significant effects can be avoided or mitigated.

Written comments on this IS/MND may be sent to:

Rose Rivera, Senior Planner
City of Aliso Viejo, Community Development Department
12 Journey, Suite 100
Aliso Viejo, California 92656
Email: RRivera@avcity.org

Following receipt and evaluation of comments from agencies, organizations, and/or individuals, the City will determine whether any substantial new environmental issues have been raised, and if further documentation may be required. If no new environmental issued have been raised or if the issues raised do not provide substantial evidence that the Project would have a significant effect on the environment, the IS/MND will be considered for adoption and the Project for approval.

1.4 Incorporation by Reference

Pursuant to State CEQA Guidelines Section 15150, a MND may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the MND's text.

The references outlined below were utilized during preparation of this Initial Study. Copies of these documents are available for review on the City's website (www.avcity.org) unless otherwise noted.

City of Aliso Viejo General Plan. The City adopted its comprehensive General Plan on April 21, 2004. Subsequent updates have been made to various elements as outlined within the General Plan. The 6th Cycle (2021-2029) Housing Element was adopted June 7, 2023.

The City of Aliso Viejo General Plan (General Plan) serves as the blueprint for future growth and development within the City's Planning Area, which consists solely of areas within the City Limits. The General Plan identifies a community vision for the future and establishes a framework to guide decisions regarding development, transportation, housing, resource management, public safety, public services, and general community well-being. It includes goals, policies, and plans to guide land use and development decisions. The General Plan comprises the following elements:

- Land Use Element
- Circulation Element
- Noise Element
- Safety Element
- Conservation/Open Space Element
- Housing Element

The General Plan also includes a Land Use Policy Map, which serves as a general guide to the distribution of land uses throughout the City, and Implementation Program, which identifies specific actions to achieve the goals, policies, and plans identified in each General Plan element.

Aliso Viejo General Plan Final Environmental Impact Report, SCH No. 2003101060. The Aliso Viejo General Plan Final Environmental Impact Report (General Plan FEIR) analyzed the potential environmental impacts that would result from implementation of the Aliso Viejo General Plan. The General Plan FEIR forecasts development under the Land Use Plan to result in approximately 19,404 dwelling units, 13,516 square feet of non-residential land uses, and a population of 48,071 at buildout. The General Plan FEIR concluded that significant and unavoidable impacts would occur concerning Air Quality.

Aliso Viejo Municipal Code. The Aliso Viejo Municipal Code (Municipal Code or AVMC) consists of the regulatory, penal, and administrative ordinances of the City of Aliso Viejo. The Municipal Code is the primary method used for implementing the General Plan's goals and policies. The City's Zoning Code (Municipal Code Title 15) contains regulations establishing various classes of zoning districts and governing the use of land and the placement of buildings and improvements within districts, as well as a zoning map delineating the boundaries of zoning districts within the City.

Avalon Aliso Viejo Town Center Specific Plan (SP-2). Avalon Aliso Viejo Town Center, Specific Plan No. 2 (The Commons Specific Plan, or SP-2) oversees the development of the approximately 25.3-acre Aliso Commons site, located on the west side of Aliso Creek Road between the San Joaquin Hills Transportation Corridor (State Route 73) and Enterprise, in the central portion of the City. The Commons Specific Plan acts as a tool for implementing the goals and policies of the General Plan and includes development standards, guidelines, and regulations to achieve the overall vision for the site.

1.5 Report Organization

This document is organized into the following sections:

Section 1.0, *Introduction*, provides the CEQA Statute and Guidelines applicable to the Initial Study, summarizes the findings of the Initial Study, describes the public review process, and identifies documents incorporated by reference as part of the Initial Study.

Section 2.0, *Project Description*, provides a detailed description of the proposed Project, including Project location, environmental setting, Project characteristics, construction program and phasing, and requested entitlement, permits and approvals.

Section 3.0, *Environmental Checklist Form*, provides Project background information and a summary of environmental factors potentially affected by the proposed Project and the Lead Agency Determination

based on the analysis and impact determinations provided in Section 4.0. The impact evaluation criteria utilized in Section 4.0 is also provided.

Section 4.0, *Environmental Analysis*, provides a detailed analysis of the environmental impacts identified in the environmental checklist, and identifies mitigation measures, if necessary.

Section 5.0, *References*, identifies the information sources utilized in preparation of the IS to support the environmental analysis.

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2.0 PROJECT DESCRIPTION

2.1 Project Location

The Avalon Aliso Viejo Project (Project) site is located in the City of Aliso Viejo within the County of Orange; refer to Figure 1, *Regional Vicinity*. The Project site is located at 26501 Aliso Creek Road in the central portion of the City. The site comprises parcel APN 629-101-16 totaling approximately 4.4 acres located at the northwest corner of Enterprise and Town Center; refer to Figure 2, *Project Location*. The Project proposes to redevelop a portion of the larger Commons at Aliso Viejo Town Center, an established commercial center located west of Aliso Creek Road.

Regional access to the site is provided via State Route 73 (SR-73), located to the northeast. Local access to the site is provided directly from Enterprise and Aliso Creek Road to the south and east, respectively. Within the Project area, Enterprise is accessible from several roadways, with Aliso Creek Road and Aliso Viejo Parkway providing primary access from the east and west, respectively.

2.2 Existing Setting

On-Site Land Uses

The Project site consists of an irregularly shaped development area located within the southwestern portion of the Commons at Aliso Viejo Town Center. The majority of the site is relatively flat with a slope that descends to the Town Center along the western site boundary. Elevations vary from approximately 350 to 400 feet above mean sea level. The site is currently developed with surface parking and a landscaped slope ascending up to Enterprise.

Two driveways provide access to the larger commercial center, including the Project site. One driveway provides access from Town Center via Enterprise to the southeast of the site; a second driveway provides access via Aliso Creek Road to the east. The western site boundary consists of a landscaped slope with groundcover, bushes, and trees. A landscape planter with ornamental landscaping, monument sign, and sidewalk are located in the southeastern portion of the site along the Town Center entrance. Landscape planters with ornamental landscaping and trees are dispersed throughout the parking aisles within the site.

General Plan and Zoning

According to the City of Aliso Viejo General Plan Land Use Policy Map, the Project site is designated High Density Residential/Town Center Commercial and Open Space. The High Density Residential land use designation provides for multiple-family units such as apartments, town homes, condominiums, senior housing, and multi-family clusters at a range of 18.0 to 30.0 dwelling units per acre (du/ac). The Town Center Commercial land use designation provides for a mixture of uses within the Aliso Viejo Town Center including: community retail and commercial services, offices, theaters, art galleries and entertainment facilities, hotels/motels and restaurants, recreation and community facilities. The maximum intensity development for the Town Center Commercial designation is a 1.25:1 floor area ratio (FAR). The Open Space land use designation provides open space for outdoor recreation, buffering of incompatible land uses, preservation of natural resources, managed production of resources, and protection of health and public safety. Areas designated as Open Space include: streams and washes, open space easements,

Regional Parks, and other private and public open space. No density or intensity standard is applied to the Open Space designation.

According to the City of Aliso Viejo Zoning Map, the Project site is zoned SP-2: The Commons Specific Plan. The Commons at Aliso Viejo Town Center, Specific Plan No. 2 (Specific Plan) envisions a mixed-use development project within the Aliso Viejo Commons (Commons) portion of the Aliso Viejo Town Center. According to the Specific Plan Zoning Districts Map (Exhibit IV-1), the Project site is located within the SP2-RH Zoning District (Residential – High Density District) and SP2-CTC Zoning District (Commercial – Town Center District).

Surrounding Uses

Uses surrounding the Project site include:

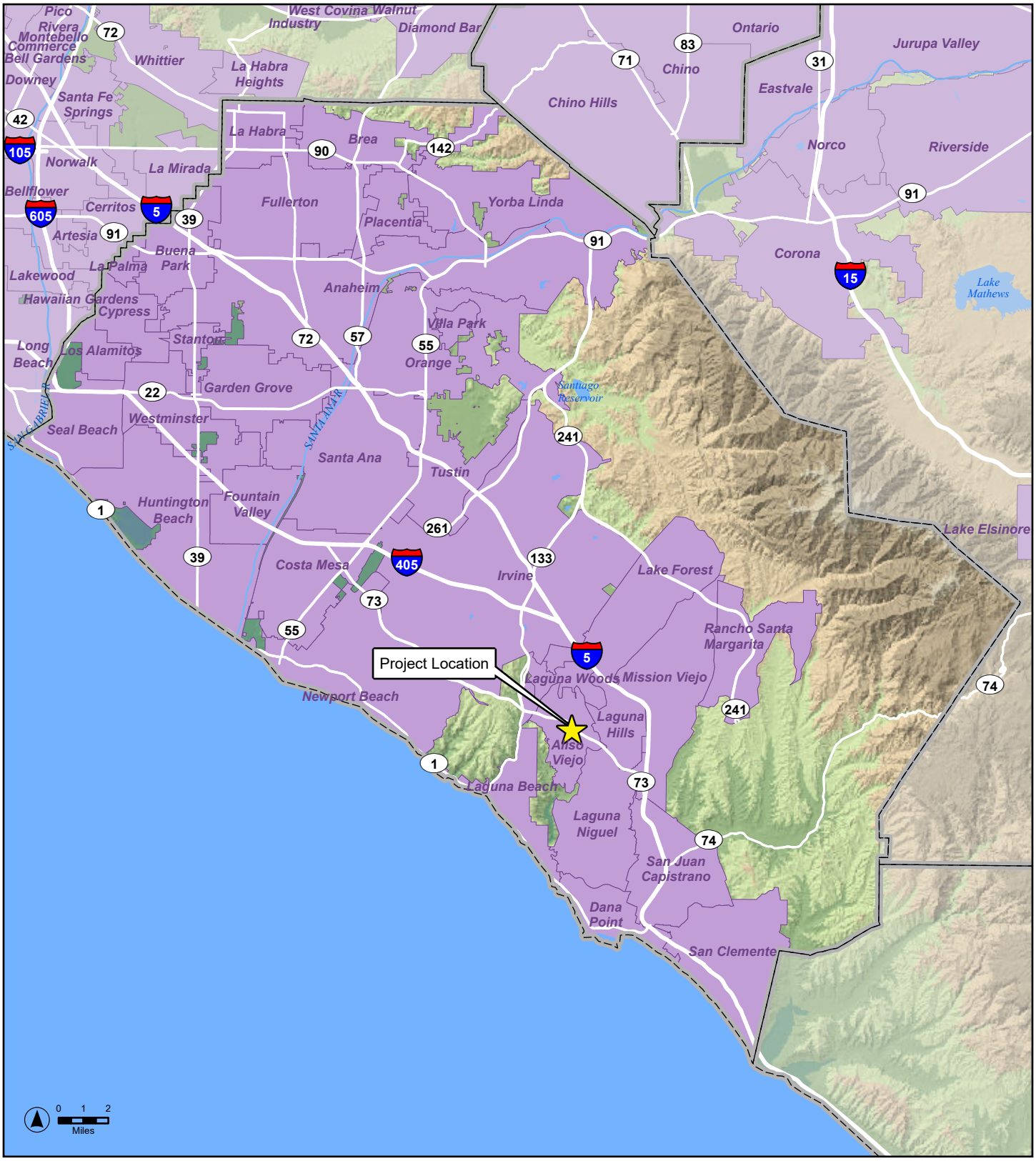
- North: North of the Project site is a parking lot, commercial structures currently undergoing renovation and improvements[1], and landscaped area within the Commons commercial center. North of the Commons is SR-73. To the northwest of the Project site are office uses within the Office Campus at the Summit. The commercial uses to the north are zoned SP-2. The office uses to the northwest are zoned PO (Professional Office).

- East: East of the Project site is a parking lot and commercial structures (e.g., restaurants, Trader Joe's, Walgreens) within the Commons commercial center. To the east of the Commons is Aliso Creek Road. The area to the east is zoned SP-2.

- South: The Project site is bounded on the south by Enterprise. South of Enterprise are commercial uses (e.g., retail, dining, entertainment, and medical office/urgent care uses) within the Aliso Viejo Town Center commercial center. The area to the south of Enterprise is zoned TC (Town Center Commercial).

- West: The Project site is bounded on the west by Enterprise. To the west of Enterprise is open space trails, followed by residential uses associated with the Vantis development. The open space trail area to the west of Enterprise is zoned OS (Open Space Recreation). The residential uses within the Vantis development are zoned SP-1: Vantis Specific Plan.

[1] In 2022 a Site Development Permit for façade modifications to the former Lowe's building and adjacent suites, a Development Agreement, and a Specific Plan Amendment was approved. In July and October 2023 permits were issued for a Tesla Sales and Showroom, 99 Ranch Market, and Daiso Japan.



Legend

County Boundary

Incorporated Area

THE COMMONS AT ALISO VIEJO

Figure 1. Regional Vicinity

Sources: Orange County. Map date: April 22, 2024.

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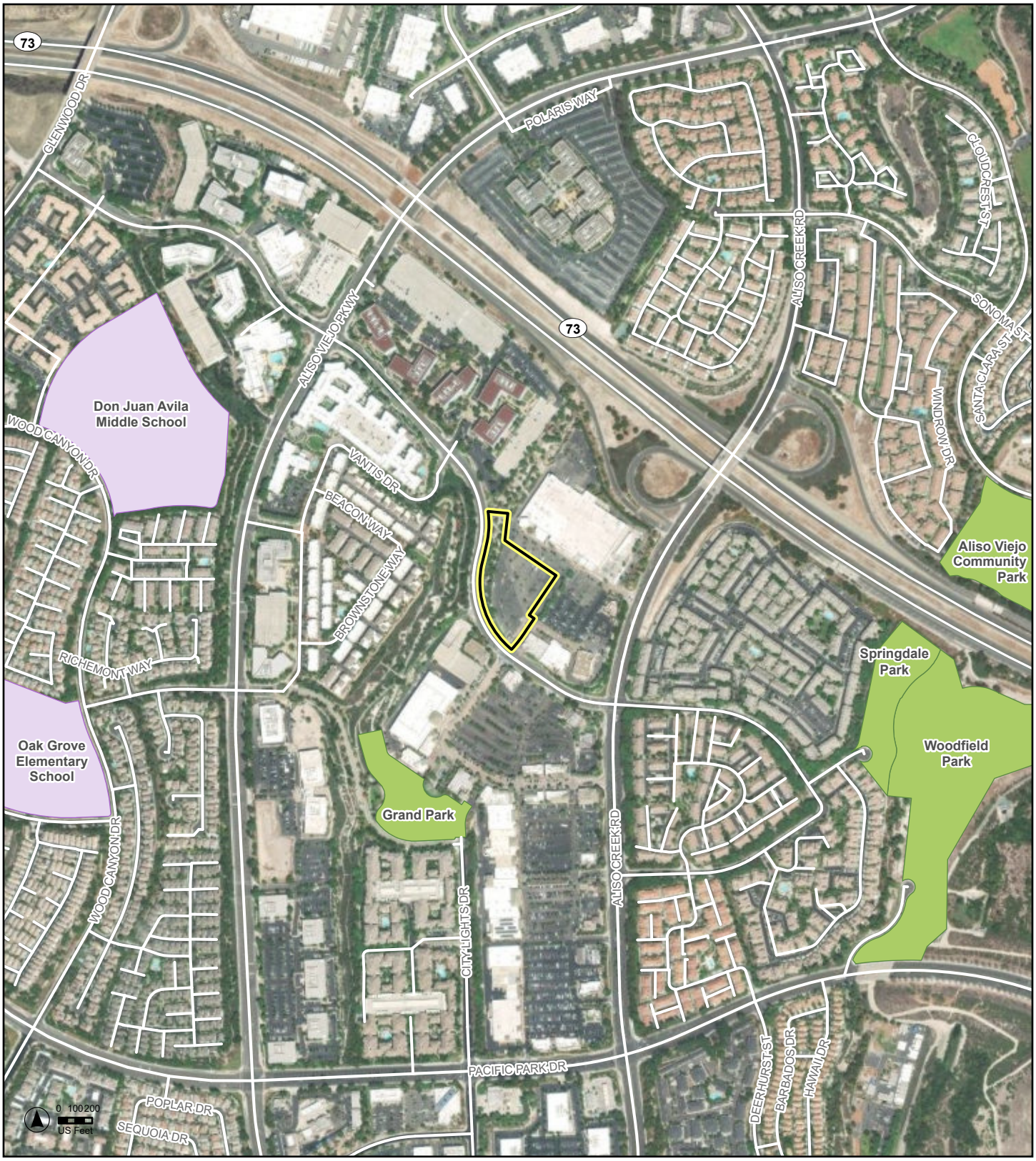
A Land Use Planning, Design, and Environmental Firm



Legend

- Project Site
- Park
- School

AVALON ALISO VIEJO

Figure 2. Project Location

Sources: Orange County; ArcGIS Map Service. Map date: April 22, 2024.

2.3 Project Characteristics

The Project Applicant requests approval of the Avalon Aliso Viejo Project. The Project includes a Specific Plan Amendment, Vesting Tentative Map, Site Development Permit, and Development Agreement to allow construction of a mixed-use residential and retail development on the 4.4-acre site, as further described below.

Proposed Mixed-Use Development

As part of the Project, the existing surface parking, landscaping, and improvements would be removed and a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements would be constructed. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space; refer to Figure 3a, *Proposed First Floor Plan* and Figure 3b, *Proposed Second Floor Plan*, Figure 3c, *Proposed Third-Fifth Floor Plan*[2], Figure 3d, *Proposed Sixth Floor Plan*, Figure 3e, *Proposed Seventh Floor Plan*, Figure 3f, *Proposed Eighth Floor Plan*, and Figure 3g, *Proposed Subterranean Parking Garage Plan*.

The 343 residential units would be located within all six levels of the six-story mixed-use building. Of the 343 units, 34 units would be deed restricted affordable units, including 26 units for moderate-income households, five units for low-income households, and three units for very low-income households. The units would consist of 48 studio apartments, 168 one-bedroom units, 119 two-bedroom units, and eight three-bedroom units, ranging in size from 612 to 1,446 square feet.

Nine commercial spaces for retail or dining uses totaling 17,273 square feet would be located on the ground floor within the southeastern portion of the site. Additionally, a 1,000-square-foot leasing office, 1,385-square-foot residential amenity, and 995 square foot mail room would be located on the ground floor within the southern portion of the site. A pedestrian walkway along the eastern and northern building perimeter would provide access to the commercial spaces from Enterprise and Town Center. Three outdoor courtyards would be located on the ground floor within the western and southwestern portions of the site. An electrical room and commercial trash room would be located on the ground floor along the northwest portion of the site, along with a loading dock for new residents. Two outdoor roof decks would be located on the sixth floor, which is the top residential floor, in the south-southwestern portion of the site. Rooftop mechanical equipment would be located on the seventh floor. A retaining wall would separate the landscaped embankment along the west-southwest boundary of the Project site from the proposed mixed-use building.

The eight-level parking structure would include parking within the subterranean parking level (basement level B1) and levels one (ground floor) through seven. A roof deck would be provided on the eighth level of the parking structure and would consist of residential amenities including an approximately 5,271 square foot clubhouse and corresponding patio with seating and fire pit tables, an outdoor fitness patio, a covered outdoor bar and seating areas, and an outdoor recreation area with pool and spa. The Project

[2] Floors three through five provide the same number of units and unit types.

includes a minimum setback of 15 feet and an average setback of 20 feet from Enterprise, 15 feet from the northern site boundary, and 10 feet on the eastern and western boundaries.

A residential use trash room and utility rooms would be located within the subterranean parking garage (basement level B1). An EV electrical room, telecommunications (MPOE) room, and utility rooms would be located within the parking structure on the ground floor. A mechanical room would be located within the parking structure on levels one through seven and the subterranean parking garage (basement level B1).

Open Space, Landscaping, and Amenities

Each one-, two-, and three-bedroom residential unit would have private open space ranging from 40 to 140 square feet within a balcony; studio units would not provide private open space. Three outdoor courtyards would be located on the ground floor within the western and southwestern portions of the site; refer to Figure 3a. Residents would have access to two outdoor roof decks located on the sixth floor with residential amenities that include seating areas, fire pits, and barbeques. Additionally, residents would have access to a 28,437-square-foot rooftop deck on the eighth level consisting of residential amenities, including an approximately 5,271-square-foot clubhouse and corresponding patio with seating and fire pit tables, an outdoor fitness patio, a covered outdoor bar and seating areas, and an outdoor recreation area with pool and spa.

The Project contains approximately 50,188 square feet of common open space; refer to Figure 4, *Proposed Landscape Plan*[3]. Bicycle parking would also be provided in the northeastern corner of the site, adjacent to the retail space. Landscaping including groundcover, bushes, and trees would be located around the northern, eastern, western, and southern perimeters of the building. An entry monument would be provided within the southern portion of the site, adjacent to Enterprise.

Access and Parking

Similar to existing conditions, vehicular access to the Project site would be provided via two existing driveways. One driveway would provide access from Town Center via Enterprise to the southeast of the site; a second driveway would provide access via Aliso Creek Road to the east. The Project would provide a total of 590 automobile parking spaces for residents and guests distributed across the subterranean parking garage (basement level B1) and levels one through seven of the proposed parking structure. The 590 parking spaces would include 504 resident spaces and 86 guest spaces. Vehicle parking for the proposed commercial uses and the leasing office would be accommodated in the existing surface parking lot adjacent to the Project site. A bicycle room would be provided within the subterranean parking garage (basement level B1), providing long term storage of 50 bicycles for the residents.

Pedestrian access to the Project site would be provided from a pedestrian walkway along Town Center and from three outdoor staircases providing access from Enterprise. A pedestrian walkway would be provided along the southeastern and northeastern boundaries of the proposed mixed-use structure. The

[3] The Proposed Landscape Plan shows an illustrative composite plan containing landscaping from the ground floor (level one), level six, and level eight.

commercial uses would be accessible from ground floor entrances at the eastern and northern boundaries of the proposed mixed-use structure. The residential uses, parking, and amenities within the proposed structure would be accessible from two elevators located on opposite sides of the parking garage and four stairwells located throughout the building.

Architecture

The proposed building would be 89 feet to the top of the parapet wall; refer to Figure 5a, *Proposed Building Elevation – North*, Figure 5b, *Proposed Building Elevation – East*, Figure 5c, *Proposed Building Elevation – South*, and Figure 5d, *Proposed Building Elevation – West*. The exterior walls would be a stucco finish with composite siding as shown on Figures 5a, 5b, 5c, and 5d and Figure 6, *Proposed Project Rendering*. Decorative elements would include awnings. The balconies would include a mix of perforated metal panel railing, picket railing, and glass railing. Vinyl windows would be used throughout the site. The commercial uses and leasing office would include glass storefront.

Utilities

The Project would connect to existing utilities within the Project area, as described below.

The existing public water line within the Project site would be removed and relocated to the east of the proposed mixed-use building. An existing fire hydrant within the southeastern portion of the Project site would be removed. A total of three fire hydrants and two Double Check Detector Assemblies (DCDAs) would be installed along the northern and eastern perimeters of the Project site and would connect to existing water lines. A proposed domestic water lateral would connect to the existing water line.

A proposed sewer lateral would connect to the existing sewer lateral in the southeastern portion of the site.

Existing underground storm drain lines and inlets within the Project site would be removed. The Project would install a new underground storm drainage system that would convey flows into an underground detention system consisting of two detention basins. Low flows equivalent to the required treatment volume or treatment flow rate from the underground detention system would be conveyed into a Modular Wetland System best management practice (BMP), which would discharge into the existing storm drain system.

The existing electrical equipment box in the southwestern corner of the Project site would be removed. The Project would connect to existing electrical, natural gas, and telecommunications infrastructure adjacent to the Project site.

Requested Entitlements

Approval of the following entitlements are requested:

- Site Development Permit pursuant to AVMC Section 15.74.020 to allow for a new project that involves building construction. The Project Site is currently developed as surface parking. The Project includes the development of a mixed-use project comprising 343 dwelling units and 17,273 square feet of ground-floor retail/restaurant space.

- Vesting Tentative Map pursuant to AVMC Section 14.08.030 to merge the existing contiguous lots and re-subdivide the Project site.

- Development Agreement pursuant to AVMC Section 15.82.010 to provide further site-specific regulations and community benefits in connection with the proposed Project.

Project Construction and Phasing

The Project's construction phase is anticipated to occur over a 29-month period. Construction of the Project would include demolition, grading, site preparation, paving, building construction, and architectural coating.

Permits and Approvals

The City of Aliso Viejo, as the Lead Agency, has discretionary authority over the proposed Project. The proposed Project would be subject to various City permits and approvals, including, but not limited to:

- Adoption of a Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- Site Development Permit
- Vesting Tentative Map
- Development Agreement

AVALON ALISO VIEJO

Figure 3a. Proposed First Floor Plan

Sources: TCA Architects. Map date: April 22, 2024.

AVALON ALISO VIEJO

Figure 3b. Proposed Second Floor Plan

Sources: TCA Architects. Map date: April 22, 2024.

AVALON ALISO VIEJO

Figure 3c. Proposed Third-Fifth Floor Plan

Sources: TCA Architects. Map date: April 22, 2024.

AVALON ALISO VIEJO

Figure 3d. Proposed Sixth Floor Plan

Sources: TCA Architects. Map date: April 22, 2024.

AVALON ALISO VIEJO

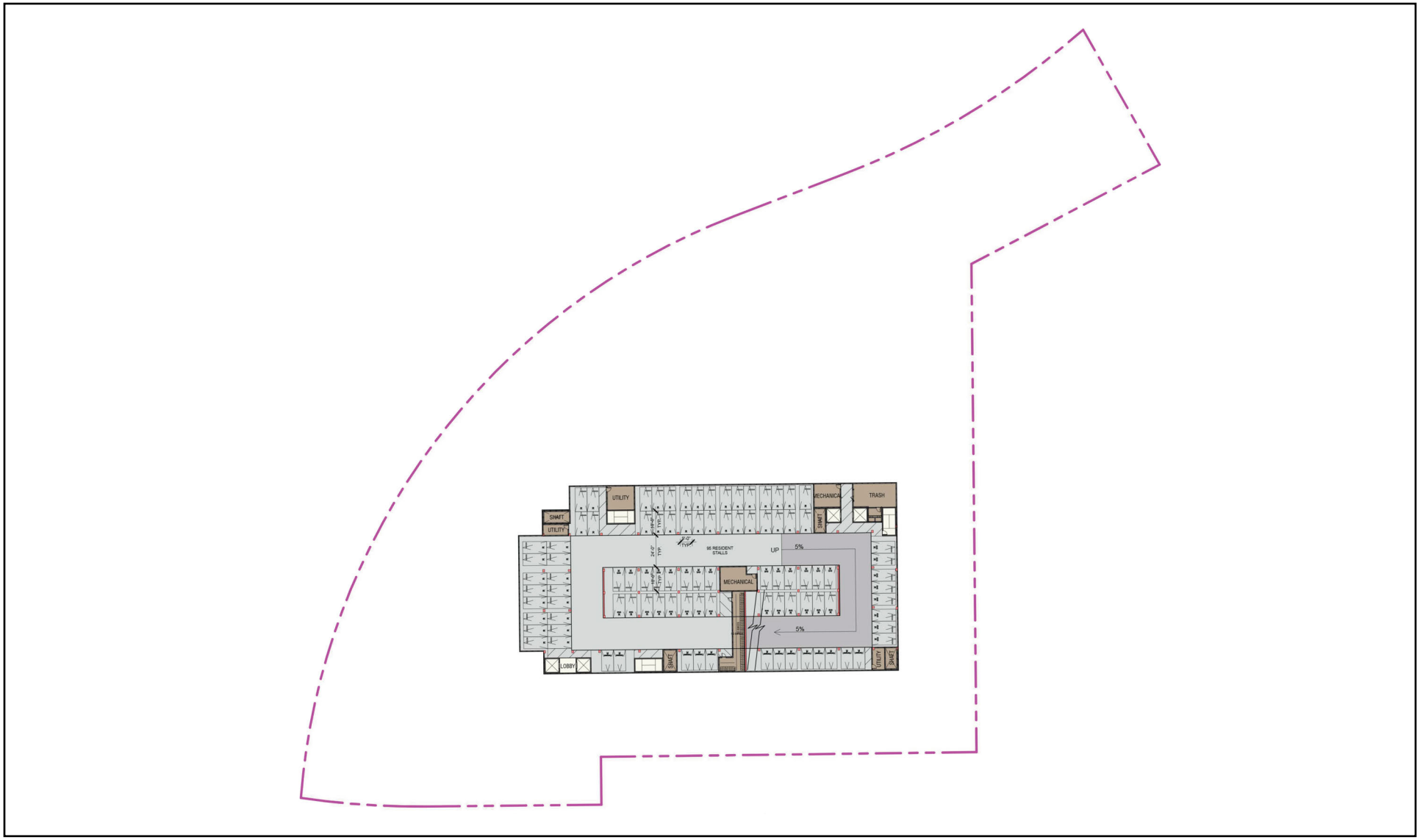
Figure 3e. Proposed Seventh Floor Plan

Sources: TCA Architects. Map date: April 22, 2024.

AVALON ALISO VIEJO

Figure 3f. Proposed Eighth Floor Plan

Sources: TCA Architects. Map date: April 22, 2024.



AVALON ALISO VIEJO

Figure 3g. Proposed Subterranean Parking Garage Plan

Sources: TCA Architects. Map date: April 22, 2024.

LEGEND

1. Ground Level Courtyards (A,B,C)
2. Ground Level Retail/Pedestrian Access
3. 6th Floor Roof Decks
4. 8th Floor Rooftop Pool Club

AVALON ALISO VIEJO

Figure 4. Proposed Landscape Plan

Sources: TCA Architects. Map date: April 22, 2024.

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AVALON ALISO VIEJO

Figure 5a. Proposed Building Elevation – North

Sources: TCA Architects. Map date: April 22, 2024.

AVALON ALISO VIEJO

Figure 5b. Proposed Building Elevation – East

Sources: TCA Architects. Map date: April 22, 2024.

AVALON ALISO VIEJO

Figure 5c. Proposed Building Elevation – South

Sources: TCA Architects. Map date: April 22, 2024.

AVALON ALISO VIEJO

Figure 5d. Proposed Building Elevation – West

Sources: TCA Architects. Map date: April 22, 2024.

AVALON ALISO VIEJO

Figure 6. Proposed Project Rendering

Sources: TCA Architects. Map date: April 22, 2024.

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3.0 ENVIRONMENTAL CHECKLIST FORM

Background

1. Project Title: Avalon Aliso Viejo Project
2. Lead Agency Name and Address: City of Aliso Viejo Community Development Department 12 Journey, Suite 100 Aliso Viejo, California 92656
3. Contact Person and Address: Rose Rivera Senior Planner City of Aliso Viejo, Community Development Department 12 Journey, Suite 100 Aliso Viejo, California 92656 Email: RRivera@avcity.org
4. Project Location: 26501 Aliso Creek Road, Aliso Viejo, California
5. Project Sponsor's Name and Address: Avalon Bay Communities, Inc. 2050 Main Street, #1200 Irvine, CA 92614
6. General Plan Designation: High Density Residential/Town Center Commercial and Open Space
7. Zoning: SP-2: The Commons Specific Plan
8. Description of the Proposed Project: See Section 2.3.
9. Surrounding Land Uses and Setting: See Section 2.2.
10. Other public agencies whose approval is required: See Section 2.4.
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? In compliance with AB 52, the City distributed letters to applicable Native American tribes informing them of the Project on February 27, 2024 via certified mail. The Gabrieleño Band of Mission Indians – Kizh Nation has requested tribal consultation; refer to Response 4.18.

Environmental Factors Potentially Affected

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

	Aesthetics		Agriculture and Forestry Resources		Air Quality
X	Biological Resources	X	Cultural Resources		Energy
X	Geology and Soils		Greenhouse Gasses		Hazards and Hazardous Materials
	Hydrology and Water Quality		Land Use and Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation	X	Transportation	X	Tribal Cultural Resources
	Utilities and Service Systems		Wildfire	X	Mandatory Findings of Significance

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.
X	I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

CITY OF ALISO VIEJO

8/22/2024

So Kim
Community Development Director

Date

Evaluation of Environmental Impacts

The environmental analysis in this section is patterned after CEQA Guidelines Appendix G. An explanation is provided for all responses with the exception of “No Impact” responses, which are supported by the cited information sources. The responses consider the whole action involved, including on- and off-site project level and cumulative, indirect and direct, and short-term construction and long-term operational impacts. The evaluation of potential impacts also identifies the significance criteria or threshold, if any, used to evaluate each impact question. If applicable, mitigation measures are identified to avoid or reduce the impact to less than significant. There are four possible responses to each question:

- Potentially Significant Impact. This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.

- Less than Significant With Mitigation Incorporated. This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

- Less than Significant Impact. A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.

- No Impact. These issues were either identified as having no impact on the environment, or they are not relevant to the project.

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4.0 ENVIRONMENTAL ANALYSIS

4.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Have a substantial adverse effect on a scenic vista?			X	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

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

Less Than Significant Impact. The Aliso Viejo General Plan describes the City as being characterized by a variety of scenic resources including hillsides, ridgelines, canyons, and view corridors. Policy COS-4.1 of the General Plan Open Space/Conservation Element directs the City 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. While scenic vistas are not specifically identified in the General Plan, the General Plan identifies a number of scenic resources in the City, including canyon views and scenic highways, which are cited as examples of scenic qualities benefiting the community. The General Plan Conservation/Open Space Element identifies areas of the City bordering the Aliso and Woods Canyons as being situated with highly valued viewsheds or scenic overlooks of the canyons. The Conservation/Open Space Policy Map further designates roadways within the City that have scenic qualities worth preserving. These roadways are classified as either Viewscape Corridors or Landscape Corridors, and are depicted on the Conservation/Open Space Policy Map. Viewscape Corridors are defined as "[a] route that traverses a corridor within which unique or unusual scenic resources and aesthetic values are found. This designation is intended to minimize the impact of the highway and land

development upon the significant scenic resources along the route." Landscape Corridors are defined as "[a] corridor that traverses developed or developing areas and has been designated for special treatment to provide a pleasant driving environment as well as community enhancement." Landscape Corridors identified within the vicinity of the Project site include Aliso Creek Road and the San Joaquin Hills Transportation Corridor (State Route 73 [SR-73]).

The Project site is located within an area that is generally developed and urbanized. The Project site is currently developed with surface parking, landscaping, and improvements. The majority of the site is relatively flat with a northeast-east facing slope along the western site boundary. The Project site is not identified as a scenic vista and does not contain any unique or distinguishing features that would qualify the site for designation as a scenic vista.

Views from the Project site include short- to middle-range views of parking, landscaping, and commercial structures to the north and east; parking, landscaping, commercial structures, and Enterprise to the south; and parking, landscaping, and residential uses to the west. Long-range views of hillsides, ridgelines, or canyons associated with Aliso and Woods Canyons, or designated Viewscape Corridors or Landscape Corridors, including Aliso Creek Road and the San Joaquin Hills Transportation Corridor, are not available from the Project site due to topography and intervening trees and structures. Partial long-range views of the Santa Ana Mountains, located to the east, are available within some southern and western portions of the Project site; however, these views are already obstructed by the existing commercial building.

Views of the Project site from SR-73 mainline, SR-73 Aliso Creek Road offramp, and Aliso Creek Road (Landscape Corridors) are primarily obscured or intermittent due to the existing geography, intervening development, and landscaping. Aliso Creek Road, adjacent to the Commons commercial center is at a lower elevation than the Project site, furthering limiting views of the site.

The Project proposes to remove the existing surface parking, landscaping, and improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage and rooftop residential amenity space. The maximum building height would be 89 feet.

Although the Project site is located in an area surrounded by multiple story office, residential, and commercial uses, the proposed development would be taller than the existing commercial buildings within the immediate area. However, the Project would not substantially alter long-range views from designated Viewscape Corridors or Landscape Corridors. The Project would not be visible from designated Viewscape Corridors, including El Toro Road and Wood Canyon Drive, due to distance and topography. Although the Project may be visible intermittently from designated Landscape Corridors, including SR-73 and Aliso Creek Road, long-range views afforded to motorists traveling along these roadways would not be substantially altered, as the proposed development would be substantially setback from these roadways. Further, the Project is designed to tuck into the adjacent slope to the southwest and contains a number of design features such as setbacks to reduce building massing and reduce the visual impact from surrounding areas.

Visual simulations of the Project site were prepared by the Orange County Council of Governments (OCCOG) to depict the views of the Project from the open space/trail areas adjacent to the Vantis

Residences, which are situated at a higher elevation to the west of Enterprise and the Project site; refer to Figure 7, *Key View Map* and Figures 8a through 8f, *Visual Simulation*.

As seen in Figures 8a and 8b, *Visual Simulation – Key View 1* and *Visual Simulation – Key View 2*, views of the Project site and the proposed mixed-use structure would be obscured by existing landscaping. For Key View 1, existing middle ground views of the rooftops of commercial structures within the Commons commercial center and of the office building within the Town Center and a portion of Enterprise would continue. Long-range views of existing developed hillsides, SR-73, the Santa Ana mountains, and skyline would continue to be afforded from this area. Views from Key View 2 would continue to be of existing landscaping within the foreground with intermittent views of Enterprise.

As seen in Figure 8c, *Visual Simulation – Key View 3*, the upper levels of the proposed mixed-use building would be visible. Existing landscaping in the foreground would obscure views of the lower levels of the structure. This view would replace existing views of the multi-family development east of Aliso Creek Road, intermittent views of Aliso Creek Road, and more distant views of developed hillsides and portions of SR-73. Long-range views of existing developed hillsides, the Santa Ana mountains, and skyline would continue to be afforded from this area.

As seen in Figure 8d, *Visual Simulation – Key View 4*, the rooftop level of the proposed mixed-use building would primarily be visible. Existing landscaping in the foreground would obscure views of the lower levels of the structure. This view would replace existing intermittent views of the Commons commercial area, partially replace existing elevation and rooftop views of the office and commercial uses within the Town Center, and a portion of the multi-family development east of Aliso Creek Road. Long-range views of existing developed hillsides, SR-73, the Santa Ana mountains, and skyline would continue to be afforded from this area.

As seen in Figure 8e, *Visual Simulation – Key View 5*, the southern-most portion of the mixed-use structure, closest to Enterprise, would be visible. The remaining portions of the building would be obscured by existing landscaping in the foreground and due to the topography of the area and slope within the Project site. This view would replace existing views of surface parking and commercial uses with the Commons commercial center and the multi-family development east of Aliso Creek Road. Limited long-range views (due to existing landscaping) of existing developed hillsides, the Santa Ana mountains, and skyline would continue to be afforded from this area.

As seen in Figure 8f, *Visual Simulation – Key View 6*, the upper levels and rooftop of the proposed mixed-use building would primarily be visible. The remaining portions of the building would be obscured by existing landscaping in the foreground and due to the topography of the area and slope within the Project site. This view would partially replace existing views of the commercial uses within the Town Center and a portion of the multi-family development east of Aliso Creek Road. Long-range views of existing developed hillsides, SR-73, the Santa Ana mountains, and skyline would continue to be afforded from this area.

The Project is a discretionary project subject to various City permits and approvals, including a Site Development Permit. The Project would be required to undergo design review, in accordance with Municipal Code Chapter 15.62, *Design Standards*. The design standards would ensure high quality physical design for the Project, including visual compatibility with existing development, and that development

protects, to the greatest extent feasible, existing vistas and panoramas of open space, major landforms, ocean, and special landmarks. Additionally, the Project is subject to the development standards, guidelines, and regulations of The Commons Specific Plan, which would ensure the physical design of the development is consistent with the overall vision for the site. Thus, compliance with the City's established regulatory framework, which would be verified through the City's development review process, would ensure that the proposed Project would not have a substantial adverse effect on a scenic vista, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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 officially designated State scenic highway is a portion of State Route 91, approximately 19 miles north of the Project site.[4] The nearest eligible State scenic highway is a portion of State Route 1, located approximately four miles southwest of the Project site. The Project site is not located adjacent to or within view of a designated State scenic highway. As such, the Project would not substantially damage scenic resources within a State scenic highway; no impacts would occur.

Mitigation Measures: No mitigation measures are required.

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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. Public Resources Code Section 21071 defines an "Urbanized area" as:

(a) An incorporated city that meets either of the following criteria:

(1) Has a population of at least 100,000 persons.

(2) Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons.

According to the California Department of Finance, the City of Aliso Viejo has a current (2023) population of 50,766.[5] The adjacent city of Laguna Niguel has a population of 64,702. Combined, the cities have 115,468, which exceeds 100,000 persons; thus, the City qualifies as being within an urbanized area. Since

[4] California Department of Transportation, *California State Scenic Highway System Map*, https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa, accessed March 15, 2024.

[5] California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023*, https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/, accessed March 20, 2024.

the Project is within an urbanized area, a significant impact would occur if the Project conflicts with applicable zoning and other regulations governing scenic quality.

Construction

Short-term construction activities associated with development of the Project would temporarily influence the Project site and immediate surroundings. Project conditions of approval would require the use of screening to buffer views of construction equipment and material. Construction fencing would reduce potential impacts to sensitive viewers in the area (e.g., public street users). Additionally, construction-related impacts would be temporary in nature and all construction equipment would ultimately be removed following completion of construction activities. Therefore, Project construction activities would not conflict with applicable zoning and other regulations governing scenic quality, and impacts would be less than significant.

Operational

The Project site is located within an area that is generally developed and urbanized. The Project site is surrounded by commercial uses to the north, east, and south; and bounded by Enterprise to the west, followed by open space trails and residential uses. The Project site is currently developed with surface parking and landscaping. The site is designated High Density Residential/Town Center Commercial and Open Space, and is zoned SP-2, which corresponds to The Commons Specific Plan. The Commons Specific Plan envisions a mixed-use development project within the Commons portion of the Aliso Viejo Town Center. The Specific Plan Zoning Districts Map identifies the Project site as being located within the SP2-RH Zoning District (Residential – High Density District) and SP2-CTC Zoning District (Commercial – Town Center District).

The Project requires approval of a Site Development Permit and Development Agreement. The Site Development Permit would allow for discretionary review of the Project's appropriateness, scale, architecture, site design, and compatibility with the surrounding area. The decision-making authority would be required to make findings for approval including consistency with the General Plan, consistency with the Zoning Code, compliance with CEQA, architectural design and site design that is compatible with surrounding development, and landscape design that provides a unifying influence to enhance the visual continuity of the project. The Development Agreement allows the City to provide further site-specific regulations, including permitted levels of development, and community benefits. These processes would provide an opportunity for public review and evaluation of site-specific requirements and characteristics, to minimize adverse effects on surrounding properties and the environment, and to ensure that all site development regulations and performance standards are provided in accordance with the City's General Plan, The Commons Specific Plan, and Municipal Code.

The Project would be required to undergo design review, in accordance with Municipal Code Chapter 15.62, *Design Standards*. The design standards would ensure high quality physical design for the Project, including visual compatibility with existing development, and that development protects, to the greatest extent feasible, existing vistas and panoramas of open space, major landforms, and special landmarks. Additionally, the Project would be subject to the development standards of the Development Agreement and guidelines and regulations of The Commons Specific Plan, which would ensure the physical design of the development is consistent with the overall vision for the site. Thus, compliance with the City's

established regulatory framework, which would be verified through the City's development review process, would ensure that the proposed Project would not conflict with applicable zoning and other regulations governing scenic quality.

Mitigation Measures: No mitigation measures are required.

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

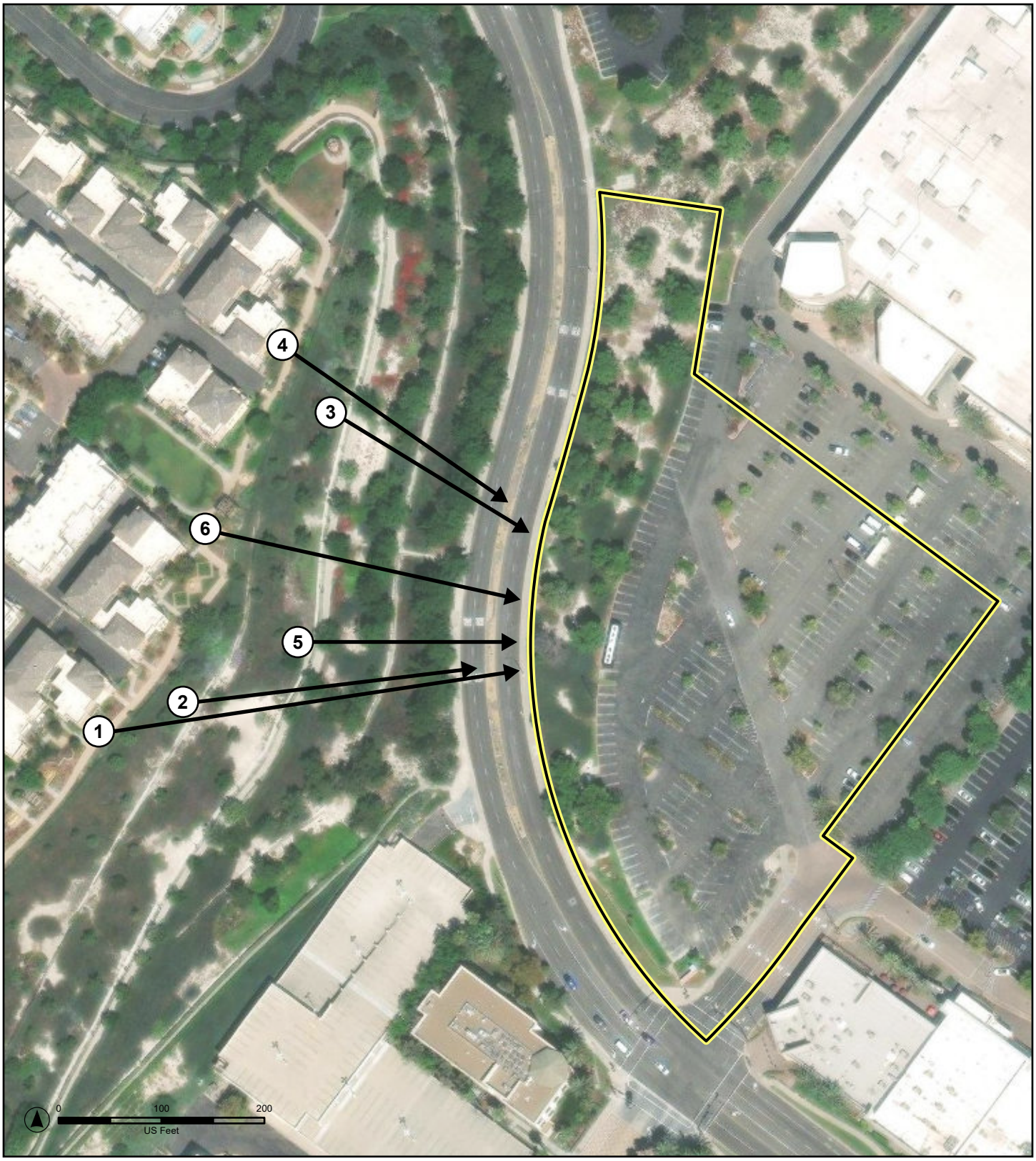
Less Than Significant Impact. The Project site is currently developed with surface parking and landscaping. The site is surrounded by commercial, office, and residential uses, as well as a major transportation corridor, and therefore currently experiences lighting and glare typical of a developed and urbanized area (e.g., security and landscape lighting, automobile headlights, glare from glass surfaces).

The Project proposes to remove the existing surface parking, landscaping, and improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage and rooftop residential amenity space. The maximum building height would be 89 feet.

The proposed building materials would include glass railing, windows, and storefronts; however, these materials are not anticipated to exhibit highly reflective properties potentially resulting in significant glare impacts. Access to the Project site would continue to occur from the two existing driveways to the southeast and east of the site. Thus, the Project would not introduce new conditions related to headlights from vehicles entering and exiting the site.

All lighting installed as part of the Project would be subject to compliance with the City's lighting requirements. Specifically, Municipal Code Section 15.62.070, *Outdoor Lighting*, requires outdoor lighting to be designed and shielded to minimize spillover onto neighboring properties. Additionally, Section 5.3, *Lighting Guidelines*, of the Specific Plan requires exterior lighting to be shielded or recessed to minimize direct glare and reflection, and for lighting to be directed away from residential areas. Compliance with the Municipal Code and Specific Plan provisions specific to lighting would ensure proper design, installation, and operation of all exterior lighting, thereby reducing the potential for glare effects, light spillover onto adjacent properties, or conflicts with adjacent land uses. The Project would be required to submit a lighting plan identifying the type, location, and height of proposed lighting fixtures, with an associated photometric analysis showing lighting illumination levels and spillover, in accordance with Municipal Code Section 15.74.020, *Site Development Permits*. The lighting plan would be reviewed prior to the issuance of a building permit to ensure the proposed lighting would not adversely impact surrounding development. Thus, compliance with the City's established regulatory framework, which would be verified through the City's development review process, would ensure potential impacts associated with proposed Project lighting and glare would be reduced to a less than significant impact.

Mitigation Measures: No mitigation measures are required.



Legend

Project Site

AVALON ALISO VIEJO

Figure 7. Key View Map

Sources: AvalonBay Communities, Inc. Map date: May 6, 2024.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

AVALON ALISO VIEJO

Figure 8a. Visual Simulation – Key View 1

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.

AVALON ALISO VIEJO

Figure 8b. Visual Simulation – Key View 2

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.

AVALON ALISO VIEJO

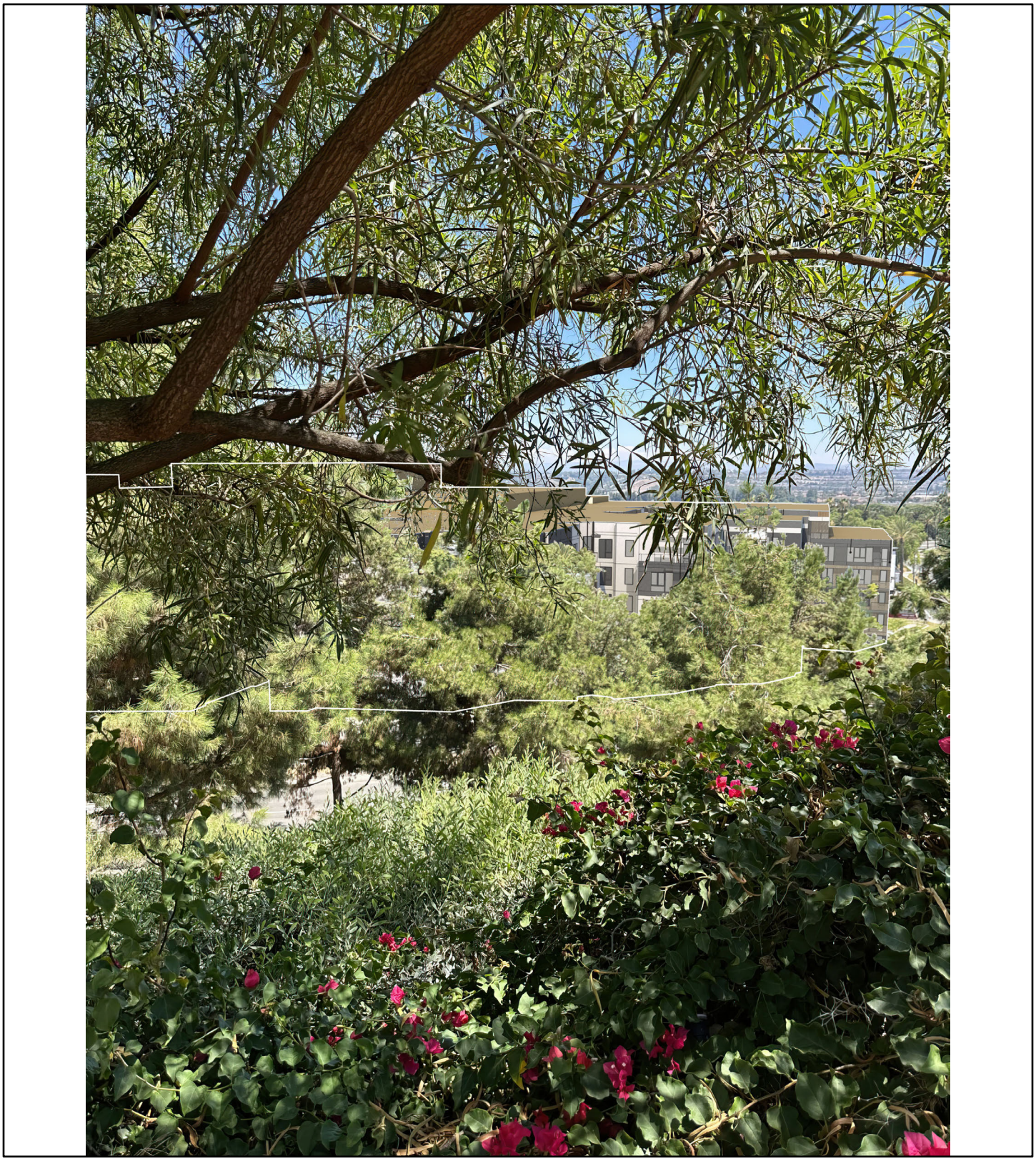
Figure 8c. Visual Simulation – Key View 3

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.

AVALON ALISO VIEJO

Figure 8d. Visual Simulation – Key View 4

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.



AVALON ALISO VIEJO

Figure 8e. Visual Simulation – Key View 5

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.

AVALON ALISO VIEJO

Figure 8f. Visual Simulation – Key View 6

Sources: AvalonBay Communities, Inc. Map date: May 3, 2024.

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4.2 Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

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

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

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

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

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

No Impact. The City does not contain any mapped Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program.[6] The Project site is zoned the SP-2: The Commons Specific Plan and is not zoned for agricultural use. The site is currently developed with surface parking and is not under a Williamson Act contract. Thus, the Project would not involve the conversion of farmland to a non-agricultural use or conflict with existing zoning for agricultural use or a Williamson Act contract. Additionally, the Project site is not zoned for forest land, timberland, or Timberland Production. No forest land, timberland, or timberland zoned Timberland Production occurs within the vicinity of the Project site. Thus, the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

[6] California Department of Conservation, *California Important Farmland Finder*, https://maps.conservation.ca.gov/agriculture/, accessed March 14, 2024.

4.3 Air Quality

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c. Expose sensitive receptors to substantial pollutant concentrations?			X	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

This section is based, in part, on the *Technical Air Quality and GHG Emissions Calculations* (CalEEMod Results), prepared by Noah Tanski Environmental Consulting, dated December 2023, and included in its entirety as Appendix A, CalEEMod and Energy Data.

South Coast Air Quality Management District (SCAQMD) Thresholds

Mass Emissions Thresholds

The South Coast Air Quality Management District's (SCAQMD) significance criteria is relied upon to assess the potential for significant impacts to air quality. According to the SCAQMD, an air quality impact is considered significant if a proposed project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The SCAQMD has established thresholds of significance for air quality during project construction and operations, as shown in Table 4.3-1, *South Coast Air Quality Management District Emissions Thresholds*.

Table 4.3-1
South Coast Air Quality Management District Emissions Thresholds

Criteria Air Pollutants and Precursors (Regional)	Construction-Related	Operational-Related
	Average Daily Emissions (pounds/day)	Average Daily Emissions (pounds/day)
Volatile Organic Compounds (VOC)	75	55
Carbon Monoxide (CO)	550	550
Nitrogen Oxides (NO_x)	100	55
Sulfur Oxides (SO_x)	150	150
Coarse Particulates (PM_{10})	150	150
Fine Particulates ($PM_{2.5}$)	55	55
Source: South Coast Air Quality Management District, *CEQA Air Quality Handbook*, 1993 ($PM_{2.5}$ threshold adopted June 1, 2007).		

Localized Carbon Monoxide

In addition to the daily thresholds listed above, the proposed Project would be subject to the ambient air quality standards. These are addressed through an analysis of localized Carbon Monoxide (CO) impacts. The California 1-hour and 8-hour CO standards are:

- 1-hour = 20 parts per million (ppm)
- 8-hour = 9 ppm

The significance of localized impacts depends on whether ambient CO levels near a project site exceed State and federal CO standards. The South Coast Air Basin (SCAB) has been designated as attainment under the 1-hour and 8-hour standards.

Localized Significance Thresholds

In addition to the CO hotspot analysis, the SCAQMD developed Localized Significance Thresholds ("LSTs") for emissions of Nitrogen Oxide (NOx), CO, Coarse Particulate Matter (PM_{10}), and Fine Particulate Matter ($PM_{2.5}$) generated at new development sites (off-site mobile source emissions are not included in the LST analysis). LSTs represent the maximum emissions that can be generated at a project site without expecting to cause or substantially contribute to an exceedance of the most stringent national or State ambient air quality standards. LSTs are based on the ambient concentrations of that pollutant within the project source receptor area (SRA), as demarcated by the SCAQMD, and the distance to the nearest sensitive receptor. For the purposes of CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, or convalescent facility where it is possible that an individual could remain for 24 hours. The nearest sensitive receptors include the Vantis Residences, a collection of multi-family residential properties located approximately 350 feet west of the Project site, across Enterprise; and the St. Moritz Resort Apartments, a multi-family residential complex located over 500 feet east of the Project site, across Aliso Creek Road. The SCAQMD also suggests that LSTs based on shorter averaging periods, such as Nitrogen Dioxide (NO_2) and CO, may also be applied to receptors such as commercial and industrial facilities since it is reasonable to assume that workers at these sites may be present for up to eight hours.

Nearby receptors where workers or other users may be present for one to eight or more hours include a multitude of commercial, retail, and other land uses surrounding the Project site. The nearest such land uses to the Project include commercial and retail uses less than 100 feet from the Project site, within The Commons commercial center.

LST analysis for construction is applicable for projects that disturb 5.0 acres or less on a single day, such as the proposed Project, which is 4.4 acres. The City of Aliso Viejo is located within SCAQMD SRA 20 (Central Orange County Coastal). Table 4.3-2, *Localized Significance Thresholds (Construction/Operations)*, shows the LSTs for the Project site.

Table 4.3-2
Localized Significance Thresholds (Construction/Operations)

Project Size	Nitrogen Oxide (NOx)[2] – lbs/day	Carbon Monoxide (CO)[2] – lbs/day	Coarse Particulates (PM_{10})[3] – lbs/day	Fine Particulates ($PM_{2.5}$)[3] – lbs/day
1.0 acres[1]	92/92	647/647	27/7	9/3

Source: South Coast Air Quality Management District, *Air Quality Significance Thresholds*, revised April 2019; South Coast Air Quality Management District, *Localized Significance Threshold Methodology – Appendix C*, revised October 21, 2009.
Notes:
1. 1-acre maximum daily disturbed acreage, consistent with the Project's maximum grading activities. This is the smallest project size used for analysis in the LST guidance document and is consistent with the SCAQMD's "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" document. Utilizing a 1-acre project size for construction results in the most stringent emissions thresholds.
2. For NOx and CO a receptor distance of 25 meters (approximately 80 feet) was utilized, which roughly corresponds with the distance to nearby receptors where workers and other users may be present for one to eight hours. This is the shortest distance used for analysis in the LST guidance document.
3. For PM_{10} and $PM_{2.5}$ a receptor distance of 100 meters (approximately 330 feet) was utilized, which roughly corresponds with the distance to the nearest residential sensitive receptor where occupants may be present for 24-hour periods (Vantis Residences).

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

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

The Project site is located within the SCAB, which is under the jurisdiction of the SCAQMD. The SCAQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce emissions of criteria pollutants for which SCAB is in non-attainment. To reduce such emissions, the SCAQMD adopted the 2022 Air Quality Management Plan (AQMP) in December 2022, as an update to the 2016 AQMP. The 2022 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving

State and national air quality standards. The AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the EPA. The 2022 AQMP's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's Connect SoCal (2020-2045 RTP/SCS)[7], updated emission inventory methodologies for various source categories, and SCAG's growth forecasts. SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The proposed Project is subject to the SCAQMD's AQMP.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- **Consistency Criterion No. 1**: A proposed project would not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of the AQMP's air quality standards or the interim emissions reductions.
- **Consistency Criterion No. 2**: A proposed project would not exceed the AQMP's assumptions or increments based on the years of the project build-out phase.

Consistency Criterion No. 1 refers to the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). As shown in Tables 4.3-3 and 4.3-4, the proposed Project construction and operational emissions would be below SCAQMD's thresholds. As the Project would not generate localized construction or regional construction or operational emissions that would exceed SCAQMD thresholds of significance, the Project would not violate any air quality standards. Thus, no impact would occur, and the Project would be consistent with the first criterion.

Consistency Criterion No. 2 refers to SCAG's growth forecasts and associated assumptions included in the AQMP. The future air quality levels projected in the AQMP are based on SCAG's growth projections, which are based, in part, on the general plans of cities located within the SCAG region. Therefore, projects that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP.

With respect to determining consistency with Consistency Criterion No. 2, it is important to recognize that air quality planning within the air basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether or not the proposed Project exceeds the assumptions utilized in preparing the forecasts presented in the 2022 AQMP. Determining whether or not a project exceeds the assumptions reflected in the 2022 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

[7] Since initiation of the analysis presented in this Initial Study, SCAG adopted Connect SoCal 2024 (2024–2050 RTP/SCS). However, the 2022 AQMP utilizes growth forecasts and measures from Connect SoCal 2020 (2020-2045 RTP/SCS). Therefore, for purposes of this Initial Study and the air quality analysis, Connect SoCal 2020 is relevant and appliable to consistency with the 2022 AQMP.

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

Growth projections included in the 2022 AQMP form the basis for the projections of air pollutant emissions and are based on the General Plan land use designations and SCAG's Connect SoCal 2020-2045 RTP/SCS demographics forecasts. The population, housing, and employment forecasts within the 2020-2045 RTP/SCS are based on local general plans as well as input from local governments, such as the City of Aliso Viejo. The SCAQMD has incorporated these same demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment) into the 2022 AQMP.

As discussed in Section 4.14, *Population and Housing*, the Project would be within the population growth projections anticipated and planned for by local and regional planning documents and would not induce substantial unplanned population growth in the area. Thus, the Project would not increase growth beyond the AQMP's projections.

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

The proposed Project would result in less than significant air quality impacts. Compliance with all feasible emission reduction measures identified by the SCAQMD would be required as identified in Responses (b) and (c). As such, the proposed Project meets this 2022 AQMP consistency criterion.

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

Project construction activities would generate short-term emissions of criteria air pollutants. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. The Project site is currently developed with surface parking, landscaping, and improvements. The Project proposes to remove the existing surface parking, landscaping, and improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage and rooftop residential amenity space. Project-related construction activities would include demolition, grading, building construction, paving, architectural coating, and landscaping. This short-term and minor construction would not exceed the SCAQMD's daily emission thresholds at the regional level, and therefore impacts associated with Project construction emissions would be less than significant. As such, the proposed Project would not delay the timely attainment of air quality standards or 2022 AQMP emissions reductions.

In conclusion, the determination of 2022 AQMP consistency is primarily concerned with the long-term influence of a project on air quality in the air basin. The proposed Project would not result in a long-term impact on the region's ability to meet State and federal air quality standards. Further, the proposed Project's long-term influence on air quality in the air basin would also be consistent with the SCAQMD and SCAG's goals and policies and is considered consistent with the 2022 AQMP. Therefore, the Project would be consistent with the above criteria and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact.

Construction Emissions

Project construction activities would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project site include ozone-precursor pollutants (i.e., Volatile Organic Compounds [VOC] and NOx) and PM_{10} and $PM_{2.5}$. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Construction results in the temporary generation of emissions resulting from site grading, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities, as well as weather conditions and the appropriate application of water.

For purposes of this analysis, the duration of the proposed Project's construction activities was estimated to last approximately 29 months. The Project's construction-related emissions were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. Proposed Project demolition, site grading, building construction, and paving phases are anticipated to begin in 2025. Building construction and architectural coating were estimated to begin in 2026 and extend into 2027. The demolition phase was anticipated to last two weeks; the grading three months; building construction approximately 25 months; paving approximately two months; and architectural coating phase approximately 10 months. Although the exact construction timeframe is currently unknown, the 2025 construction start date used in the modeling results in a conservative analysis because CalEEMod uses cleaner emissions factors in future years due to improved emissions controls and fleet turnover; refer to Appendix A for additional information regarding the construction assumptions used in this analysis.

The Project's predicted maximum daily construction-related emissions are summarized in Table 4.3-3, *Construction-Related Emissions (Maximum Pounds Per Day)*.

As shown in Table 4.3-3, all criteria pollutant emissions would remain below their respective thresholds. While impacts would be considered less than significant, the proposed Project would be subject to compliance with SCAQMD Rules 402 (Public Nuisance), 403 (Fugitive Dust), and 1113 (Architectural Coatings), which would further reduce specific construction-related emissions. As the proposed Project emissions would not worsen ambient air quality, create additional violations of federal and State standards, or delay SCAB's goal for meeting attainment standards, impacts associated with Project construction emissions would be less than significant.

Table 4.3-3
Construction-Related Emissions (Maximum Pounds Per Day)

Construction Activity	Volatile Organic Compounds (VOC)	Nitrogen Oxides (NOx)	Carbon Monoxide (CO)	Sulfur Oxides (SOx)	Coarse Particulates (PM_{10})	Fine Particulates ($PM_{2.5}$)
2025 (Demolition, Grading, Building Construction, Paving)	3.54	25.5	47.8	0.06	6.63	2.15
2026 (Building Construction, Architectural Coatings)	16.2	16.2	40.3	0.05	6.97	1.98
2027 (Building Construction, Architectural Coatings)	16.0	15.3	38.7	0.05	6.92	1.93
Maximum Daily	**16.2**	**25.5**	**47.8**	**0.06**	**6.97**	**2.15**
SCAQMD Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod version 2022.1; refer to Appendix A for model outputs.						

Operational Emissions

The Project's operational emissions would be associated with mobile, energy, and area sources. Energy source emissions include electricity and natural gas for heating and cooling; area sources include gasoline-powered landscaping and maintenance equipment, and consumer products (such as household cleaners); and mobile sources emissions are generated from vehicle operations associated with Project operations.

CalEEMod estimated unmitigated emissions from Project operations are summarized in Table 4.3-4, *Operational-Related Emissions (Maximum Pounds Per Day)*. As shown in Table 4.3-4, emission calculations generated from CalEEMod demonstrate that Project operations would not exceed the SCAQMD thresholds for any criteria air pollutants. Therefore, Project operational impacts would be less than significant.

Table 4.3-4
Operational-Related Emissions (Maximum Pounds Per Day)

Emissions Source	Volatile Organic Compounds (VOC)	Nitrogen Oxides (NOx)	Carbon Monoxide (CO)	Sulfur Oxides (SOx)	Coarse Particulates (PM_{10})	Fine Particulates ($PM_{2.5}$)
Area Source	14.3	0.29	32.1	<0.01	0.03	0.02
Energy Source	0.03	0.52	0.44	<0.01	0.04	0.04
Mobile Source	6.23	4.71	50.7	0.13	12.9	3.33
Total	**20.6**	**5.23**	**83.2**	**0.14**	**13.0**	**3.39**
SCAQMD Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod version 2022.1; refer to Appendix A for model outputs.						

Cumulative Short-Term Emissions

SCAB is designated nonattainment for O_3, PM_{10}, and $PM_{2.5}$ for State standards and nonattainment for O_3 and $PM_{2.5}$ for Federal standards. As discussed above, the Project's construction-related emissions by themselves would not exceed the SCAQMD significance thresholds for criteria pollutants.

Since these thresholds indicate whether individual Project emissions have the potential to affect cumulative regional air quality, it can be expected that the Project-related construction emissions would not be cumulatively considerable. The SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to the federal Clean Air Act mandates. Fugitive dust controls would be utilized during construction, including frequent water applications. SCAQMD rules, mandates, and compliance with adopted AQMP emissions control measures would also be imposed on construction projects throughout the SCAB, which would include related cumulative projects. As concluded above, the Project's construction-related impacts would be less than significant. Compliance with SCAQMD rules and regulations would further minimize the proposed Project's construction-related emissions. Therefore, Project-related construction emissions, in combination with those from other projects in the area, would not substantially deteriorate the local air quality. The Project's construction-related emissions would not result in a cumulatively considerable contribution to significant cumulative air quality impacts.

Cumulative Long-Term Impacts

The SCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to SCAB's existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact.

As shown in Table 4.3-4, the Project's operational emissions would not exceed SCAQMD thresholds. As a result, the Project's operational emissions would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Additionally, adherence to SCAQMD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact.

Localized Construction Significance Analysis

As discussed, the nearest sensitive receptor to the Project site is the Vantis Residences, located approximately 350 feet west of the Project site at its nearest location. The nearest land uses with the potential for workers to be present for up to eight hours, include commercial and retail uses less than 100 feet from the Project site, within The Commons commercial center.

To identify impacts to sensitive receptors, the SCAQMD recommends addressing LSTs for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance.[8] The LST methodology assists lead agencies in analyzing localized impacts associated with Project-specific emissions.

LST analysis for construction is applicable for projects that disturb 5.0 acres or less on a single day, such as the proposed Project, which is 4.4 acres. The maximum daily disturbed acreage for the Project would be less than 5.0 acres. The appropriate SRA for the LSTs is the SCAQMD SRA 20 (Central Orange County Coastal), since SRA 20 includes the Project site. LSTs apply to CO, NOx, PM_{10}, and $PM_{2.5}$.

The SCAQMD's methodology states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "on-site" emissions outputs were considered. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Therefore, as recommended by the SCAQMD, LSTs for receptors located at a receptor distance of 100 meters was used for PM_{10} and $PM_{2.5}$ which roughly corresponds with the distance to the nearest residential sensitive receptor where occupants may be present for 24-hour periods (Vantis Residences); and a receptor distance of 25 meters was used for NOx and CO, which roughly corresponds with the distance to nearby receptors where workers and other users may be present for one to eight hours. Table 4.3-5, *Localized*

[8] South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, June 2003 revised July 2008).

Significance of Construction Emissions (Maximum Pounds per Day), presents the results of localized emissions during proposed Project construction.

Table 4.3-5
Localized Significance of Construction Emissions (Maximum Pounds per Day)[1]

Construction Activity	Nitrogen Oxides (NOx)	Carbon Monoxide (CO)	Coarse Particulates (PM_{10})	Fine Particulates ($PM_{2.5}$)
Demolition (2025)	21.9	24.8	2.83	1.18
Grading (2025)	13.6	16.5	3.15	1.85
Building Construction (2025)	11.3	14.1	0.47	0.43
Paving (2025)	7.8	10.5	0.34	0.31
Overlap of Building Construction (2025) and Paving (2025)	19.1	24.6	0.81	0.71
Building Construction (2026)	10.7	14.1	0.41	0.38
Architectural Coatings (2026)	1.14	1.51	0.13	0.03
Overlap of Building Construction (2026) and Paving (2026)	11.84	15.61	0.44	0.41
Building Construction (2027)	10.2	14.0	0.36	0.34
Architectural Coatings (2027)	1.11	1.50	0.03	0.02
Overlap of Building Construction (2027) and Architectural Coatings (2027)	11.31	15.50	0.39	0.36
Maximum Localized Emissions	**21.9**	**24.8**	**3.15**	**1.85**
Localized Significance Threshold	**92**	**647**	**27**	**9**
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**

Source: CalEEMod Version 2022.1; refer to Appendix A for model outputs.
Notes:
1. Emissions reflect on-site construction emissions only, per SCAQMD guidance.

As shown in Table 4.3-5, the emissions of these pollutants on the peak day of Project construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Further, the Project would be subject to compliance with SCAQMD Rules 402 (Public Nuisance), 403 (Fugitive Dust), and 1113 (Architectural Coatings), which would further reduce specific construction-related emissions. Therefore, the proposed Project would result in a less than significant impact concerning LSTs during construction activities.

Localized Operational Significance Analysis

The on-site operational emissions are compared to the LSTs in Table 4.3-6, *Localized Significance of Operational Emissions (Maximum Pounds per Day)*. Table 4.3-6 shows that the maximum daily emissions of these pollutants during Project operations would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, the proposed Project would result in a less than significant impact concerning LSTs during operational activities.

Table 4.3-6
Localized Significance of Operational Emissions (Maximum Pounds per Day)

Emission Sources	Nitrogen Oxides (NOx)	Carbon Monoxide (CO)	Coarse Particulates (PM_{10})	Fine Particulates ($PM_{2.5}$)
On-Site Emissions	0.81	32.51	0.34	0.24
SCAQMD Localized Screening Thresholds	**92**	**647**	**7**	**3**
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2022.1; refer to Appendix A for model outputs.				

The Project would not involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants, and no significant toxic airborne emissions would result from operation of the proposed Project. Construction activities are subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

Criteria Pollutant Health Impacts

On December 24, 2018, the California Supreme Court issued an opinion identifying the need to provide sufficient information connecting a project's air emissions to health impacts or explain why such information could not be ascertained (Sierra Club v. County of Fresno [Friant Ranch, L.P.] [2018] 6 Cal.5th 502). The SCAQMD has set its CEQA significance thresholds based on the FCAA, which defines a major stationary source (in extreme ozone nonattainment areas such as the SCAB) as emitting 10 tons per year. The thresholds correlate with the trigger levels for the federal New Source Review (NSR) Program and SCAQMD Rule 1303 for new or modified sources. The NSR Program was created by the FCAA to ensure that stationary sources of air pollution are constructed or modified in a manner that is consistent with attainment of health-based federal ambient air quality standards. The federal ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect the public health. Therefore, projects that do not exceed the SCAQMD's mass emissions thresholds would not violate any air quality standards or contribute substantially to an existing or projected air quality violation and no criteria pollutant health impacts would occur.

NOx and VOC are precursor emissions that form ozone in the atmosphere in the presence of sunlight where the pollutants undergo complex chemical reactions. It takes time and the influence of meteorological conditions for these reactions to occur, so ozone may be formed at a distance downwind from the sources. Breathing ground-level ozone can result in health effects that include: reduced lung function, inflammation of airways, throat irritation, pain, burning, or discomfort in the chest when taking a deep breath, chest tightness, wheezing, or shortness of breath. In addition to these effects, evidence from observational studies strongly indicates that higher daily ozone concentrations are associated with increased asthma attacks, increased hospital admissions, increased daily mortality, and other markers of morbidity. The consistency and coherence of the evidence for effects upon asthmatics suggests that ozone can make asthma symptoms worse and can increase sensitivity to asthma triggers.

According to SCAQMD's 2022 AQMP, ozone, NOx, and VOC have been decreasing in the SCAB since 1975 and are projected to continue to decrease in the future. Although vehicle miles traveled (VMT) in the SCAB continue to increase, NOx and VOC levels are decreasing because of the mandated controls on motor vehicles and the replacement of older polluting vehicles with lower-emitting vehicles. NOx emissions from electric utilities have also decreased due to the use of cleaner fuels and renewable energy. In addition, since NO_X emissions also lead to the formation of $PM_{2.5}$, the NOx reductions needed to meet the ozone standards will likewise lead to improvement of $PM_{2.5}$ levels and attainment of $PM_{2.5}$ standards.

SCAQMD's air quality modeling demonstrates that NOx reductions prove to be much more effective in reducing ozone levels and will also lead to a significant decrease in $PM_{2.5}$ concentrations. NOx-emitting stationary sources regulated by the SCAQMD include Regional Clean Air Incentives Market (RECLAIM) facilities (e.g., refineries, power plants, etc.), natural gas combustion equipment (e.g., boilers, heaters, engines, burners, flares) and other combustion sources that burn wood or propane. The 2022 AQMP identifies robust NOx reductions from new regulations on RECLAIM facilities, non-refinery flares, commercial cooking, and residential and commercial appliances. Such combustion sources are already heavily regulated with the lowest NOx emissions levels achievable but there are opportunities to require and accelerate replacement with cleaner zero-emission alternatives, such as residential and commercial furnaces, pool heaters, and backup power equipment. The AQMP plans to achieve such replacements through a combination of regulations and incentives. Technology-forcing regulations can drive development and commercialization of clean technologies, with future year requirements for new or existing equipment. Incentives can then accelerate deployment and enhance public acceptability of new technologies.

As previously discussed, Project emissions would be less than significant and would not exceed SCAQMD thresholds; refer to Table 4.3-3 and Table 4.3-4. Localized effects of on-site Project emissions on nearby receptors were also found to be less than significant; refer to Table 4.3-5 and Table 4.3-6. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable NAAQS or CAAQS. LSTs were developed by SCAQMD based on the ambient concentrations of that pollutant for each SRA and distance to the nearest sensitive receptor. The ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect public health, including protecting the health of sensitive populations such as asthmatics, children, and the elderly. As shown above, Project-related emissions would not exceed the regional thresholds or LSTs, and therefore would not exceed the ambient air quality standards or cause an increase in the frequency or severity of existing violations of air quality standards. Therefore, sensitive receptors would not be exposed to criteria pollutant levels more than the health-based ambient air quality standards.

Construction-Related Diesel Particulate Matter

Project construction would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to toxic air contaminants emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

The use of diesel-powered construction equipment would be temporary and episodic. The duration of exposure would be short and exhaust from construction equipment would dissipate rapidly. Current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. The closest sensitive receptors to the Project site are located approximately 350 feet west of the Project site at its nearest location.

California Office of Environmental Health Hazard Assessment has not identified short-term health effects from DPM. Construction is temporary and would be transient throughout the site (i.e., move from location to location) and would not generate emissions in a fixed location for extended periods of time. Construction activities would be subject to and would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than five minutes to further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. For these reasons, DPM generated by Project construction activities, in and of itself, would not expose sensitive receptors to substantial amounts of air toxins and the proposed Project would result in a less than significant impact.

Carbon Monoxide Hotspots

An analysis of CO "hot spots" is needed to determine whether the change in the level of service of an intersection resulting from the proposed Project would have the potential to result in exceedances of the CAAQS or NAAQS. It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The 2016 AQMP is the most recent version that addresses CO concentrations. As part of the SCAQMD CO Hotspot Analysis, the Wilshire Boulevard/Veteran Avenue intersection, one of the most congested intersections in Southern California with approximately 100,000 average daily traffic (ADT), was modeled for CO concentrations. This modeling effort identified a CO concentration high of 4.6 ppm, which is well below the 35-ppm Federal standard. The proposed Project would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's CO Hotspot Analysis. As the CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection even as it accommodates 100,000 ADT, it can be reasonably inferred that CO hotspots would not be experienced at any Project area intersections from the new 2,081 ADT attributable to the proposed Project. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Less Than Significant Impact.

Construction

Odors that could be generated by construction activities are required to follow SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

During construction, emissions from construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be temporary, are not expected to affect a substantial number of people and would disperse rapidly. Therefore, impacts related to odors associated with the Project's construction-related activities would be less than significant.

Operational

The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Project proposes development of residential and commercial uses, which would not involve the types of uses that would emit objectionable odors affecting substantial numbers of people. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the proposed Project would not create objectionable odors and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
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?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

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

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

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. The Project site is currently developed with surface parking, landscaping, and improvements as part of a larger commercial center development. The western site boundary consists of a landscaped slope with groundcover, bushes, and trees. Landscape planters with ornamental landscaping and trees are located within the southeastern portion of the site along the Town Center entrance and dispersed throughout the parking aisles within the site. Vegetation within the site is not associated with natural vegetation communities. The Project proposes to remove the existing surface parking, landscaping, and improvements to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage and rooftop residential amenity space. The Project proposes landscaping including groundcover, bushes, and trees located around the northern, eastern, western, and southern perimeters of the building.

As indicated in the Aliso Viejo General Plan FEIR, much of the City is comprised of urbanized or disturbed lands that generally have low habitat value for wildlife. The General Plan FEIR identifies the Aliso and Wood Canyons Wilderness Park as being a significant source of ecological and biological resources. The Project site is not located within the vicinity of the Aliso and Wood Canyons Wilderness Park and is physically separated from this area by extensive development. The General Plan FEIR does not identify the Project site as containing important vegetative communities, including scrub, grassland, chaparral, woodland, or riparian habitat or vernal pools.[9] The disturbed and maintained condition of the Project site is generally not suitable for candidate, sensitive, or special status plant or wildlife species. The area surrounding the Project site is generally urbanized and developed with commercial uses and roadway infrastructure. West of the Project site is land containing open space trails. This area is physically separated from the Project site by Enterprise (a public street) and landscaped hillsides. Further, the Project does not propose any improvements or development within this area. Therefore, the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any special status plant or wildlife species, any riparian habitat or other sensitive natural community, or on any State or federally protected wetlands.

[9] Cotton/Bridges/Associates, *Final Environmental Impact Report Aliso Viejo General Plan*, April 2004. Figure 5.3-1.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact With Mitigation Incorporated. As previously stated, the Project site is currently developed with surface parking, landscaping, and improvements as part of a larger commercial center development. The Project site does not contain an open body of water that serves natural habitat for any native resident or migratory fish. The western site boundary consists of a landscaped slope with groundcover, bushes, and trees. Landscape planters with ornamental landscaping and trees are located within the southeastern portion of the site along the Town Center entrance and dispersed throughout the parking aisles within the site. The disturbed and maintained condition of the Project site is generally not suitable for wildlife species. Additionally, the site is surrounded by urban development and is not part of a known migratory wildlife corridor or native wildlife nursery.

Mature trees within the Project site could provide habitat for migratory birds during nesting season. Development of the Project would require the removal of ornamental vegetation onsite, including trees distributed within the surface parking area. Thus, the Project could result in potential impacts to nesting birds protected by the Migratory Bird Treaty Act (MBTA). The MBTA prohibits activities that result in the direct take (defined as killing or possession) of a migratory bird. Project construction activities have the potential to impact nesting birds if construction activities occur during the nesting season.

The Project would be required to comply with the MBTA and implement Mitigation Measure BIO-1 to avoid disturbance of nesting birds and to protect nesting birds if they are present onsite during construction. Specifically, in conformance with the MBTA, tree removal activities would take place outside of the nesting season (February 15 to September 15) to the greatest extent practicable. To the extent that vegetation removal activities must occur during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted, or a pre-construction nesting bird survey is to be completed within 14 days prior to construction to document all active bird nests. If active nests are found, a buffer (up to 500 feet, determined by the biologist) would be established until the fledglings have left the nest. Implementation of Mitigation Measure BIO-1 and compliance with the existing regulatory environment would ensure that Project impacts to native resident or migratory avian species would be less than significant.

Mitigation Measures:

BIO-1: To avoid impacts to nesting birds and to comply with the Migratory Bird Treaty Act (MBTA), clearing of vegetation and removal of trees should occur outside of the bird nesting season (February 15 to September 15). If this avoidance schedule is not feasible, the Project Applicant shall retain a qualified biologist and carry out the following activities:

A qualified biologist shall conduct a pre-construction nesting bird survey no more than 14 days prior to initiating ground disturbance activities. The survey will consist of full coverage of the proposed disturbance limits and up to a 500-foot buffer area, determined by the biologist and taking into account the species nesting in the area and the habitat present.

If no active nests are found, the biologist shall document the negative results with a brief letter report, submitted to the City of Aliso Viejo Community Development Department, before construction can proceed. No additional measures are required in this scenario.

If "occupied" nests are found, their locations shall be mapped, species documented, and, to the degree feasible, the status of the nest (e.g., incubation of eggs, feeding of young, near fledging) recorded. The biologist shall establish a no-disturbance buffer around each active nest. The buffer area will be determined by the biologist based on the species present, surrounding habitat, and type of construction activities proposed in the area.

No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the construction supervisor that activities may resume. The biologist shall document and submit a brief letter report to the City of Aliso Viejo Community Development Department, before activities may resume.

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

No Impact. The City of Aliso Viejo does not have any local policies or ordinances specific to tree preservation, but the Aliso Viejo General Plan Conservation/Open Space Element does contain Goal COS-3 and related policies aimed at the protection of ecological and biological resources. In addition, The Commons Specific Plan contains development standards, guidelines, and regulations related to landscaping within the Specific Plan area, including requirements that landscaping and street trees be incorporated and maintained as part of overall site design.

As previously stated, the Project site is currently developed with surface parking, landscaping, and improvements as part of a larger commercial center development. The western site boundary consists of a landscaped slope with groundcover, bushes, and trees. Landscape planters with ornamental landscaping and trees are located within the southeastern portion of the site along the Town Center entrance and dispersed throughout the parking aisles within the site. The Project proposes to remove some of the existing landscaping to construct a mixed-use development and associated parking and improvements. The Project proposes new landscaping in accordance with The Commons Specific Plan, including groundcover, bushes, and trees located around the northern, eastern, western, and southern perimeters of the building. Thus, the Project would not conflict with any local policies or ordinances protecting biological resources; no impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

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. As indicated in the Aliso Viejo General Plan FEIR, portions of the City lie within the Coastal subregion of the Orange County Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP); however, the Project site is not located within or adjacent to designated Non-Reserve Open Space or NCCP Habitat Reserve within the NCCP/HCP. The Project site is currently developed and located within an urbanized area, and is not located within the boundaries of the NCCP/HCP reserve system. As

such, the proposed Project would not conflict with the NCCP/HCP or other approved local, regional, or State habitat conservation plan. No impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

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4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		X		
c. Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

This section is based on the *Cultural and Paleontological Resources Assessment Report for the Avalon Bay (AVB) Commons Project, City of Aliso Viejo, Orange County, California* (Cultural Resources Assessment), prepared by Cogstone, dated March 2024 and included in its entirety as Appendix B, Cultural Resources Assessment.

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

No Impact. According to CEQA Guidelines Section 15064.5, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR); a resource included in a local register of historical resources; or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant.

A search of the California Historic Resources Information System (CHRIS) was performed at the South Central Coastal Information Center (SCCIC) that includes the Project site and a one-half mile radius. Results of the records search indicate that four previous cultural resource studies had been completed within the Project site area, while an additional 13 previously recorded cultural resources were identified within a one-half-mile radius of the Project site. No cultural resources have been recorded within the Project site. Outside of the Project site, two cultural resources, both of which are prehistoric archaeological sites, have been previously documented within a quarter- to half-mile radius of the Project site. In addition to the SCCIC records search, additional sources were consulted, including the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), Built Environment Resource Directory (BERD), California Historical Landmarks (CHL), and the California Points of Historical Interest (CPHI). Review of historic-era maps and documents and aerial photographs were also conducted. Based on the results of the records search and review of additional sources, the Cultural Resources Assessment concluded that the Project site has a low sensitivity for buried historic-aged cultural deposits.

For purposes of identifying potential on-site resources, a survey of the Project site was conducted on February 28, 2024 using two- to five-meter transects in all non-hardscaped or landscaped area. All

undeveloped ground surface areas within the ground disturbance portion of the Project site were examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of the former presence of structures or buildings (e.g., postholes, foundations), or historic-era debris (e.g., metal, glass, ceramics). Existing ground disturbances (e.g., cutbanks, ditches, animal burrows, etc.) were visually inspected. No cultural resources were observed during the pedestrian survey.

The Project site is currently developed with surface parking and landscaping. As no historic or potentially historic built environment resources are located within the site, the Project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5 and no impact would occur.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact With Mitigation Incorporated. As stated above, results of the records search indicate that four previous cultural resource studies had been completed within the Project site area, while an additional 13 previously recorded cultural resources were identified within a one-half-mile radius of the Project site. No cultural resources have been recorded within the Project site. Outside of the Project site, two cultural resources, both of which are prehistoric archaeological sites, have been previously documented within a quarter- to half-mile radius of the Project site. A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on December 18, 2023. On January 18, 2024, the NAHC responded with a positive search result, indicating that a tribal cultural resource is located within the same township, range, and section as the Project site. A pedestrian survey of the Project site was conducted on February 28, 2024, yielding no evidence of cultural resources.

The Cultural Resources Assessment concluded that, based on the results of the records search and review of additional sources, the Project site has a low sensitivity for buried prehistoric archaeological resources. However, the positive SLF search result may indicate that there are tribal cultural resources present that are unknown to the SCCIC that elevate the cultural sensitivity of the Project site.

The Project site has been altered by previous ground disturbance and is currently developed with surface parking and landscaping. As indicated in the Cultural Resources Assessment, a cultural resource records search and pedestrian survey identified no archaeological resources within the Project site. As such, archaeological resources are not anticipated to occur; however, there is the potential for unknown or undiscovered resources to be uncovered through ground-disturbing construction activities. Should ground disturbing activities during Project construction encounter archaeological resources, Mitigation Measure CUL-1 would require all work within 50 feet of the find to be suspended until the resource is evaluated by a qualified archaeologist. Construction would not resume in the area until appropriate protection and preservation measures are in place and have been approved by the Director of Community Development, or designee, and the qualified archaeologist states in writing that the proposed construction activities would not significantly damage any archaeological resources. With implementation of Mitigation Measure CUL-1, the Project would not cause a substantial adverse change in the significance

of an archaeological resource pursuant to CEQA Guidelines Section 15064.5 and impacts would be less than significant.

For potential impacts related to tribal cultural resources, refer to Section 4.18, *Tribal Cultural Resources*.

Mitigation Measures:

CUL-1: If previously unidentified cultural resources are encountered during ground-disturbing activities, work within 50 feet of the find shall cease and the Director of Community Development shall be notified and a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, shall be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP) eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the Project, additional work such as data recovery excavation may be warranted to mitigate any significant impacts. In the event an identified cultural resource is Native American in origin, the qualified archaeologist shall consult with the Project owner and the Director of Community Development, or designee, to implement Native American consultation procedures. Construction shall not resume in the area until appropriate protection and preservation measures are in place and have been approved by the Director of Community Development, or designee, and the qualified archaeologist states in writing that the proposed construction activities would not significantly damage any archaeological resources.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. There are no dedicated cemeteries within the Project site or surrounding area. Most Native American human remains are found in association with prehistoric archaeological sites. As discussed above, there are no known archaeological resources within the Project site. Based on the results of the records search and review of additional sources, the Project site is assessed to have a low sensitivity for buried prehistoric archaeological resources. The Project site has been altered by previous ground disturbance and is currently developed with surface parking and landscaping. Due to the extensive ground disturbance that has occurred on the Project site and in the surrounding area associated with construction of the existing development, the potential for the proposed Project to disturb previously undiscovered human remains is unlikely.

In the unlikely event that human remains are encountered during project development, those remains would require proper treatment, in accordance with applicable laws. These include California Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98, and the California Code of Regulations Section 15064.5(e), which mandate procedures of conduct following the discovery of human remains on non-federal lands. According to these applicable regulations, should human remains be encountered, all work in the immediate vicinity of the burial would be required to cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The County Coroner would be immediately notified and must then determine whether the remains are Native American in origin. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the NAHC, who would in turn, notify the person they identify as the Most-Likely-Descendent of any human remains.

Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.6 Energy

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

This section is based primarily on the *Technical Air Quality and GHG Emissions Calculations* (CalEEMod Results), prepared by Noah Tanski Environmental Consulting, dated December 2023, and included in its entirety as Appendix A, CalEEMod and Energy Data.

REGULATORY FRAMEWORK

Federal and State agencies regulate energy use and consumption through various means and programs. At the federal level, the United States Department of Transportation (USDOT), the United States Department of Energy, and the U.S. EPA are three federal agencies with substantial influence over energy policies and programs. At the State level, the California Public Utilities Commission (CPUC) and the California Energy Commissions (CEC) are two agencies with authority over different aspects of energy. Key federal and State energy-related laws and plans are summarized below.

California Building Energy Efficiency Standards (Title 24)
The 2022 California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24," became effective on January 1, 2023. In general, Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The Title 24 standards require installation of energy efficient windows, insulation, lighting, ventilation systems, rooftop solar panels, and other features that reduce energy consumption in homes and businesses.

California Green Building Standards (CALGreen)
The 2022 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as CALGreen, went into effect on January 1, 2023. CALGreen is the first-in-the-nation mandatory green buildings standards code. The California Building Standards Commission developed CALGreen in an effort to meet the State's landmark initiative Assembly Bill (AB) 32 goals, which established a comprehensive program of cost-effective reductions of greenhouse gas (GHG) emissions to 1990 levels by 2020. CALGreen was developed to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, and healthier places to live and work; (3) reduce energy and

water consumption; and (4) respond to the environmental directives of the administration. CALGreen requires that new buildings employ water efficiency and conservation, increase building system efficiencies (e.g., lighting, heating/ventilation and air conditioning [HVAC], and plumbing fixtures), divert construction waste from landfills, and incorporate electric vehicles charging infrastructure. There is growing recognition among developers and retailers that sustainable construction is not prohibitively expensive, and that there is a significant cost-savings potential in green building practices and materials.

Senate Bill 100

Senate Bill (SB) 100 (Chapter 312, Statutes of 2018) requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt-hours (kWh) of those products sold to their retail end-use customers achieve 44 percent of retail sales by December 31, 2024; 52 percent by December 31, 2027; 60 percent by December 31, 2030; and 100 percent by December 31, 2045. The bill requires the CPUC, CEC, CARB, and all other State agencies to incorporate the policy into all relevant planning. In addition, SB 100 requires the CPUC, CEC, and CARB to utilize programs authorized under existing statutes to achieve that policy and, as part of a public process, issue a joint report to the Legislature by January 1, 2021, and every four years thereafter, that includes specified information relating to the implementation of SB 100.

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?

Less Than Significant Impact. The means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. In particular, the proposed Project would be considered “wasteful, inefficient, and unnecessary” if it were to violate State and federal energy standards and/or result in significant adverse impacts related to project energy requirements, energy inefficiencies, energy intensiveness of materials, cause significant impacts on local and regional energy supplies or generate requirements for additional capacity, fail to comply with existing energy standards, otherwise result in significant adverse impacts on energy resources, or conflict or create an inconsistency with applicable plan, policy, or regulation.

The Project proposes to remove existing surface parking, landscaping, and improvements to construct a mixed-use development and associated parking and improvements. The amount of energy used at the Project site would directly correlate to the size of the proposed structures, the energy consumption of associated facility uses, and outdoor lighting. Other major sources of Project energy consumption include fuel used by vehicle trips generated during Project construction and operation, and fuel used by off-road construction vehicles during construction.

The following discussion provides calculated levels of energy use expected for the proposed Project, based on commonly used modelling software. It should be noted that many of the assumptions provided by CalEEMod are conservative relative to the Project; thus, this discussion provides a conservative estimate of proposed Project emissions.

Project Construction

During Project construction, energy would be consumed in connection with the conveyance of water used for dust control and on a limited basis, powering lights, electronic equipment, or other construction activities necessitating electrical power. Project construction would also consume energy in the form of petroleum-based fuels associated with the use of off-road construction vehicles and equipment on the Project Site, construction worker travel to and from the Project site, and delivery and haul truck trips (e.g., hauling of demolition material to off-site reuse and disposal facilities). Construction activities, including those anticipated to construct the Project, typically do not involve the consumption of natural gas. Accordingly, natural gas would not be supplied to support Project construction activities, and there would be no associated demand.

As shown in Table 4.6-1, *Project Construction Energy Usage*, a total of approximately 5,558 kWh of electricity is anticipated to be consumed during Project construction. The electricity demand at any given time would vary throughout the construction period based on the construction activities being performed and would cease upon completion of construction. When not in use, electric equipment would be powered off so as to avoid unnecessary or wasteful energy consumption.

Table 4.6-1
Project Construction Energy Usage

Fuel Type	Quantity
Electricity	
Water Consumption (Dust Control)	5,558 kWh
Gasoline	
On-Road Construction Equipment	174,737 gallons
Off-Road Construction Equipment	0 gallons[1]
Total Gasoline	**174,737 gallons**
Diesel	
On-Road Construction Equipment	75,168 gallons
Off-Road Construction Equipment	30,392 gallons
Total Diesel	**105,560 gallons**
Total Petroleum-Based Fuel	**280,297 gallons**

Source: Detailed calculations are included in Appendix A.
Notes:
1. Off-road construction equipment uses diesel fuel.

Project construction would involve off-road construction vehicles that use diesel fuel. The Project would also generate on-road vehicle trips during Project construction (from construction workers and vendors). As shown in Table 4.6-1, on- and off-road vehicles would consume an estimated 174,737 gallons of gasoline and approximately 105,560 gallons of diesel fuel throughout the Project's construction.

Project Operation

During operation of the Project, energy would be consumed for multiple purposes, including, but not limited to HVAC, lighting, and the use of electronics, equipment, and machinery. Energy would also be consumed during Project operations related to water usage, solid waste disposal, and vehicle trips.

Electricity and natural gas used by the Project would be used primarily to power on-site buildings. Total annual natural gas (kBTU) and electricity (kWh) usage associated with the operation of the Project are shown in Table 4.6-2, *Project Operational Natural Gas and Electricity Usage*.

Table 4.6-2
Project Operational Natural Gas and Electricity Usage

Emissions	Project Annual Consumption	Orange County Annual Consumption (2022)	Percent Increase
Natural Gas Consumption (kBTU)	1,941,585	57,245,474,400	0.003%
Electricity Consumption (kWh/year)	2,201,311	20,243,721,856	0.011%

Sources: CalEEMod version 2022.1 (refer to Appendix A for model outputs); California Energy Commission, *Electricity Consumption by County*, https://ecdms.energy.ca.gov/elecbycounty.aspx, accessed April 19, 2024; California Energy Commission, *Natural Gas Consumption by County*, https://ecdms.energy.ca.gov/gasbycounty.aspx, accessed April 19, 2024.
Notes: kWh = kilowatt-hour; kBTU = 1,000 British Thermal Units

As shown in Table 4.6-2, Project operational natural gas usage is forecast to represent an approximately 0.011 percent increase above the County's typical annual electricity consumption, and approximately 0.003 percent increase above the county's typical natural gas consumption. These increases are minimal in the context of the County as a whole.

The Project would generate vehicle trips during its operational phase. As shown in Table 4.6-3, *On-Road Mobile Fuel Generated by Project Operation,* the Project would generate vehicle trips that would use approximately 320,018 gallons of gasoline and diesel per year.

Table 4.6-3
On-Road Mobile Fuel Generated by Project Operation

Fuel Type	Gallons Per Year
Gasoline	256,437
Diesel	63,581
Total	**320,018**

Source: Detailed calculations are included in Appendix A.

Conclusion

The proposed Project would use energy resources for the operation of the Project building, for on-road vehicle trips (e.g. gasoline and diesel fuel) generated by the Project (both during Project construction and operation), and from off-road construction activities associated with the Project (e.g. diesel fuel). Each of these activities would require the use of energy resources. The Project would be responsible for conserving energy, to the extent feasible, and would be required to comply with Statewide and local measures regarding energy conservation, such as Title 24 building efficiency standards.

The proposed Project would be in compliance with all applicable federal, State, and local regulations regulating energy usage. For example, Southern California Edison (SCE) is responsible for the mix of energy resources used to provide electricity for its customers, and it is in the process of implementing the Statewide Renewable Portfolio Standard (RPS) to increase the proportion of renewable energy (e.g. solar and wind) within its energy portfolio. SCE has achieved at least a 33 percent mix of renewable energy resources, and will be required to achieve a renewable mix of at least 50 percent by 2030. Additionally, energy-saving regulations, including the latest State Title 24 building energy efficiency standards ("part 6"), would be applicable to the proposed Project. Other statewide measures, including those intended to improve the energy efficiency of the statewide passenger and heavy-duty truck vehicle fleet (e.g. the Pavley Bill and the Low Carbon Fuel Standard) are improving vehicle fuel economies, thereby conserving gasoline and diesel fuel. These energy savings would continue to accrue over time.

As a result, the Project would not result in any significant adverse impacts related to Project energy requirements, energy use inefficiencies, and/or the energy intensiveness of materials by amount and fuel type for each stage of the Project including construction, operations, maintenance, and/or removal. Both SCE, the electricity provider to the site, and Southern California Gas Company, the natural gas provider to the site, maintain sufficient capacity to serve the proposed Project. The Project would be required to comply with all existing energy efficiency standards, and would not result in significant adverse impacts on energy resources. Therefore, the proposed Project would not result in a wasteful, inefficient, or unnecessary of energy resources during Project construction or operation. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.			X	
2) Strong seismic ground shaking?			X	
3) Seismic-related ground failure, including liquefaction?			X	
4) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

This section is based primarily on the *Preliminary Geotechnical Due Diligence Study, Proposed Commons Mixed-Use Apartment Development, City of Aliso Viejo, California* (Preliminary Geotechnical Due Diligence Study), dated June 20, 2022, and *Preliminary Summary of Geotechnical Findings, Proposed Commons Mixed-Use Apartment Development, City of Aliso Viejo, California* (Preliminary Geotechnical Study), dated August 30, 2022, prepared by NMG Geotechnical, Inc., and included in their entirety as Appendix C, Geotechnical Studies.

The analysis for paleontological records is based on the *Cultural and Paleontological Resources Assessment Report for the Avalon Bay (AVB) Commons Project, City of Aliso Viejo, Orange County, California* (Cultural Resources Assessment), prepared by Cogstone, dated March 2024 and included in its entirety as Appendix B, Cultural Resources Assessment.

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1) 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. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). According to the Preliminary Geotechnical Due Diligence Study, there are no known active faults mapped across the Project site, and the site is not located within a fault-rupture hazard zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act. Based on review of published maps, historic aerial photographs, and topographic maps, the Preliminary Geotechnical Due Diligence Study concludes that the potential for primary ground rupture due to an earthquake is considered to be very low. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

2) Strong seismic ground shaking?

Less Than Significant Impact. The Project site is located in the seismically active southern California region and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active southern California faults. According to the Preliminary Geotechnical Study, the primary seismic hazard is the San Joaquin Hills Blind Thrust Fault. There are several other active and potentially active faults within the region, including the Newport-Inglewood (Offshore), Elsinore Glen Ivy, and Oceanside faults.

Pursuant to AVMC Chapter 13.02, *Building Regulations*, the City has adopted the 2022 California Building Code (CBC) and related codes. The Project would be required to comply with all applicable regulations in the 2022 CBC as amended by the AVMC, which includes design requirements to mitigate the effects of

potential hazards associated with seismic ground shaking. The City would review Project design and construction plans for compliance with the CBC and AVMC, as well as the recommendations of the soil engineering and engineering geology reports pursuant to AVMC Chapter 13.08, *Grading and Excavation Code*. 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 strong seismic ground shaking at the Project site would be reduced to a less than significant level.

Mitigation Measures: No mitigation measures are required.

3) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors involved in controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and depth to groundwater.

As indicated in the Preliminary Geotechnical Due Diligence Study, the Project site is not located in a seismic hazard zone for liquefaction. Groundwater in the form of seepage was previously encountered at a depth of 20 feet below the existing parking lot grades. Project construction and operation is not anticipated to increase the potential for liquefaction to occur. The Project would be required to comply with all applicable regulations in the CBC as amended by the AVMC, which would reduce the likelihood of impacts from seismic-related hazards, including liquefaction. Further, pursuant to AVMC Chapter 13.08, *Grading and Excavation Code,* the Project would incorporate applicable site-specific recommendations of the soil engineering and engineering geology reports, which would address any identified potential soil and geologic hazards. Therefore, impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

4) Landslides?

Less Than Significant. Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. As indicated in the Preliminary Geotechnical Due Diligence Study, the buttress slope along the western boundary of the Project site is located within a seismic hazard zone for earthquake-induced landslides. The Study anticipates that slope stabilization measures conducted during prior grading of the buttress slope has adequately mitigated the potential for earthquake-induced landslides.

The proposed site plan reviewed as part of the Preliminary Geotechnical Study indicates significant cuts into the toe of the slope, up to 60 feet horizontally, which would essentially remove the earthen buttress and potentially create an unstable condition for the slope. In order to address the potential unstable slope condition, as part of the Project, an anchored retaining wall (i.e., tiebacks) would be constructed, separating the landscaped embankment along the west-southwest boundary of the Project site from the proposed mixed-use building. Further, the Project would be required to comply with all applicable regulations in the CBC as amended by the AVMC, as well as the recommendations of the soil engineering and engineering geology reports pursuant to AVMC Chapter 13.08, *Grading and Excavation Code*. 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 reduce the likelihood of impacts from seismic-related hazards. Therefore, impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The Project site is currently developed with surface parking, landscaping, and improvements associated with The Commons commercial center. Grading and earthwork activities associated with Project construction would expose soils to potential short-term erosion by wind and water. Project construction activities would be required to comply with applicable City requirements to control erosion and reduce or eliminate stormwater runoff containing sediment, including AVMC 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 applicable water quality measures, including the City's Water Quality Ordinance (AVMC Chapter 7.35, *Stormwater Management*), which include conditions and requirements established by the City related to the reduction or elimination of storm water runoff pollutants during construction and operational phases of the Project. In accordance with AVMC Section 7.35.070, *Control of urban runoff- Construction projects*, prior to issuance of a grading permit, the Project Applicant would be required 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 obtain and submit evidence of coverage under the Statewide Construction General Permit.

Development of the Project would increase the amount of impervious area when compared to existing conditions associated with the proposed structure, hardscape, landscape, and reduced hillside area; refer to Section 4.10, *Hydrology and Water Quality*. The Project would be required to implement operational BMPs in accordance with the Project's Water Quality Management Plan (WQMP) (refer to Section 4.10), including common area landscape management, which would ensure landscaped areas would be maintained and properly irrigated to reduce the amount of potential soil erosion or the loss of top soil. Following compliance with the established regulatory framework identified in the AVMC regarding stormwater and runoff pollution control and implementation of the Project's WQMP, potential impacts associated with soil erosion and the loss of topsoil would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Refer to Responses 4.7(a)(3) and 4.7(a)(4) regarding the potential for liquefaction and landslides, respectively.

Lateral spreading is a type of ground deformation that occurs when surface material extends or spreads on gentle slopes.[10] Ground shaking, especially when inducing liquefaction, may cause lateral spreading toward unsupported slopes.

Land subsidence is a gradual settling or sudden sinking of the Earth's surface due to removal or displacement of subsurface earth materials. Common causes of land subsidence include: aquifer-system compaction associated with groundwater withdrawals; drainage of organic soils; underground mining; and natural compaction or collapse.

The Project would be required to comply with all applicable regulations in the 2022 CBC as amended by the AVMC, which includes design requirements to mitigate the effects of potential soil and geologic hazards, including landslide, lateral spreading, subsidence, liquefaction, and seismic settlement. Further, pursuant to AVMC Chapter 13.08, *Grading and Excavation Code,* the Project would incorporate applicable site-specific recommendations of the soil engineering and engineering geology reports, which would address any identified potential soil and geologic hazards. The City would review Project design and construction plans for compliance with the CBC and the AVMC 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 reduced to a less than significant impact.

Mitigation Measures: No mitigation measures are required.

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. Expansive soils contain significant amounts of clay particles that swell considerably when wet and shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result. The Preliminary Geotechnical Study states that the bulk samples collected within the site indicate a "medium" expansion potential. However, it further notes the values are close to being considered as having a "high" expansion potential. Therefore "high" expansion potential should be expected at the Project site.

The Project would be required to comply with all applicable regulations in the 2022 CBC as amended by the AVMC. Further, pursuant to AVMC Chapter 13.08, *Grading and Excavation Code,* the Project would incorporate applicable site-specific recommendations of the soil engineering and engineering geology reports, which would address any identified potential soil and geologic hazards. The City would review Project design and construction plans for compliance with the CBC and the AVMC 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

[10] United States Geological Survey, *Lateral Spread*, https://www.usgs.gov/media/images/lateral-spread, accessed April 3, 2024.

potential impacts associated with expansive soils at the Project site would be reduced to a less than significant impact.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The Project would be served by the existing sewer system and would not involve the use of septic tanks or alternative wastewater disposal systems. No impact would occur.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact with Mitigation Incorporated. Significant paleontological resources are determined to be fossils or assemblages of fossils that are unique, unusual, rare, uncommon, or diagnostically important. Significant fossils can include remains of large to very small aquatic and terrestrial vertebrates or remains of plants and animals previously not represented in certain portions of the stratigraphy. Assemblages of fossils that might aid stratigraphic correlation, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, and paleoclimatology is also critically important.

According to the General Plan FEIR, most of the City has been designated as an area of paleontological resource sensitivity by the Orange County General Plan. The Aliso Creek area and other portions of the City are highly fossiliferous with exposed outcrops of chitin shells (clams), mollusks, oyster shells, marine mammal bones, and sharks' teeth. In addition, largely intact sea lions and sea cow specimens have been discovered.

The Project site has been altered by previous ground disturbance and is currently developed with surface parking and landscaping. The Project proposes to remove the existing surface parking, landscaping, and improvements to construct a mixed-use development.

A search for paleontological records was completed as part of the Cultural Resources Assessment; refer to Appendix B. The records search included a search of paleontological records by the Natural History Museum of Los Angeles County. Additional databases queried included the Los Angeles County invertebrate fossil database, the Paleobiology Database, and the University of California Museum of Paleontology online database. Pertinent geological and paleontological literature and previous records searches on file with Cogstone were also consulted. The records search did not reveal any known paleontological localities within the Project site area. However, numerous localities are recorded from the Monterey Formation in the near vicinity of the Project site. These localities have produced fossils of pinnipeds, baleen and toothed whales, dugongs, desmostylians, birds, crocodiles, sea turtles, bony fish, sharks and rays, and invertebrates. Numerous species of land plants and algae have also been recovered from these localities. As indicated in the Cultural Resources Assessment, the Project is mapped as situated upon surface exposures of the Miocene Monterey Formation. This geological unit has moderate

paleontological sensitivity. The Cultural Resources Assessment also included an intensive pedestrian survey of the Project site; no paleontological resources were observed during the pedestrian survey.

Based on the Preliminary Geotechnical Study, the Project site is underlain by artificial fill up to 20 to 40 feet thick within the buttress slope and the northeast portion of the site, and diatomaceous siltstone/claystone bedrock of the Monterey Formation exposed at existing grade for the southern and western portion of the existing parking lot. The Project would require excavation to a depth of approximately 17 feet below the ground surface for the subterranean parking level. Additionally, the Preliminary Geotechnical Evaluation recommends removal of artificial fill and overexcavation of the bedrock. The anticipated depth of removals and overexcavation would generally be on the order of five feet below existing grades throughout the site. The parking garage footprint is recommended to be overexcavated a minimum of three feet to provide a uniform compacted fill blanket beneath the slab. As a result, there is the potential for Project excavation activities to encounter paleontological resources. Thus, Mitigation Measure GEO-1 would require a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Plan, which shall include development of a paleontology Worker Environmental Awareness Program (WEAP) and paleontological monitoring. In the event of unanticipated discoveries, all work within a 50-foot radius of the find would be suspended until the resource is evaluated by the paleontologist. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist. With implementation of Mitigation Measure GEO-1, potential impacts to paleontological resources would be reduced to a less than significant level.

Mitigation Measures:

GEO-1: A qualified paleontologist shall be retained to develop and implement a Paleontological Resources Impact Mitigation Plan, which shall include development of a paleontology Worker Environmental Awareness Program (WEAP) and paleontological monitoring. In the event of unanticipated discoveries, all work within a 50-foot radius of the find shall halt, the Director of Community Development shall be notified, and the qualified paleontologist shall evaluate the find(s) and make recommendations. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.

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4.8 Greenhouse Gas Emissions

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

This section is based primarily on the *Technical Air Quality and GHG Emissions Calculations* (CalEEMod Results), prepared by Noah Tanski Environmental Consulting, dated December 2023, and included in its entirety as Appendix A, CalEEMod and Energy Data.

BACKGROUND

Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

Naturally occurring GHGs include water vapor (H_2O), carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and ozone (O_3). Several classes of halogenated substances that contain fluorine, chlorine, or bromine are also GHGs, but they are, for the most part, solely a product of industrial activities. Although the direct GHGs, including CO_2, CH_4, and N_2O, occur naturally in the atmosphere, human activities have changed their atmospheric concentrations. From the pre-industrial era (i.e., ending about 1750) to 2011, concentrations of these three GHGs have increased globally by 47, 156, and 23 percent, respectively.[11]

Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane (CH_4), ozone (O_3), water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs).

[11] Intergovernmental Panel on Climate Change, *Climate Change 2021: The Physical Science Basis (Sixth Assessment Report of the Intergovernmental Panel on Climate Change)*, https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC_AR6_WGI_SPM.pdf, accessed April 22, 2024.

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. In California, the transportation sector is the largest emitter of GHGs, followed by the industrial sector.[12]

As the name implies, global climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California produced approximately 381.3 million gross metric tons of carbon dioxide equivalents ($MMTCO_2e$) in 2021, meeting the annual statewide target set by the CARB, which required that California emissions be below 431 $MMTCO_2e$ by 2020.[13] To meet CARB's statewide targets, California emissions must further be reduced to below 260 $MMTCO_2e$ by 2030.

Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. This potential, known as the global warming potential of a GHG, is also dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted.

Consumption of fossil fuels in the transportation sector was the single largest source of California's GHG emissions in 2021, accounting for 38.2 percent of total GHG emissions in the state.[14] This category was followed by the industrial sector (19.4 percent), the electricity generation sector (including both in-state and out-of-state sources) (16.4 percent), residential and commercial sector (10.2), agriculture sector (8.1 percent), high global warming potential gases (GWP) (5.6 percent), and waste sectors (2.2 percent).

REGULATORY FRAMEWORK

U.S. Environmental Protection Agency Endangerment Finding

The U.S. Environmental Protection Agency's (EPA) authority to regulate GHG emissions stems from the U.S. Supreme Court decision in Massachusetts v. EPA (2007). The Supreme Court ruled that GHGs meet the definition of air pollutants under the existing Clean Air Act and must be regulated if these gases could be reasonably anticipated to endanger public health or welfare. Responding to the Court's ruling, the EPA finalized an endangerment finding in December 2009. Based on scientific evidence it found that six GHGs (CO_2, CH_4, N_2O, hydrofluorocarbons [HFCs], perfluorocarbons [PFCs], and sulfur hexafluoride [SF_6]) constitute a threat to public health and welfare. Thus, it is the Supreme Court's interpretation of the

[12] California Air Resources Board, *California Greenhouse Gas Emissions for 2000 to 2021: Trends of Emissions and Other Indicators*, https://ww2.arb.ca.gov/sites/default/files/2023-12/2000_2021_ghg_inventory_trends.pdf, December 2023, accessed April 22, 2024.
[13] California Air Resources Board, *California Greenhouse Gas Emissions for 2000 to 2021: Trends of Emissions and Other Indicators*, https://ww2.arb.ca.gov/sites/default/files/2023-12/2000_2021_ghg_inventory_trends.pdf, December 2023, accessed April 22, 2024.
[14] California Air Resources Board, *California Greenhouse Gas Emissions for 2000 to 2021: Trends of Emissions and Other Indicators*, https://ww2.arb.ca.gov/sites/default/files/2023-12/2000_2021_ghg_inventory_trends.pdf, December 2023, accessed April 22, 2024.

existing Clean Air Act and the EPA's assessment of the scientific evidence that form the basis for the EPA's regulatory actions.

Assembly Bill 32 (California Global Warming Solutions Act of 2006)

California passed the California Global Warming Solutions Act of 2006 (AB 32; California Health and Safety Code Division 25.5, Sections 38500-38599). AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and establishes a cap on Statewide GHG emissions. AB 32 requires that Statewide GHG emissions be reduced to 1990 levels by 2020. AB 32 specifies that regulations adopted in response to Assembly Bill (AB) 1493 (Pavley Bill) should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then the California Air Resources Board (CARB) should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

Senate Bill 375

Senate Bill (SB) 375, signed in September 2008 (Chapter 728, Statutes of 2008), aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations. SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt a sustainable communities' strategy (SCS) or alternative planning strategy (APS) that will prescribe land use allocation in that MPOs regional transportation plan. CARB, in consultation with MPOs, is required to provide each affected region with GHG reduction targets emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets are to be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO's SCS or APS for consistency with its assigned targets. If MPOs do not meet the GHG reduction targets, transportation projects may not be eligible for funding.

Executive Order S-3-05

Executive Order S-3-05 set forth a series of target dates by which Statewide emissions of GHGs would be progressively reduced, as follows:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

The Executive Order directed the California Environmental Protection Agency (CalEPA) Secretary to coordinate a multi-agency effort to reduce GHG emissions to the target levels. The Secretary is required to submit biannual reports to the Governor and California Legislature describing the progress made toward the emissions targets, the impacts of global climate change on California's resources, and mitigation and adaptation plans to combat these impacts. To comply with Executive Order S-3-05, the CalEPA Secretary created the California Climate Action Team, made up of members from various State agencies and commissions. The Climate Action Team released its first report in March 2006, which proposed to achieve the targets by building on the voluntary actions of California businesses, local governments, and communities and through State incentive and regulatory programs.

Title 24, Part 6

The California Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6 of the California Code of Regulations (CCR) and commonly referred to as "Title 24" were established in 1978 in response to a legislative mandate to reduce California's energy consumption. Part 6 of Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2022 Title 24 standards took effect on January 1, 2023.

Title 24, Part 11

The California Green Building Standards Code (CCR Title 24, Part 11), commonly referred to as CALGreen, is a Statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in five green building topical areas. The 2022 CALGreen Code went into effect on January 1, 2023.

Senate Bill 3

Signed into law on September 2016, SB 32 codifies the 2030 GHG reduction target in Executive Order B-30-15 (40 percent below 1990 levels by 2030). SB 32 authorizes CARB to adopt an interim GHG emissions level target to be achieved by 2030. CARB also must adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective GHG reductions.

CARB Scoping Plan

On December 11, 2008, CARB adopted its Climate Change Scoping Plan (Scoping Plan), which functions as a roadmap to achieve GHG reductions in California required by AB 32 through subsequently enacted regulations. The Scoping Plan contains the main strategies California will implement to reduce carbon dioxide equivalent emissions by 174 million metric tons (MT), or approximately 30 percent, from the State's projected 2020 emissions levels of 596 million $MTCO_2e$ under a business as usual (BAU) scenario. This is a reduction of 42 million $MTCO_2e$, or almost ten percent, from 2002 to 2004 average emissions, and requires the reductions in the face of population and economic growth through 2020.

AB 32 requires CARB to update the Scoping Plan at least once every five years. CARB updated the Scoping Plan in 2013 (*First Update to the Scoping Plan*) and again in 2017. The 2013 Update built upon the initial Scoping Plan with new strategies and recommendations, and also set the groundwork to reach the long-term goals set forth by the state. Successful implementation of existing programs (as identified in previous iterations of the Scoping Plan) has allowed California to meet the 2020 target. The 2017 Update expands the scope of the plan further by focusing on the strategy for achieving the state's 2030 GHG target of 40 percent emissions reductions below 1990 levels (to achieve the target codified into law by SB 32), and substantially advances toward the state's 2050 climate goal to reduce GHG emissions by 80 percent below 1990 levels.

CARB adopted the 2022 Scoping Plan Update (2022 Scoping Plan) on December 15, 2022. The 2022 Scoping Plan Update assesses progress towards the SB 32 GHG reduction target of at least 40 percent

below 1990 emissions by 2030, while laying out a path to achieving carbon neutrality no later than 2045 and a reduction in anthropogenic emissions by 85 percent below 1990 levels.

City of Aliso Viejo

The City has not adopted a climate action plan, evidence-based numeric thresholds under the 2017 or 2022 Scoping Plan, or any other plan, policy, or regulation that would bear on this assessment of the Project's GHG emissions, as conducted pursuant to CEQA. However, the City maintains various policies relating to sustainability. For example, the Aliso Viejo General Plan Conservation/Open Space Element contains Goal COS-6 and related policies aimed at the conservation of energy and identification of alternative energy sources.

THRESHOLDS OF SIGNIFICANCE

Amendments to CEQA Guidelines Section 15064.4 were adopted to assist lead agencies in determining the significance of the impacts of GHG emissions and gives lead agencies the discretion to determine whether to assess those emissions quantitatively or qualitatively. This section recommends certain factors to be considered in the determination of significance (i.e., the extent to which a project may increase or reduce GHG emissions compared to the existing environment; whether the project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHGs). The amendments do not establish a threshold of significance; rather, lead agencies are granted discretion to establish significance thresholds for their respective jurisdictions, including looking to thresholds developed by other public agencies or suggested by other experts, such as the California Air Pollution Control Officers Association, so long as any threshold chosen is supported by substantial evidence (CEQA Guidelines Section 15064.7(c)). The California Natural Resources Agency has also clarified that the CEQA Guidelines amendments focus on the effects of GHG emissions as cumulative impacts, and therefore GHG emissions should be analyzed in the context of CEQA's requirements for cumulative impact analyses (CEQA Guidelines Section 15064(h)(3)).[15,16] 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.

Neither the City of Aliso Viejo nor SCAQMD has adopted GHG significance thresholds for land use development projects such as the Project. Based on the legal standards outlined above, the City finds that analyzing the Project's GHG emissions through consistency with the plans, policies, and regulations that have been adopted to reduce GHG emissions is the appropriate methodology to analyze the Project's GHG emissions impacts. This analysis includes estimates of GHG emissions associated with Project construction and operational activities using CalEEMod version 2022.1. The model is considered by SCAQMD to be an

[15] California Natural Resources Agency, *Final Statement of Reasons for Regulatory Action*, pp. 11-13, 14, 16, https://resources.ca.gov/CNRALegacyFiles/ceqa/docs/Final_Statement_of_Reasons.pdf, December 2009.
[16] State of California Governor's Office of Planning and Research, *Transmittal of the Governor's Office of Planning and Research's Proposed SB97 CEQA Guidelines Amendments to the Natural Resources Agency*, https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/C01.pdf, April 13, 2009.

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.

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

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

Less Than Significant Impact. The proposed Project would generate GHGs during the construction and operational phases of the Project. Project construction would require demolition, grading, building construction, paving and architectural coating phases. The Project's primary source of construction-related GHGs would result from emissions of CO_2 associated with Project construction and worker vehicle trips; refer to Table 4.8-1, *Construction GHG Emissions (Metric Tons/Year)*.

Table 4.8-1
Construction GHG Emissions (Metric Tons/Year)

Year	Bio-CO_2	NBio-CO_2	Total CO_2	CH_4	N_2O	CO_2e
2025	0	917	917	0.03	0.05	933
2026	0	1,216	1,216	0.04	0.07	1,239
2027	0	638	638	0.02	0.03	649
Maximum	**0**	**1,216**	**1,216**	**0.04**	**0.07**	**1,239**
Total	***0***	***2,771***	***2,771***	***0.09***	***0.15***	***2,821***

Source: CalEEMod version 2022.1 (refer to Appendix A for model outputs).
Note: Table 4.8-1 represents unmitigated results.

As shown in Table 4.8-1, Project construction-related activities would generate a maximum of approximately 1,239 $MTCO_2e$ of GHG emissions in a single year and a total of 2,821 $MTCO_2e$ of GHG emissions during construction (anticipated to last approximately 29 months). Construction GHG emissions are typically summed and amortized over the Project's lifetime (assumed to be 30 years), then added to the operational emissions.[17] The amortized Project emissions would be approximately 94 $MTCO_2e$ per year. Once construction is complete, the generation of construction-related GHG emissions would cease.

The operational phase of the Project would generate GHGs primarily from the Project's operational vehicle trips and building energy (electricity and natural gas) usage; refer to Table 4.8-2, *Operational GHG Emissions (Metric Tons/Year)*.

[17] The Project lifetime is based on SCAQMD's standard 30-year assumption (South Coast Air Quality Management District, *Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #13*, August 26, 2009).

Table 4.8-2
Operational GHG Emissions (Metric Tons/Year)

Category	Bio-CO_2	NBio-CO_2	Total CO_2	CH_4	N_2O	CO_2e
Area	0	11.8	11.8	< 0.005	< 0.005	11.8
Energy	0	543	543	0.05	0.01	546
Mobile	0	2,185	2,185	0.10	0.09	2,217
Waste	41.1	0	41.1	4.10	0	144
Water	5.80	19.9	25.7	0.60	0.01	44.9
Refrigerant	0	0	0	0	4.99	4.99
Total	**46.9**	**2,759.7**	**2,806.6**	**4.85**	**5.1**	**2,968.69**

Source: CalEEMod version 2022.1 (refer to Appendix A for model outputs).
Note: Table 4.8-2 represents unmitigated results.

As shown in Table 4.8-2, Project operational GHG emissions would total approximately 2,968.7 $MTCO_2e$ annually, and combined with construction-related GHG emissions, would total approximately 3,062.7 $MTCO_2e$ annually. In addition, with continued implementation of various Statewide measures, the Project's operational energy and mobile source emissions would continue to decline in the future.

Consistency with Applicable GHG Plans, Policies, or Regulations

2022 Scoping Plan Consistency

The goal to reduce GHG emissions to 1990 levels by 2020 (Executive Order S-3-05) was codified by the California Legislature as AB 32. In 2008, CARB approved a Scoping Plan as required by AB 32. The Scoping Plan has a range of GHG reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 implementation fee to fund the program. The 2022 Scoping Plan identifies additional GHG reduction measures necessary to achieve the 2030 target, as well as to achieve the State's target of carbon neutrality by year 2045. These measures build upon those identified in the previous Scoping Plan updates. Although a number of these measures are currently established as policies and measures, 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 subsequently as required to achieve Statewide GHG emissions targets.

Table 4.8-3, *Project Consistency with the 2022 Scoping Plan*, summarizes the Project's consistency with applicable policies and measures of the 2022 Scoping Plan. As indicated in Table 4.8-3, the Project would not conflict with any of the provisions of the 2022 Scoping Plan and would support the 2022 Scoping Plan action categories through energy efficiency, water conservation, recycling, and landscaping.

Table 4.8-3
Project Consistency with the 2022 Scoping Plan

Sector/Source	Category/Description	Consistency Analysis
Area		
SCAQMD Rule 445 (Wood Burning Devices)	Restricts the installation of wood-burning devices in new development.	Mandatory Compliance. Approximately 15 percent of California's major anthropogenic sources of black carbon include fireplaces and woodstoves.[1] The Project would not include hearths (woodstove and fireplaces) as mandated by this rule.
Energy		
California Renewables Portfolio Standard, Senate Bill 350 (SB 350) and Senate Bill 100 (SB 100)	Increases the proportion of electricity from renewable sources to 33 percent renewable power by 2020. SB 350 requires 50 percent by 2030. SB 100 requires 44 percent by 2024, 52 percent by 2027, and 60 percent by 2030. It also requires the State Energy Resources Conservation and Development Commission to double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation.	No Conflict. The Project would utilize electricity provided by Southern California Edison (SCE), which is required to meet the 2020, 2030, 2045, and 2050 performance standards. In 2020, 33.1 percent of SCE's electricity came from renewable resources.[2] By 2030 SCE plans to achieve 80 percent carbon-free energy.[3]
California Code of Regulations, Title 24, Building Standards Code	Requires compliance with energy efficiency standards for residential and nonresidential buildings.	Mandatory Compliance. The Project is required to meet the applicable requirements of the Title 24 Building Energy Efficiency Standards and additional CALGreen requirements (see discussion under CALGreen Code requirements below).

Table 4.8-3 (continued)
Project Consistency with the 2022 Scoping Plan

Sector/Source	Category/Description	Consistency Analysis
California Green Building Standards (CALGreen) Code Requirements	All bathroom exhaust fans are required to be ENERGY STAR compliant.	Mandatory Compliance. The Project construction plans are required to demonstrate that energy efficiency appliances, including bathroom exhaust fans, and equipment are ENERGY STAR compliant.
	HVAC system designs are required to meet American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standards.	Mandatory Compliance. The Project construction plans are required to demonstrate that the HVAC system meets the ASHRAE standards.
	Air filtration systems are required to meet a minimum efficiency reporting value (MERV) 8 or higher.	Mandatory Compliance. The Project is required to install air filtration systems (MERV 8 or higher) as part of its compliance with the Title 24 Building Energy Efficiency Standards.
	Refrigerants used in newly installed HVAC systems shall not contain any chlorofluorocarbons.	Mandatory Compliance. The Project must meet this requirement as part of its compliance with the CALGreen Code.
	Parking spaces shall be designed for carpool or alternative fueled vehicles. Up to eight percent of total parking spaces is required for such vehicles.	Mandatory Compliance. The Project would meet this requirement as part of its compliance the CALGreen Code.
Mobile Sources		
Mobile Source Strategy (Cleaner Technology and Fuels)	Reduce GHGs and other pollutants from the transportation sector through transition to zero-emission and low-emission vehicles, cleaner transit systems, and reduction of vehicle miles traveled.	Consistent. The Project would be consistent with this strategy by supporting the use of zero-emission and low-emission vehicles; refer to CALGreen Code discussion above.
Senate Bill (SB) 375	SB 375 establishes mechanisms for the development of regional targets for reducing passenger vehicle GHG emissions. Under SB 375, CARB is required, in consultation with the state's Metropolitan Planning Organizations, to set regional GHG reduction targets for the passenger vehicle and light-duty truck sector for 2020 and 2035.	Consistent. As demonstrated in the 2020-2045 RTP/SCS Consistency discussion below, the Project would comply with the Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS), and therefore, the Project would be consistent with SB 375.

Table 4.8-3 (continued)
Project Consistency with the 2022 Scoping Plan

Sector/Source	Category/Description	Consistency Analysis
Water		
CCR, Title 24, Building Standards Code	Title 24 includes water efficiency requirements for new residential and non- residential uses.	Mandatory Compliance. Refer to the discussion under Title 24 Building Standards Code and CALGreen Code, above.
Water Conservation Act of 2009 (Senate Bill X7-7)	The Water Conservation Act of 2009 sets an overall goal of reducing per capita urban water use by 20 percent by December 31, 2020. Each urban retail water supplier shall develop water use targets to meet this goal. This is an implementing measure of the Water Sector of the AB 32 Scoping Plan. Reduction in water consumption directly reduces the energy necessary and the associated emissions to convene, treat, and distribute the water; it also reduces emissions from wastewater treatment.	Consistent. Refer to the discussion under Title 24 Building Standards Code and CALGreen Code, above. Also, refer to Section 4.10, *Hydrology and Water Quality*.
Solid Waste		
California Integrated Waste Management Act (IWMA) of 1989 and Assembly Bill (AB) 341	The IWMA mandates that State agencies develop and implement an integrated waste management plan which outlines the steps to divert at least 50 percent of solid waste from disposal facilities. AB 341 directs the California Department of Resources Recycling and Recovery (CalRecycle) to develop and adopt regulations for mandatory commercial recycling and sets a Statewide goal for 75 percent disposal reduction by the year 2020.	Mandatory Compliance. The Project would be required to comply with AB 341. This would reduce the overall amount of solid waste disposed of at landfills. The decrease in solid waste would in return decrease the amount of methane released from decomposing solid waste.

Notes:
1. California Air Resources Board, *California's 2017 Climate Change Scoping Plan*, Figure 4: California 2013 Anthropogenic Black Carbon Emission Sources, November 2017.
2. California Energy Commission, *2020 Power Content Label Southern California Edison,* https://www.energy.ca.gov/filebrowser/download/3902, accessed April 22, 2024.
3. Southern California Edison, *The Clean Power and Electrification Pathway,* https://newsroom.edison.com/internal_redirect/cms.ipressroom.com.s3.amazonaws.com/166/files/20187/g17-pathway-to-2030-white-paper.pdf, accessed April 22, 2024.

2020-2045 RTP/SCS Consistency

On September 3, 2020, SCAG's Regional Council adopted the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy*, referred to by SCAG as Connect SoCal or Connect SoCal 2020.[18] At the regional level, Connect SoCal is adopted for the purpose of reducing GHGs resulting from vehicular emissions by passenger vehicles and light duty trucks. In order to assess the Project's consistency with Connect SoCal, the Project's land use assumptions are reviewed for consistency with those utilized by SCAG in its SCS. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as Connect SoCal, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals.

Connect SoCal includes performance goals that were adopted to help focus future investments on the best-performing projects, as well as different strategies to preserve, maintain, and optimize the performance of the existing transportation system. Connect SoCal is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars by eight percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. Five key SCS strategies are included in Connect SoCal to help the region meet its regional VMT and GHG reduction goals, as required by the State. These strategies are all aimed at efforts to be undertaken by various levels of government, quasi-governmental agencies, and special purpose entities, rather than individual land use projects. Table 4.8-4, *Project Consistency with the Connect SoCal (2020-2045 RTP/SCS)*, shows the Project's consistency with these five strategies found within Connect SoCal. As shown in Table 4.8-4, the proposed Project would be consistent with the GHG emission reduction strategies contained in Connect SoCal.

[18] Since initiation of the analysis presented in this Initial Study, SCAG adopted Connect SoCal 2024 (2024–2050 RTP/SCS). Connect SoCal 2024 carries forward policy direction established in Connect SoCal 2020, as well as more recent Regional Council actions that address emerging issues facing the region. For purposes of this Initial Study and the greenhouse gas analysis, Connect SoCal 2020 is relevant and is the document reviewed for consistency.

Table 4.8-4
Project Consistency with the Connect SoCal (2020-2045 RTP/SCS)

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Focus Growth Near Destinations and Mobility Options		
• Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations • Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets • Plan for growth near transit investments and support implementation of first/last mile strategies • Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses • Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods • Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations) • Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g. shared parking or smart parking)	**Center Focused Placemaking, Priority Growth Areas (PGA), Job Centers, High Quality Transit Areas (HQTAs), Transit Priority Areas (TPA), Neighborhood Mobility Areas (NMAs), Livable Corridors, Spheres of Influence (SOIs), Green Region, Urban Greening.**	Consistent. The Project proposes a mixed-use residential and commercial development on an underutilized site currently used for parking. The Project consists of infill development and has been designed in an effort to promote and support redevelopment of The Commons commercial center. The Project site is in an urbanized area and in close proximity to existing office and commercial development, providing opportunities for reduced commute times and the use of non-motorized transportation to access office and commercial destinations. The Project site is located within an area that provides pedestrian circulation opportunities, given that it fronts existing sidewalks to the south and west. The Project would provide bicycle parking spaces and infrastructure for electric vehicle charging in accordance with CALGreen Code, which would facilitate bike travel by residents and employees, as well as use of zero emissions vehicles traveling to/from the site. A Transit Priority Area (TPA) is defined as a half mile area around an existing major transit stop or an existing stop along a high-quality transit corridor. There are no TPAs in Aliso Viejo. However, by increasing housing and employment density at the Project's location near major arterials (i.e., Aliso Creek Road), the Project would help leverage future efforts to expand public transportation service to this location. Therefore, the Project would focus growth near destinations and mobility options.

Table 4.8-4 (continued)
Project Consistency with the Connect SoCal (2020-2045 RTP/SCS)

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Promote Diverse Housing Choices		
• Preserve and rehabilitate affordable housing and prevent displacement • Identify funding opportunities for new workforce and affordable housing development • Create incentives and reduce regulatory barriers for building context sensitive accessory dwelling units to increase housing supply • Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of greenhouse gas emissions	**PGA, Job Centers, HQTAs, NMA, TPAs, Livable Corridors, Green Region, Urban Greening.**	Consistent. The Project proposes a mixed-use residential and commercial development on an underutilized site currently used for parking. There is no housing within the Project site currently; the Project would not displace existing residents. However, the Project would provide new housing opportunities, including affordable housing, within proximity to existing employment and retail. The Project site is in an urbanized area and in close proximity to existing office and commercial development, providing opportunities for reduced commute times and the use of non-motorized transportation to access office and commercial destinations, supporting the reduction of greenhouse gas emissions. The Project would provide for enhanced walkability, given that the proposed pedestrian walkway and outdoor staircases would connect to existing sidewalks to the south and west. The Project would provide bicycle parking spaces and infrastructure for electric vehicle charging in accordance with CALGreen Code, which would facilitate bike travel by residents and employees, as well as use of zero emissions vehicles traveling to/from the site. Further, by increasing housing and employment density at the Project's location near major arterials (i.e., Aliso Creek Road), the Project would help leverage future efforts to expand public transportation service to this location. Therefore, the Project would promote greater housing choice in Aliso Viejo by providing studio, one-, two-, and three-bedroom residential units in a mixed-use format in The Commons commercial center.

Table 4.8-4 (continued)
Project Consistency with the Connect SoCal (2020-2045 RTP/SCS)

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Leverage Technology Innovations		
• Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space • Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a "mobility wallet," an app-based system for storing transit and other multi-modal payments • Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power storage and power generation	**HQTA, TPAs, NMA, Livable Corridors.**	Consistent. The Project would be required to install infrastructure for electric vehicles, as well as bike parking and storage in accordance with the 2022 Title 24 standards and CALGreen Code. The Project would provide electric vehicle charging stalls and additional infrastructure to support zero emissions vehicles. To encourage bicycle use, the Project would provide long-term storage for 50 bicycles onsite. As such, the Project is consistent with this reduction strategy.

Table 4.8-4 (continued)
Project Consistency with the Connect SoCal (2020-2045 RTP/SCS)

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Support Implementation of Sustainability Policies		
• Pursue funding opportunities to support local sustainable development implementation projects that reduce greenhouse gas emissions • Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space • Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies • Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region • Continue to support long range planning efforts by local jurisdictions • Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy	**Center Focused Placemaking, Priority Growth Areas (PGA), Job Centers, High Quality Transit Areas (HQTAs), Transit Priority Areas (TPA), Neighborhood Mobility Areas (NMAs), Livable Corridors, Spheres of Influence (SOIs), Green Region, Urban Greening.**	Consistent. Although this strategy is focused on local governments, agencies, and organizations' actions to support the implementation of sustainability policies, the Project would implement sustainability actions supported by the City. As previously discussed, the proposed Project would promote alternative modes of transportation. Further, the Project would comply with sustainable practices included in the 2022 Title 24 standards and CALGreen Code, such as installation of electric vehicle infrastructure, bike parking and storage, high efficiency LED lighting, energy efficient appliances, low-flow fixtures, water-efficiency irrigation, and drought tolerant landscaping. Thus, the Project would not conflict with this reduction strategy.

Table 4.8-4 (continued)
Project Consistency with the Connect SoCal (2020-2045 RTP/SCS)

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Promote a Green Region		
• Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards • Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration • Integrate local food production into the regional landscape • Promote more resource efficient development focused on conservation, recycling and reclamation • Preserve, enhance and restore regional wildlife connectivity • Reduce consumption of resource areas, including agricultural land • Identify ways to improve access to public park space	**Green Region, Urban Greening, Greenbelts and Community Separators.**	Consistent. Although this strategy is focused on local governments, agencies, and organizations' actions to promote a green region, the Project would implement sustainability actions that would support a green region. The proposed Project consists of mixed-use residential and commercial infill development in an urbanized area and would, therefore, not interfere with regional wildlife connectivity or consumption of agricultural land. The Project would also incorporate various common open space areas, including courtyards, outdoor decks, and a rooftop deck with amenities. The Project would be required to comply with 2022 Title 24 standards and CALGreen Code, which would help reduce energy consumption and reduce GHG emissions. Thus, the Project would support efficient development that reduces energy consumption and GHG emissions. The Project would not conflict with this reduction strategy.
Source: Southern California Association of Governments, *2020-2040 Regional Transportation Plan/Sustainable Communities Strategy – Connect SoCal*, September 3, 2020.		

Conclusion

In summary, the plan consistency analysis provided above demonstrates that the proposed Project is generally consistent with or would not conflict with strategies outlined in the Connect SoCal (2020-2045 RTP/SCS) and 2022 Scoping Plan. The Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. As a result, the Project's GHG emissions would not result in a significant impact on the environment, and the Project's contribution to climate change impacts would not be considerable.

Mitigation Measures: No mitigation measures are required.

4.9 Hazards and Hazardous Materials

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

This section is based in part on the *Phase I Environmental Site Assessment for Undeveloped Property APN 629-101-16 and a portion of 629-101-17 & 629-101-19, 26501 Aliso Creek Road, Aliso Viejo, California 92656* (Phase I ESA), prepared by California Environmental, dated June 2022 and included in its entirety as Appendix D, Phase I ESA.

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?

Less Than Significant Impact. Generally, the exposure of persons to hazardous materials could occur in the following manners: 1) improper handling or use of hazardous materials or hazardous wastes during construction or operation of future development, particularly by untrained personnel; 2) an accident during transport; 3) environmentally unsound disposal methods; or 4) fire, explosion or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors.

The Project proposes to remove the existing surface parking, landscaping, and improvements to construct a mixed-use development that consists of residential and ground floor commercial uses within a six-story building, and associated parking and improvements. Construction activities associated with the proposed Project may involve the routine transport, use, or disposal of hazardous materials, such as petroleum-based fuels or hydraulic fluid used for construction equipment. The construction contractor would be required to use standard construction controls and safety procedures that would avoid and minimize the potential for hazards associated with the transport and use of hazardous materials. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local, State, and federal law.

A Phase I ESA was prepared to provide information on potential hazardous material impacts to the soil and groundwater beneath the Project site; refer to Appendix D. The Phase I ESA identifies recognized environmental conditions (RECs) that may exist at the Project site, including current RECs, historical RECs, and controlled RECs. The term *recognized environmental conditions* (RECs) means "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The Phase I ESA included a site reconnaissance and research of land use records and other sources for preliminary indications of hazardous material use, storage, or disposal at the Project site, and/or on contiguous parcels.

The Phase I ESA confirmed no structures are currently present, or have been historically present on the property. The parking lot currently present the east side of the site was constructed in approximately 1996. The address associated with the Project site is identified on the standard environmental government sources searched as part of the Phase I ESA. The listing are not associated with the Project site, but are associated with the commercial structure that is located east of the Project site and shares the same address. The nearest listed contaminated site to the subject property is the 76 Station #5743

LUST cleanup site located approximately 2,000 feet to the south. This property had a release of gasoline from several underground storage tanks (USTs) on the property that was discovered in 2008. Several assessments determined impacts were confined to soil. The site received case closure from the Orange County Health Care Agency on June 15, 2012. Due to the distance and downgradient location of this offsite release it is considered unlikely that it has impacted the Project site. The former Lowes property is listed within the database search associated with a diesel generator. The facility also produced small quantities of photo processing waste, organic waste, and alkaline waste between 1996 and 2019. However, according to the Phase I ESA, these listings are not considered an environmental concern for the Project site. The Phase I ESA identified no evidence of RECs, historical RECs, or controlled RECs in connection with the Project site and therefore, no additional assessment is recommended.

The Project includes residential and commercial uses that would not involve the use or storage of hazardous substances other than limited quantities of hazardous materials such as solvents, fertilizers, pesticides, and other materials used for regular maintenance of buildings and landscaping. The quantities of these materials would not typically be at an amount that would pose a significant hazard to the public or the environment. 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 and accident conditions involving the release of hazardous materials into the environment. Hazardous materials would be required to be stored, used, and disposed of in compliance with local, State, and federal regulations. The 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 Title 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*; and the requirements of the Orange County Health Care Agency Environmental Health Division (i.e., the Certified Unified Program Agency), 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. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

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. Don Juan Avila Middle School is the closest school to the Project site, which is located approximately 0.3-mile northwest of the Project site. The Project proposes to remove the existing surface parking, landscaping, and improvements to construct a mixed-use development that consists of residential and ground floor commercial uses. Construction and operational activities associated with the proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school. Therefore, no impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

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, commonly referred to as the "Cortese List," requires the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB) to compile and update a regulatory sites list (pursuant to the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Health and Safety Code Section 116395. Government Code Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste. The Project site is not included on any of the data resources identified as meeting the Cortese List requirements.[19, 20] Therefore, the Project site has not been included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; no impact would occur in this regard.

Mitigation Measures: No mitigation measures are 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 located within an airport land use plan, nor is the Project site located within two miles of a public airport or public use airport. The closest airport to the Project site is John Wayne Airport, located approximately 10 miles northwest of the Project site. Thus, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The City of Aliso Viejo Emergency Operations Plan (EOP) focuses on the effective preparedness and response to hazard events within the City. 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 and is consistent with the statewide Standardized Emergency Management System (SEMS), which provides a framework for coordinating multi-agency responses in the case of emergencies.

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[19] California Environmental Protection Agency, *Cortese List Data Resources*, https://calepa.ca.gov/sitecleanup/corteselist/ , accessed March 27, 2024.
[20] California Department of Toxic Substances Control, *EnviroStor*, https://www.envirostor.dtsc.ca.gov/public/map/, accessed March 29, 2024.

The EOP also establishes evacuation routes, identifies emergency shelter facilities, and water supplies in coordination with the Moulton Niguel and El Toro Water Districts.

The Aliso Viejo General Plan Safety Element identifies evacuation routes in the City.[21] Within the vicinity of the Project site, Aliso Creek Road and SR-73 are identified as primary evacuation routes.

The Project site is currently developed and located within an urbanized area. Regional access to the Project site is provided via State Route 73 (SR-73), located to the northeast. Local access to the site is provided directly from Enterprise and Aliso Creek Road to the south and east, respectively. Access to the Project site would be provided via two existing driveways, which would provide access from Town Center via Enterprise to the southeast of the site and from Aliso Creek Road to the east. Project-related construction activities are not anticipated to result in significant traffic or queuing along Town Center, Enterprise, Aliso Creek Road, or other roadways within the area that could potentially impede emergency vehicles or impair any emergency evacuation plan. Additionally, any impacts associated with construction activities would be temporary in nature. The Project would be required to comply with all applicable requirements of the AVMC, including the CBC and California Fire Code, as amended by the AVMC, and would be subject to approval by the Orange County Fire Authority (OCFA). As such, construction and operation of the proposed Project would not impair implementation of or physically interfere with the City's EOP or emergency evacuation plan and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The Project site is currently developed and located within an urbanized area. According to the California Department of Forestry and Fire Protection (CALFIRE) Fire Hazard Severity Zone Map, the Project site and surrounding area are located within a Local Responsibility Area and are not identified as being within a very high fire hazard severity zone (VHFHSZ).[22] Thus, the Project site and surrounding area are not identified as having a significant risk associated with wildland fires. The Project site is currently developed with surface parking, landscaping, and improvements associated with The Commons commercial center. The Project proposes to remove the existing surface parking, landscaping, and improvements to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. AVMC Chapter 13.02, *Building Regulations,* adopts the California Fire Code, with amendments, which would further reduce potential impacts related to wildland fire. Compliance with the Municipal Code, and State and federal regulations pertaining to fire safety, would ensure the Project does not expose people to a significant risk of loss, injury or death involving wildland fires. No impacts would occur in this regard.

[21] Cotton/Bridges/Associates, *City of Aliso Viejo General Plan*, April 2004. Figure S-1.
[22] California Department of Forestry and Fire Protection, *FHSZ Viewer*, https://egis.fire.ca.gov/FHSZ/, accessed March 27, 2024.

Mitigation Measures: No mitigation measures are required.

4.10 Hydrology and Water Quality

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
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:				
1) Result in substantial erosion or siltation on- or off-site?			X	
2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
3) 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?			X	
4) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

This section is based primarily on the *Water Quality Management Plan* (Preliminary WQMP) prepared by Tait & Associates, Inc., dated June 22, 2024 and included in its entirety as Appendix E, Preliminary WQMP; and the *Preliminary Hydrology Study, Avalon Bay Commons* (Preliminary Hydrology Study) prepared by Tait & Associates, Inc., dated June 12, 2023 and included in its entirety as Appendix F, Preliminary Hydrology Study.

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact.

Construction

Short-term construction activities associated with the proposed Project could impact water quality. Sources of potential construction-related storm water pollution include handling, storage, and disposal of construction materials containing pollutants; maintenance and operation of construction equipment; and site preparation activities, such as excavation, grading and trenching. These sources, if not controlled, can generate soil erosion and on- and off-site transport via storm run-off or mechanical equipment. Generally, standard safety precautions for handling and storing construction materials can adequately reduce the potential pollution of storm water by these materials. These types of standard procedures can be extended to non-hazardous storm water pollutants such as sawdust, concrete washout, and other wastes.

Grading activities would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. Two general strategies are recommended to prevent soil materials from entering local storm drains. First, erosion control procedures should be implemented for those areas that must be exposed, and second, the Project site should be secured to control off-site transport of pollutants. In order to reduce the amount of on-site exposed soil, grading would be limited to the extent feasible, and any graded areas would be protected against erosion once they are brought to final grade. Furthermore, the proposed Project would be required to comply with the AVMC and the National Pollutant Discharge Elimination System (NPDES) permit program.

Construction-related erosion effects would be addressed through compliance with the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Permit). Construction activity subject to this General Permit includes any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre. The Project would disturb more than one acre of land and therefore would be subject to the General Permit. To obtain coverage under the General Permit, dischargers are required to file Permit Registration Documents with the SWRCB, which include a Notice of Intent and other compliance-related documents. The General Permit requires development and implementation of a SWPPP and monitoring plan, which must include erosion-control and sediment-control BMPs that would meet or exceed measures required by the General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

Project construction activities would be required to comply with applicable City requirements to control erosion and reduce or eliminate stormwater runoff containing sediment, including AVMC 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 of Aliso Viejo's Water Quality Ordinance (AVMC Chapter 7.35, *Stormwater Management*). The Water Quality Ordinance is designed to effectively prohibit non-stormwater discharges into the storm sewers and to reduce the discharge of pollutants, and to 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 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 Drainage Area Management Plan (DAMP), and the City's NPDES permit. In addition to the requirements of AVMC Section 7.35.080, Project construction activities would be required to comply with AVMC Section 7.35.070, *Control of Urban Runoff – Construction Projects*, which requires the Project Applicant to submit a pollution control plan, construction best management practices (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. Thus, through adherence to the NPDES Stormwater Program and AVMC regulations, construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality and impacts would be less than significant.

Operational

The Project site is located within the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB) and would be subject to compliance with the Regional Municipal Separate Storm Sewer System (MS4) permit. The Regional MS4 permit (Order No. R9-2013-0001, as amended), requires co-permittees, including the City of Aliso Viejo, to control and reduce the discharge of pollutants in stormwater from new development and significant redevelopment to the maximum extent practicable. While all development projects are required to implement source control and site design practices, the Regional MS4 Permit has additional requirements for Priority Development Projects (PDPs), which are required to incorporate structural BMPs to reduce the discharge of pollutants and address potential hydromodification impacts from changes in flow and sediment supply.

The Project site is currently developed with surface parking, landscaping, and improvements. Under existing conditions, the Project site drainage pattern consists of overland flow to several drop inlets scattered across the parking lot. The drop inlets connect to an onsite storm drain system that flows south and exits the property to through a 36-inch reinforced concrete pipe (RCP) connection to a County owned 90-inch RCP within Enterprise near its intersection with Aliso Creek Road.

Under proposed conditions, existing underground storm drain lines and inlets within the Project site would be removed. The Project would install a new underground storm drainage system that would convey flows into an underground detention system consisting of two detention basins. Low flows equivalent to the required treatment volume or treatment flow rate from the underground detention system would be conveyed into a Modular Wetland System BMP, which would discharge into the existing storm drain system. Site grading would match existing grading in the parking lot area. Retaining walls

would extend into the existing slope adjacent to Enterprise in order to retain the existing grade up to Enterprise. Runoff within the Project's courtyards would be designed to freely flow away from the structures toward the roadside slope and continue down and around the complex before ultimately discharging to the existing storm drain system. The Project site would consist of three drainage management areas (DMAs). Flows from DMA-A, an approximately one-acre area located within the western portion of the site, would be captured in an underground storm drainage and detention system. The underground detention system would discharge into a Modular Wetland System BMP (or equivalent linear treatment device) with an internal high flow bypass for flows exceeding the required treatment rate, then discharge into the existing downstream storm drain system. Flows from DMA-B, an approximately 2.9-acre area located in the eastern portion of the site, would be captured in an underground storm drainage and detention system. A weir structure would divert low flows equivalent to the required treatment volume or treatment flow rate from the underground detention system into a Modular Wetland System BMP (or equivalent linear treatment device), and then discharge to the downstream storm drain system. Large storm events exceeding the water quality treatment requirements would overtop the weir, bypass the treatment system, and discharge to the downstream storm drain system. Flows from DMA-C, an approximately 0.3-acre area consisting of asphalt parking located in the southern portion of the site, would discharge to and be treated by the same underground detention system and Modular Wetland System (or equivalent linear treatment device) as DMA-B. A storm drain inlet would be added to maintain the existing drainage pattern of the parking lot.

The Preliminary WQMP identifies pollutants of concern associated with the proposed Project, including bacteria/virus/pathogens and dry weather runoff. Additionally, the Preliminary WQMP documents the various BMPs that would be implemented as part of the Project, which include structural, source control, and site design BMPs to address water quality conditions associated with the proposed Project. Proposed structural BMPs include the modular wetlands systems. Proposed non-structural source control BMPs include education for property owners, tenants, and occupants; activity restrictions; common area landscape management; hazardous materials disclosure compliance; common area litter control; common area catch basin inspection; and street sweeping. Proposed structural source control BMPs include storm drain system stenciling and signage; use of efficient irrigation systems and landscape design, water conservation, smart controllers, and source control; design of outdoor material storage areas to reduce pollution introduction; design of trash and waste storage areas to reduce pollution introduction; and hillside landscaping. Refer to Appendix E for a detailed list of proposed BMPs.

The Project would be subject to federal, State, and local regulations related to water quality, including the City's Water Quality Ordinance. Implementation of the proposed on-site stormwater system and WQMP requirements for a PDP, 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. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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 Moulton Niguel Water District (MNWD). MNWD's potable water supply is entirely imported water purchased from the Municipal Water District of Orange County (MWDOC).[23] As such, Project implementation would not substantially decrease groundwater supplies associated with water demand such that the Project would impede sustainable groundwater management of the basin.

The Project site currently consists of approximately 26 percent (1.04 acres) of pervious area and approximately 74 percent (3.02 acres) of impervious area. In the proposed condition, the Project site would consist of approximately 11 percent (0.46 acres) of pervious area and approximately 89 percent (3.60 acres) of impervious area. Thus, the Project would decrease pervious area in the proposed condition. However, the Preliminary WQMP concludes that stormwater infiltration into the subsurface soils is not considered feasible due to the presence of clayey subgrade soils and diatomaceous siltstone bedrock. Accordingly, the Project does not propose infiltration BMPs. The Project site does not currently allow for infiltration and groundwater recharge; thus, the proposed Project would not interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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:

1) Result in substantial erosion or siltation on- or off-site?

2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

3) 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?

4) Impede or redirect flood flows?

Less Than Significant Impact. Refer to Response 4.10(a) regarding potential impacts involving erosion and water quality.

Under existing conditions, the Project site's drainage pattern consists of overland flow to several drop inlets scattered across the parking lot. The drop inlets connect to an onsite storm drain system that flows

[23] Moulton Niguel Water District, *2020 Urban Water Management Plan*, 2021.

south and exits the property through a 36-inch RCP connection to a County owned 90-inch RCP within Enterprise, near its intersection with Aliso Creek Road.

Under proposed conditions, existing underground storm drain lines and inlets within the Project site would be removed. The Project would install a new underground storm drainage system that would convey flows into an underground detention system consisting of two detention basins. As stated, the Project site would consist of three DMAs. Flows from DMA-A would be captured in an underground storm drainage and detention system. The underground detention system would discharge into a Modular Wetland System BMP (or equivalent linear treatment device) with an internal high flow bypass for flows exceeding the required treatment rate, then discharge into the existing downstream storm drain system. Flows from DMA-B would be captured in an underground storm drainage and detention system. A weir structure would divert low flows equivalent to the required treatment volume or treatment flow rate from the underground detention system into a Modular Wetland System BMP (or equivalent linear treatment device), and then discharge to the downstream storm drain system. Large storm events exceeding the water quality treatment requirements would overtop the weir, bypass the treatment system, and discharge to the downstream storm drain system. Flows from DMA-C would discharge to and be treated by the same underground detention system and Modular Wetland System (or equivalent linear treatment device) as DMA-B. A storm drain inlet would be added to maintain the existing drainage pattern of the parking lot.

As shown in the Preliminary Hydrology Study, the 25-year peak flow rate from the Project site would decrease from 15.81 cubic feet per second (cfs) in the existing condition to 12.24 cfs in the proposed condition. The Preliminary Hydrology Study concludes that the Project would reduce peak flow runoff and would not have an adverse effect on the downstream drainage system. Thus, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site; increase the rate or amount of surface runoff which would result in flooding on- or offsite; create or contribute runoff that would exceed the capacity of the existing drainage system; or impede or redirect flood flows. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. According to the Federal Emergency Management Agency, Flood Insurance Rate Map, the Project site is located within Zone X, which indicates an area of minimal flood hazard.[24]

Tsunamis are sea waves that are generated in response to large-magnitude earthquakes, which can result in coastal flooding. Tsunamis do not pose hazards due to the Project site's elevation and inland location approximately 4.2 miles from the Pacific Ocean.

[24] Federal Emergency Management Agency, *Flood Insurance Rate Map (Map Number 06059C0428J)*, December 2009.

Seiches are the oscillation of large bodies of standing water, such as lakes, that can occur in response to ground shaking. Due to the lack of large bodies of water within the vicinity of the Project site, seiches do not pose a significant risk to the Project.

For reasons listed above, impacts related to release of pollutants due to project inundation in a flood hazard, tsunami, or seiche zone would be less than significant.

Mitigation Measures: No mitigation measures are required.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. Refer to Responses 4.10(a) regarding water quality. As discussed above, the MNWD provides water service to the City, including the Project site. MNWD's potable water supply is entirely imported water purchased from the MWDOC. MWDOC obtains groundwater primarily from Orange County Groundwater Basin (OC Basin), as well as smaller groundwater basins such as the Main San Gabriel Basin.[25]

The OC Basin is not adjudicated.[26] Groundwater in the OC Basin is managed by the Orange County Water District (OCWD), which was formed in 1933 by a special legislative act of the State Legislature to protect and manage the County's groundwater supply and defend its water rights to the OC Basin. In 2014, the California Sustainable Groundwater Management Act (SGMA) was passed to help manage groundwater sustainably, and limit adverse effects such as significant groundwater-level declines, land subsidence, and water quality degradation. SGMA requires all high- and medium-priority basins, as designated by DWR, be sustainably managed. DWR designated the non-adjudicated Coastal Plain of OC Basin (Basin 8-1) as a medium-priority basin, primarily due to heavy reliance on the Basin's groundwater as a source of water supply. The agencies within Basin 8-1 collaborated to prepare and submit an Alternative to a Groundwater Sustainability Plan on December 22, 2016.[27] On July 17, 2019, DWR determined that the Alternative satisfied SGMA objectives and was therefore approved. Approved alternatives are required to submit annual reports to DWR on April 1 of each year, and to resubmit the alternative by January 1 every five years. The 2022 Update to the Alternative, prepared to satisfy Water Code Section 10733.8 and submitted in 2020, shows that the OCWD management area continues to be managed sustainably.

As discussed in Section 4.14, *Population and Housing*, the Project involves the development of 343 residential units, which would induce direct population growth in the City, as well as employment-generating uses with the potential to increase the City's population. Residential and employment-generating uses have been anticipated by the General Plan and the Project would be within the population growth projections anticipated and planned for by local and regional planning documents. The Project's anticipated water demand is accounted for in the MNWD's 2020 Urban Water Management Plan (UWMP), and there would be sufficient water supplies available to serve the Project development during normal, dry and multiple dry years; refer to Section 4.19, *Utilities and Service Systems*. Impacts to water

[25] Arcadis U.S., Inc., *MWDOC 2020 Urban Water Management Plan*, June 2021.
[26] Arcadis U.S., Inc., *MWDOC 2020 Urban Water Management Plan*, June 2021.
[27] Orange County Water District, *Basin 8-1 Alternative 2022 Update*, January 2022.

supply would be less than significant. Thus, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
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?			X	

a) Physically divide an established community?

No Impact. The Project site is currently developed with surface parking, landscaping, and improvements associated with The Commons commercial center. The site is designated High Density Residential/Town Center Commercial and Open Space and is zoned SP-2: The Commons Specific Plan. North of the Project site is a parking lot, commercial structures, and landscaped area within the Commons commercial center, followed by SR-73. The commercial uses to the north are zoned SP-2. East of the Project site is a parking lot and commercial structures within the Commons commercial center, followed by Aliso Creek Road. The commercial uses to the east are zoned SP-2. Immediately south of the Project site is Enterprise, followed by commercial uses within the Aliso Viejo Town Center commercial center. The area to the south of Enterprise is zoned TC (Town Center Commercial). Immediately west of the Project site is Enterprise, followed by open space trails and residential uses associated with the Vantis development. The open space trail area to the west of Enterprise is zoned OS and the residential uses within the Vantis development are zoned SP-1: Vantis Specific Plan.

The Project proposes to remove the existing surface parking, landscaping, and improvements to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. The Project would provide enhanced pedestrian access to the Project site from a pedestrian walkway along Town Center and from three outdoor staircases providing access from Enterprise. The Project would not involve any other roadways or significant infrastructure systems that would physically divide the site or separate the site from surrounding uses. Development of the site, as proposed, would be consistent with other land uses that occur within the surrounding area. Thus, no impact would occur in this regard.

Mitigation Measures: No mitigation measures are 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.

Aliso Viejo General Plan Land Use and Policies

According to the City of Aliso Viejo General Plan Land Use Policy Map, the Project site is designated High Density Residential/Town Center Commercial and Open Space. The High Density Residential land use designation provides for multiple-family units such as apartments, town homes, condominiums, senior housing, and multi-family clusters at a range of 18.0 to 30.0 dwelling units per acre (du/ac). The Town Center Commercial land use designation provides for a mixture of uses within the Aliso Viejo Town Center including: community retail and commercial services, offices, theaters, art galleries and entertainment facilities, hotels/motels and restaurants, recreation and community facilities. The maximum intensity development for the Town Center Commercial designation is a 1.25:1 floor area ratio (FAR). The Open Space land use designation provides open space for outdoor recreation, buffering of incompatible land uses, preservation of natural resources, managed production of resources, and protection of health and public safety. Areas designated as Open Space include: streams and washes, open space easements, Regional Parks, and other private and public open space. No density or intensity standard is applied to the Open Space designation.

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 is provided in Table 4.11-1, *Project Consistency with Applicable General Plan Policies*. As indicated in Table 4.11-1, the Project is consistent with the Aliso Viejo General Plan.

Table 4.11-1
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 Project proposes to redevelop a portion of the larger Commons at Aliso Viejo Town Center, an established commercial center located west of Aliso Creek Road. The Project would remove a surface parking lot and develop a mixed-use structure that includes 343 residential dwelling units and 17,273 square feet of commercial use in the core of the community, near sources of employment, housing, shopping, and entertainment. The Project would provide higher density development at the core of the community, 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 Project proposes a mixed-use infill redevelopment project in an area that is developed and urbanized. Redevelopment of the site would be generally consistent with existing surrounding uses, the General Plan, and The Commons Specific Plan. The Project would require approval of a Site Development Permit and Development Agreement. The Site Development Permit would allow for discretionary review of the Project's appropriateness, scale, architecture, site design, and compatibility with the surrounding area. The Development Agreement allows the City to provide further site-specific regulations, including permitted levels of development, and community benefits. The proposed Development Agreement would ensure the physical design of the development is consistent with the overall vision for the site. Further, as discussed in Section 4.1, Aesthetics, the Project would not have an adverse effect or damage a scenic vista or natural resources. As such, the Project is consistent with this policy.

Table 4.11-1 (continued)
Project Consistency with Applicable General Plan Policies

Aliso Viejo General Plan Policies and Actions	Project Consistency
Policy LU-3.4: Encourage innovative mixed-use, pedestrian-friendly development projects to reduce traffic congestion and improve quality of life.	Consistent. The Project proposes a mixed-use residential and commercial development in an urbanized area that is within close proximity to existing office, commercial, and residential uses, providing opportunities for reduced automobile use within the area. The Project site is located within an area that provides pedestrian circulation opportunities and the Project would provide enhanced pedestrian access to the site from a pedestrian walkway along Town Center and from three outdoor staircases providing access from Enterprise. As such, the Project is consistent with this policy.
Policy LU-4.2: 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 mixed-use infill redevelopment in an urbanized area and would not degrade environmentally sensitive areas of the City. The Project proposes retaining walls that would extend into the existing slope adjacent to Enterprise and would be designed to protect against slope instability. On-site drainage and water quality improvements would provide protection from localized flooding. As such, the Project is consistent with this policy.
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 4.10, *Hydrology and Water Quality*, the Project proposes an on-site stormwater system, including a Modular Wetland System (a linear stormwater bioretention device that treats flow) that would reduce onsite runoff and provide for water quality. The proposed water quality BMPs would adhere to WQMP requirements, including providing operational BMPs, 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 Project is consistent with this policy.

Table 4.11-1 (continued)
Project Consistency with Applicable General Plan Policies

Aliso Viejo General Plan Policies and Actions	Project Consistency
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 4.15, *Public Services* and Section 4.19, *Utilities and Service Systems*, existing public and utility services are generally anticipated to be adequate to serve the Project; improvements to water and wastewater facilities may be necessary to serve the Project. As part of the Project, all necessary utility improvements, as determined by the service provider, would be constructed to serve the proposed development. Required improvements would be constructed in compliance with City and service provider standards and the Applicant would pay all applicable fees as required. As such, the 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 4.19, *Utilities and Service Systems*, the 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 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 4.15, *Public Services*, the Project Applicant would be required to pay all statutory fees in place at the time in compliance with SB 50 and demonstrate proof of payment to the City for approval of a building permit. As such, the 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 multi-use trails that improve the public and private recreation system.	Consistent. As discussed in Section 4.15, *Public Services*, the Project Applicant would be required to pay all public benefits fees in accordance with the Development Agreement, which would satisfy the City's parkland requirement. The Project would also provide onsite amenities to residents that would partially offset impacts to parks facilities. As such, the Project is consistent with this policy.
Circulation Element	
Policy C-3.1: Promote increased use of public transportation to reduce roadway congestion, air pollution, and non-point source water pollution. Support efforts to increase bus service range and frequency within the City as appropriate.	Consistent. The Project proposes a mixed-use residential and commercial infill redevelopment project in an area that is developed and urbanized. By increasing housing and employment density at the Project's location near major arterials (i.e., Aliso Creek Road), the Project would help leverage future efforts to expand public transportation service to this location. As such, the Project is consistent with this policy.

Table 4.11-1 (continued)
Project Consistency with Applicable General Plan Policies

Aliso Viejo General Plan Policies and Actions	Project Consistency
Policy C-4.1: Improve City sidewalks and rights-of-way to make them efficient and appealing for walking and bicycling safely. Coordinate with AVCA, adjacent jurisdictions, the County of Orange and regional agencies to improve pedestrian and bicycle trails, facilities, signage, and amenities, especially within Aliso Viejo Town Center.	Consistent. The Project proposes a pedestrian walkway along the southeastern and northeastern boundaries of the proposed mixed-use structure. The Project would provide enhanced pedestrian access to the Project site from an existing pedestrian walkway along Town Center and from three outdoor staircases providing access to existing City sidewalks along Enterprise. The Project would also provide improvements such as enhanced landscaping and trees along Town Center and Enterprise. The Project would not modify or conflict with existing or proposed bicycle facilities. Additionally, the Project would provide bicycle parking in the northeastern corner of the site and 50 long-term bicycle parking spaces, which would facilitate bike travel. As such, the Project is consistent with this policy.
Policy C-4.2: Provide safe and convenient pedestrian and bicycle connections to and from Aliso Viejo Town Center, other commercial districts, office complexes, neighborhoods, schools, other major activity centers, and surrounding communities.	Consistent. Refer to response to Circulation Element Policy C-4.1.
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 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 Project is consistent with this policy.

Table 4.11-1 (continued)
Project Consistency with Applicable General Plan Policies

Aliso Viejo General Plan Policies and Actions	Project Consistency
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 4.10, *Hydrology and Water Quality*, the Project would reduce urban runoff when compared to existing conditions. Additionally, the Project would implement structural, source control, and site design BMPs to address water quality conditions associated with the proposed Project. The 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. Additionally, structural source control BMPs proposed as part of the Project include the use of efficient irrigation systems and landscape design, water conservation, and smart controllers. As such, the 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. Refer to response to Land Use Element Policy LU-2.4.
Policy COS-5.1: Integrate air quality planning with City land use, economic development, and transportation planning efforts.	Consistent. As discussed in Section 4.3, *Air Quality*, the Project would not generate pollutant emissions in excess of applicable significance thresholds. As such, the Project is consistent with this policy.
Policy COS-5.2: Support programs that reduce air quality emissions related to vehicular travel.	Consistent. The Project proposes a mixed-use residential and commercial infill redevelopment project in an area that is developed and urbanized. The Project supports multi-modal transportation options by increasing housing and employment density within close proximity to goods and services. The Project provides for enhanced pedestrian access and includes on-site bicycle storage. Additionally, by increasing housing and employment density at the Project's location near major arterials (i.e., Aliso Creek Road), the Project would help leverage future efforts to expand public transportation service to this location. As such, the 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. Refer to response to Conservation/Open Space Element Policy LU-5-2.

Table 4.11-1 (continued)
Project Consistency with Applicable General Plan Policies

Aliso Viejo General Plan Policies and Actions	Project Consistency
Policy COS-6.1: Encourage green building designs for new construction and renovation projects within the City.	Consistent. The Project would be required to comply with 2022 Title 24 standards and CALGreen Code. As such, the Project is consistent with this policy.
Policy COS-6.4: Encourage expansion of neighborhood-level products and services and public transit opportunities throughout the City to reduce automobile use.	Consistent. Refer to response to Conservation/Open Space Element Policy LU-5-2.
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.
Policy COS-8.1: Balance the benefits of development with a project's potential impacts to cultural resources.	Consistent. As discussed in Section 4.5, *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 Project would be required to implement mitigation measures, which would reduce potential impacts to cultural resources to a level that is less than significant. As such, the Project is consistent with this policy.
Safety Element	
Policy S-1.1: Avoid development in areas susceptible to erosion and sediment loss.	Consistent. As discussed in Section 4.7, *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 AVMC 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 (AVMC Chapter 7.35, Stormwater Management), which include conditions and requirements established by the City related to the reduction or elimination of storm water runoff pollutants during construction and operational phases of the Project. As such, the Project is consistent with this policy.

Table 4.11-1 (continued)
Project Consistency with Applicable General Plan Policies

Aliso Viejo General Plan Policies and Actions	Project Consistency
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 4.7, *Geology and Soils*, the geologic conditions associated with development of the Project site have been investigated in the Preliminary Geotechnical Due Diligence Study and Preliminary Geotechnical Study; refer to Appendix C. The Project site is not susceptible to potential fault rupture or liquefaction. The Project would be required to comply with site-specific geotechnical recommendations associated with potential earthquake ground shaking, slope instability, or other geological hazards. As such, the 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. Under Project conditions, an existing fire hydrant within the southeastern portion of the Project site would be removed. A total of three fire hydrants and two DCDAs would be installed along the northern and eastern perimeters of the Project site and would connect to existing water lines. The Project would be required to comply with all City and 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 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 Project would be subject to compliance with the City's lighting requirements. In addition, the Project would be required to comply with the City's crime prevention through environmental design (CPTED) requirements in accordance with AVMC Section 15.50.020, *CPTED Safety Requirements*. Prior to issuance of a building permit, OCSD would review the Project plans to ensure the Project adheres to all applicable security requirements. As such, the Project is consistent with this policy.

Table 4.11-1 (continued)
Project Consistency with Applicable General Plan Policies

Aliso Viejo General Plan Policies and Actions	Project Consistency
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 4.13, *Noise*, the Project would result in less than significant impacts related to noise. As such, the Project is consistent with this policy.
Policy N-3.2: Require that mixed-use structures and areas be designed to prevent transfer of noise and vibration from commercial uses to residential uses.	Consistent. As discussed in Section 4.13, Noise, the Project would result in less than significant impacts related to noise and vibration. The Project would be required to comply with AVMC Section 8.12.060, *Interior Noise Standards*, which establishes interior noise standards for residential property within the City. As such, the Project is consistent with this policy.

Aliso Viejo Zoning

The Project Site is designated as one of the five Community Benefit Overlay ("CBO") areas of the City. The General Plan Land Use Element outlines the permitted level of development on each of these CBO areas, which is referred to as the Land Plan. Alternative development consistent with or less intensive than the Land Plan may also be permitted with a new or amended development agreement ("DA"). In 1998, a DA was executed for the Project Site for an alternative development, with site specific regulations reflected in the adopted The Commons Specific Plan. The Commons Specific Plan envisions a mixed-use development project within the Commons portion of the Aliso Viejo Town Center. The Specific Plan Zoning Districts Map identifies the Project site as being located within the SP2-RH Zoning District (Residential – High Density District) and SP2-CTC Zoning District (Commercial – Town Center District).

The Project proposes an alternative plan that is consistent with or less intensive than the Land Plan and amends the site-specific regulations in The Commons Specific Plan. The Project proposes to remove the existing on-site surface parking, landscaping, and improvements to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage and rooftop residential amenity space.

The Project requests approval of a Site Development Permit pursuant to AVMC Section 15.74.020, *Site Development Permits*, to allow for a new project that involves building construction; a Vesting Tentative Map pursuant to AVMC Section 14.08.030, *Review of Tentative Maps*, to re-subdivide the property into two lots; and a Development Agreement pursuant to AVMC Section 15.82.010, *Development Agreements*, to provide further site-specific regulations and community benefits in connection with the proposed Project.

The Project would be reviewed and only approved after finding the proposed development is consistent with the General Plan and Zoning Code; is compliant with the requirements of CEQA; that the architectural and site design of the Project is compatible with surrounding development; and that landscaping 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. The City may place conditions of approval on the Site Development Permit to ensure that the intent of the approval is achieved and/or to mitigate or eliminate adverse impacts on surrounding properties, residents, businesses or the general public. The Project is also subject to the Development Agreement, which allows the City to provide further site-specific regulations, including permitted levels of development, and community benefits. These processes would provide an opportunity for public review and evaluation of site-specific requirements and characteristics, to minimize adverse effects on surrounding properties and the environment, and to ensure that all site development regulations and performance standards are provided in accordance with the City's General Plan and Municipal Code. Therefore, the Project would not cause a significant environmental impact due to a conflict with the Aliso Viejo General Plan, The Commons Specific Plan, or any other land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Mitigation Measures: No mitigation measures are required.

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4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
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?				X

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?

No Impact. The State Mining and Geology Board (SMGB) establishes Mineral Resources Zones (MRZs) to designate lands that contain mineral deposits. The following classifications are used by the State to define MRZs:

- *MRZ-1:* Areas where the available geologic information indicates no significant likelihood of significant mineral deposits.
- *MRZ-2a:* Areas where the available geologic information indicates that there are significant mineral deposits.
- *MRZ-2b:* Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- *MRZ-3a:* Areas where the available geologic information indicates that mineral deposits exist. However, the significance of the deposit is undetermined.
- *MRZ-3b:* Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposit is undetermined.
- *MRZ-4:* Areas where there is not enough information available to determine the presence or absence of mineral deposits.

According to the 1994 Generalized Mineral Land Classification Map by the California Department of Conservation, the Planning Area has two classifications: MRZ-1 and MRZ-3.[28] The Aliso Viejo General Plan does not designate any lands within the City as mineral resources deposit areas. There are no existing

[28] RV Miller, *Generalized Mineral Land Classification of Orange County, California*, 1994.

mineral resource recovery operations on the Project site or surrounding area.[29] Therefore, the 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: No mitigation measures are required.

[29] California Department of Conservation, *Mines Online*, https://maps.conservation.ca.gov/mol/index.html, accessed March 14, 2024.

4.13 Noise

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
b. Generation of excessive groundborne vibration or groundborne noise levels?			X	
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?				X

This section is based in part on the *Noise and Vibration Modeling Results* (Noise Data), prepared by Noah Tanski Environmental Consulting, dated November 2022 and included as Appendix G, Noise Data.

FUNDAMENTALS OF NOISE

Sound can be described in terms of its frequency (pitch) and loudness (amplitude). Frequency relates to the number of pressure oscillations per second. The loudness of sound increases or decreases as the amplitude increases or decreases. The standard unit of measurement for sound is the decibel (dB). Although the terms “sound” and “noise” are often used synonymously, noise is commonly defined as sound that is either loud, unpleasant, unexpected, or undesired. Because decibels are on a logarithmic scale, sound pressure levels cannot be simply added or subtracted. For example, two cars each producing 60 dBA of noise would not produce a combined 120 dBA. Instead, sound energy must be doubled to produce a 3 dB increase.

Because the human ear is not equally sensitive to sound at all frequencies, the A-weighted scale (dBA) is used to reflect the normal hearing sensitivity range of the human ear. Typically, the human ear can barely perceive the change in noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g. doubling the volume of traffic on a highway) would result in a barely perceptible change in sound level.

Noise Descriptors

Noise in our daily environment fluctuates over time. Some noise levels occur in regular patterns, others are random. Some noise levels are constant while others are sporadic. Noise descriptors were created to describe the different time-varying noise levels.

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour period. Due to increased noise sensitivities during evening and night hours, CNEL is obtained after the addition of five (5) decibels to sound levels in the evening from 7:00 PM to 10:00 PM and after addition of ten (10) decibels to sound levels in the night between 7:00 PM and 7:00 AM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (Leq): The equivalent steady-state noise level for a stated period of time that would contain the same acoustic energy as the fluctuating, time-varying noise level of that same period. For example, the Leq for one hour is the energy average noise level for that hour. Leq can be thought of as a continuous noise level for a certain period that is equivalent in acoustic energy content to a fluctuating noise level of that same period. In this analysis, Leq is expressed in units of dBA.

L(x): Lx is used to represent the noise level exceeded X percent of a specified time period. For example, L90 represents the noise level that is exceeded 90 percent of a specified time period. L90 is commonly used to represent ambient or background steady-state noise levels.

Noise Attenuation

Generally speaking, noise levels decrease, or “attenuate,” as distances from noise sources to receivers increases. For each doubling of distance, noise from stationary or small, localized sources, commonly referred to as “point sources,” may attenuate at a rate of 6 dBA for each doubling of distance. This attenuation is referred to as the inverse square law. For example, if a point source emits a noise level of 80 dBA at a reference distance of 50 feet its noise level would be approximately 74 dBA at a distance of 100 feet, 68 dBA at a distance of 200 feet, etc. Noise emitted by “line” sources, such as highways, attenuates at the rate of 3 dBA for each doubling of distance.[30]

[30] California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, April 2020.

Factors such as ground absorption and atmospheric effects may also affect the propagation of noise. In particular, ground attenuation by non-reflective surfaces such as soft dirt or grass may contribute to increased attenuation rates of up to an additional 8 to 10 dBA per doubling of distance.

Noise is most audible when traveling by direct line of sight, an unobstructed visual path between a noise source and a receiver. Barriers that break the line of sight between noise sources and receivers, such as walls and buildings, can greatly reduce source noise levels by allowing noise to reach receivers by diffraction only. Barriers can reduce source noise levels by up to 20 dBA, though it is generally infeasible for temporary barriers to reduce source noise levels by more than 15 dBA. In cases where the noise path from source to receiver is direct but grazes the top of a barrier, noise attenuation of up to 5 dBA may still occur.

GROUNDBORNE VIBRATION FUNDAMENTALS

Vibration is an oscillatory motion that can be described in terms of displacement, velocity, and acceleration.[31] Unlike noise, vibration is not a common environmental issue, as it is unusual for vibration from vehicle sources to be perceptible. Common sources of vibration may include trains, construction activities, and certain industrial operations.

Peak Particle Velocity

Peak Particle Velocity (PPV) is commonly used to describe and quantify vibration impacts to buildings and other structures. PPV levels represent the maximum instantaneous peak of a vibration signal and are generally measured in inches per second (in/sec).

Effects of Vibration

High levels of vibration may cause damage to buildings or even physical personal injury. However, vibration levels rarely affect human health outside the personal operation of certain construction equipment or industrial tools. Instead, most people consider environmental vibration to be an annoyance that may affect concentration or disturb sleep. Background vibration in residential areas is usually not perceptible, and perceptible indoor vibrations are generally caused by sources within buildings themselves, such as slamming doors or heavy footsteps. Vibration from traffic on smooth roadways is rarely perceptible, even from larger vehicles such as buses or trucks.[32] The threshold of human perception of vibration is approximately 0.01-0.02 in/sec PPV.

EXISTING NOISE ENVIRONMENT

Noise Measurements

Noise measurements were obtained at multiple locations near the Project site to aid in the characterization of noise conditions surrounding the Project and nearby sensitive receptors. The

[31] Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018.
[32] California Department of Transportation, *Transportation and Construction Vibration Guidance Manual*, April 2020.

measured noise levels are shown in Table 4.13-1, *Short-Term Noise Measurement Data*. As indicated in Table 4.13-1, ambient noise levels range between 51.6 and 64.6 dBA Leq. At all locations, the primary source of noise was vehicular traffic along Enterprise and Aliso Creek Road. Based on the three long-term noise measurements taken at the intersection of Enterprise and Town Center (noise measurements No. 6-8), it is estimated that 24-hour noise levels near the Project Site are approximately 58.4 dBA Ldn.[33]

Table 4.13-1
Short-Term Noise Measurement Data

Noise Measurement Location	Duration	Sound Level (dBA Leq)
1. Near intersection of Aliso Creek Rd. and Enterprise	2:26 p.m. – 2:41 p.m.	64.6
2. Enterprise, near Vantis Drive	3:06 p.m. – 3:21 p.m.	64.3
3. Vantis Residences, facing Project Site	3:00 – 3:15 p.m.	51.6
4. Near 101 Summit Office Park	3:30 p.m. – 3:45 p.m.	57.8
5. Near Commons at Aliso Viejo – Outdoor Restaurant Seating	4:04 p.m. – 4:19 p.m.	61.6
6. Intersection of Enterprise and Town Center	1:47 p.m. – 2:47 p.m.	59.3
7. Intersection of Enterprise and Town Center	4:21 p.m. – 5:21 p.m.	59.2
8. Intersection of Enterprise and Town Center	12:15 a.m. – 12:45 a.m.	51.7
Source: Noah Tanski Environmental Consulting, *Noise and Vibration Modeling Results*, 2022, 2024.		

Sensitive Receptors

Noise exposure standards and guidelines for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Residences, hospitals, schools, guest lodging, libraries, and churches are treated as the most sensitive to noise intrusion and therefore have more stringent noise exposure targets than do other uses, such as manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. Noise-sensitive receptors in the vicinity of the Project site include the Vantis Residences, a collection of multi-family residential properties located approximately 350 feet west of the Project site, across Enterprise; and the St. Moritz Resort Apartments, a multi-family residential complex located over 500 feet east of the Project site, across Aliso Creek Road.

REGULATORY FRAMEWORK

Aliso Viejo General Plan

Applicable policies and standards governing noise in the City are set forth in the Aliso Viejo General Plan Noise Element. General Plan Noise Element Table N-1 contains residential noise standards that summarize maximum acceptable noise levels as measured from any residential property in the City. General Plan Noise Element Table N-2 contains a “Noise/Land Use Compatibility Matrix” that defines the City’s noise

[33] 24-hour Ldn was estimated based on guidelines contained in Appendix E of the Federal Transit Administration’s *Transit Noise and Vibration Impact Assessment Manual* (September 2018).

standards for land use compatibility in the planning process. The Noise Element instructs that land uses should be evaluated using the standards shown in Table N-2 to ensure that proposed land uses do not adversely impact existing noise environments. In addition to these noise standards, the Noise Element outlines goals and policies to address potential noise impacts. It should be noted that the Noise Element summarizes the City's residential noise ordinance standards that were in place at the time of its adoption, but the City's residential and other noise ordinance standards have since been updated in the City's Municipal Code.

The Noise Element identifies "noise sensitive land uses" and "sensitive receptors" as sites that include, but not limited to, residences, schools, hospitals, religious meetings, and recreational areas.

City of Aliso Viejo Municipal Code

AVMC Chapter 8.12, *Noise Control*, establishes noise standards to protect the health, safety, welfare, and living/working environments in the City. AVMC Section 8.12.050, *Exterior Noise Standards*, establishes exterior noise standards for residential and nonresidential land uses. These standards are shown in Table 4.13-2, *City of Aliso Viejo Exterior Noise Standards*.

Table 4.13-2
City of Aliso Viejo Exterior Noise Standards

Land Use	Noise Level	Time Period
Residential Exterior Noise Standards		
Density of less than 10 DU/acre	50 dBA	7:00 AM – 10:00 PM
	45 dBA	10:00 PM – 7:00 AM
Density of more than 10 DU/acre	55 dBA	7:00 AM – 10:00 PM
	50 dBA	10:00 PM – 7:00 AM
Nonresidential Exterior Noise Standards		
Commercial	65 dBA	7:00 AM – 10:00 PM
	60 dBA	10:00 PM – 7:00 AM
Manufacturing/Industrial	70 dBA	24 hours per day
Source: AVMC Section 8.12.050, *Exterior Noise Standards*. Note: DU = dwelling unit		

Section 8.12.050(C) establishes how these noise standards are to be applied by stating that noise levels shall not exceed:

- The noise standard for a cumulative period of more than 30 minutes in any hour.
- The noise standard plus five dB(A) for a cumulative period of more than 15 minutes in any hour.
- The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour.
- The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour.
- The noise standard plus 20 dB(A) for any period of time.
- In the event the ambient noise level exceeds any of the applicable standards when the source of the noise is not operating, the ambient noise level shall become the standard.

AVMC Section 8.12.060, *Interior Noise Standards*, establishes interior noise standards for residential property within the City. Per Section 8.12.060, for all residential properties, the interior noise standard is

55 dBA between the hours of 7:00 AM to 10:00 PM; and 45 dBA between the hours of 10:00 PM and 7:00 AM. AVMC Section 8.12.060(B) establishes that noise levels shall not exceed:

- The interior noise standard for a cumulative period of more than five minutes in any hour.
- The interior noise standard plus five dBA for a cumulative period of more than one minute in any hour.
- The interior noise standard plus 10 dBA for any period of time.

AVMC Section 8.12.060(C) further states that in the event the ambient noise level exceeds either of the first two noise level categories above, the cumulative period applicable to the category shall be increased to reflect the ambient noise level. In the event the ambient noise level exceeds the third noise limit category, the maximum allowable noise level under that category shall be increased to reflect the maximum ambient noise level.

AVMC Section 8.12.070, *Exemptions*, establishes a list of activities that the AVMC considers exempt from the provisions of the City's noise ordinance. Exempt activities include:

- 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 PM and 7:00 AM on weekdays, 8:00 PM and 8:00 AM on Saturday, or at any time on Sunday or a federal holiday.
- Noise sources associated with the maintenance of real property, provided the activities take place between the hours of 7:00 AM and 8:00 PM on any day except Sunday or a federal holiday, or between the hours of 9:00 AM and 8:00 PM on Sunday or a federal holiday.
- Any activity to the extent regulation thereof has been preempted by state or federal law.
- Noise sources associated with solid waste collection and removal, provided such activities take place between 7:00 AM and 6:00 PM Monday through Friday where audible in residential areas; or between 7:00 AM and 6:00 PM on Saturdays where audible in residential areas; or between 5:00 AM and 9:00 PM any day where such activity is not audible in residential areas; or as otherwise provided in an approved franchise agreement between a waste hauler and the City.

THRESHOLDS OF SIGNIFICANCE

Construction Noise Threshold

For the purposes of this analysis, a significant impact would occur if construction activities would generate a substantial temporary 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. The City has not adopted construction-related noise thresholds of significance for CEQA consideration. The Project's construction noise impact would be considered significant if any of the following were to occur:

- Construction activities occurring between 7:00 AM and 8:00 PM on weekdays, or between the hours of 8:00 AM and 8:00 PM on Saturday (excluding federal holidays), would cause existing ambient exterior noise levels at a noise-sensitive use to increase by greater than 5 dBA Leq. The averaging period shall be equivalent to the duration of a single workday, from start to finish of that day's construction activities.

- Construction activities occurring outside the hours of 7:00 AM and 8:00 AM on weekdays, outside the hours of 8:00 AM and 8:00 PM on Saturday, or on any federal holiday would exceed the City's exterior noise standards (AVMC Section 8.12.050) and interior noise standards (AVMC Section 8.12.060).

Operational Noise Threshold

For purposes of this analysis, a significant impact would occur if on- or off-site noise sources associated with the Project would generate a substantial permanent increase in ambient noise levels surrounding the proposed Project and any nearby land uses. The City has not adopted operations-related thresholds of significance for CEQA consideration. The Aliso Viejo General Plan instructs that noise impacts from proposed land uses should be assessed utilizing the Noise/Land Use Compatibility Matrix (Noise Element Table N-2), but it does not contain instructions on how these standards may be applied to analysis under CEQA.

The exterior and interior noise standards set forth by AVMC Section 8.12.050 and Section 8.12.060 would apply to the Project's operational noise sources that have not been exempted by Section 8.12.070. From a CEQA standpoint, this regulatory framework does not adequately meet the requirements of a threshold by which a determination of significance may be evaluated. As such, the following criteria to determine significance have been adopted in consideration of the City's General Plan and AVMC noise standards. The Project's operational noise impact would be considered significant if any of the following were to occur:

- Project operations would cause ambient noise levels at sensitive receptors to increase by 3 dBA CNEL or more to or within "normally unacceptable" or "clearly unacceptable" noise and land use compatibility categories, as defined by the City's Noise/Land Use Compatibility Matrix (Noise Element Table N-2).
- Project operations would cause any 5 dBA CNEL or greater noise increase to a noise-sensitive receptor.
- Project operations would exceed the City's noise ordinance standards as set forth by AVMC Section 8.12.050 and Section 8.12.060.

As a 3 dBA increase represents a barely noticeable change in noise level, this threshold considers any increase in ambient noise levels to or within a land use's "normally unacceptable" or "clearly unacceptable" noise/land use compatibility categories to be significant so long as the noise level increase can be considered barely perceptible when averaged over a daily period. For instance, when the noise level increase would not necessarily result in "normally unacceptable" or "clearly unacceptable" noise/land use compatibility, a readily noticeable 5 dBA CNEL increase would still be considered significant. Increases less than 3 dBA CNEL are unlikely to result in noticeably louder ambient noise conditions and would therefore be considered less than significant. The third criterion also considers any exceedance of the City's noise ordinance standards to constitute a significant impact.

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?

Less Than Significant Impact.

Construction Noise

On-site Construction Activities

The Project's construction phase would generate noise during the approximately 29 months of grading, building construction, and other related construction activities. During all construction phases, noise-generating activities would be limited to hours between 7:00 AM and 8:00 PM on weekdays. The Project is anticipated to utilize a five-day work week, and work on the weekends and federal holidays would not occur. As a result, noise from the Project's construction activities would be exempt from the AVMC Section 8.12.050 and Section 8.12.060 noise standards.

The degree of construction noise may vary for different areas of the Project site and also vary depending on the construction activities. Noise levels associated with the construction would vary with the different phases of construction. Project-related construction activities would include demolition, grading, building construction, paving, architectural coating, and landscaping. Noise from grading activities is typically the foremost concern when evaluating a project's construction noise impact, as grading activities often require extensive use of heavy-duty, diesel-powered earthmoving equipment. Given this consideration, the following analysis assesses noise impacts that may result from the Project's grading phase.

Grading for the Project is estimated to last approximately three to four months. The majority of the Project's grading would be characterized by vehicles such as an excavator and loader working to level the site's foundation pad and excavate for any utility trenches or footings. As these vehicles perform work across the approximately 4.4-acre Project site, their construction noise levels at sensitive receptors would fluctuate depending on these vehicles' distances. Noise levels would be greater when vehicles are in proximity of sensitive receptors and lower when these vehicles are positioned farther away. Given this fact, the noise impact associated with the Project's grading activities has been evaluated by modeling the noise levels that would be associated with an excavator and a loader grading a half-acre parcel of land in proximity to sensitive land uses.

Table 4.13-3, *Average Construction Noise Level By Phase (dBA)*, shows the estimated noise increases that would result from the Project's grading activities at nearby sensitive receptors. As shown, noise increases at St. Moritz Resort Apartments and Vantis Residences would not exceed the 5 dBA Leq threshold of significance adopted by this analysis. As discussed, this analysis assesses the Project's "worst-case" construction phase. Other construction phases would not require the types of heavy-duty earthmoving equipment assumed by this grading phase scenario or would utilize heavy equipment on a more intermittent basis, and therefore would generate lesser noise impacts. Additionally, this is a conservative analysis as it assumes that two grading vehicles would spend an entire day operating within a small half-acre parcel in nearest proximity to receptors, despite the Project's 4.4-acre area. Therefore, over the course of the Project's grading phase, construction noise impacts are likely to be substantially lower than

what is estimated by this analysis. Based on the results shown in Table 4.13-3 and these additional considerations, the Project's construction noise impact would be less than significant.

Table 4.13-3
Average Construction Noise Level by Phase (dBA)

Receptor	Construction Noise Level (dBA Leq)	Existing Ambient Noise Level (dBA Leq)	New Noise Level (dBA Leq)	Increase
St. Moritz Resort Apartments	51.8	64.6	64.8	0.2
Vantis Residences	54.3	51.6	56.2	4.6
Source: Noah Tanski Environmental Consulting, *Noise and Vibration Modeling Results*, November 2022.				

Off-site Construction Activities

Trucks and other construction-related vehicles would access the Project site from roadways in the vicinity over the course of all construction phases. Based on construction activities, the Project's maximum construction truck trip generation is estimated to be no more than 40 vendor-related truck trips per hour.[34] This would have a marginal effect on roadside noise levels along Aliso Creek Road and other major thoroughfares that heavy-duty construction trucks would utilize to access the Project site. Based on the Project's proximity to SR-73, it is reasonably expected that the majority of construction trucks would utilize this highway to access the Project site, meaning that the majority of surface street travel by these trucks would be limited to Aliso Creek Road and a small segment of Enterprise to access the Project site.

According to the Federal Highway Administration (FHWA) Traffic Noise Model 2.5 modeling, a maximum of 40 truck trips per hour (20 inbound trips and 20 outbound trips) would generate roadside noise levels of 59.9 dBA Leq, as measured 75 feet from the roadway centerline. This approximates the distance of St. Moritz Resort Apartments from the segment of Aliso Creek Road that vendor trucks would utilize when accessing the Project site and SR-73. As shown in Table 4.13-3, field noise measurements indicate that existing daytime ambient noise levels at St. Moritz Resort Apartments are 64.6 dBA Leq. Thus, the increase in noise levels from Project construction trucks would not have a substantial effect on ambient noise levels at this receptor (no more than an approximate 1 dBA Leq increase during worst-case hours). Vantis Residences are located over 600 feet from the truck route and are unlikely to experience measurable noise increases from vendor or other construction truck trips.

On average, the Project's construction truck trip generation is anticipated to be significantly less than the 40 truck trips per hour worst-case scenario evaluated by this analysis, meaning that noise impacts would be significantly reduced. As a result, the Project's noise impact from off-site construction sources would be less than significant.

[34] Construction of the Project is estimated to generate a maximum 84 one-way vendor trips per day. Therefore, this analysis conservatively assumes a worst-case scenario in which approximately half of these trips occur during a single work hour.

Operational Noise

On-site Operational Noise

On-site operational noise associated with the proposed use would include residential and commercial activities, mechanical equipment (e.g., HVAC units), and auto-related activities (e.g., loading and unloading, parking). As described further below, the Project would not generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore, the Project's on-site operational noise impacts would be less than significant.

Mechanical Equipment. Given the relatively quiet operation of modern HVAC systems and existing ambient noise levels within the proximity of the Project site, the Project's HVAC systems are not anticipated to increase off-site ambient noise levels by a discernable degree. Most modern split-system residential HVAC systems generate noise levels below 60 dBA at 10 feet (exterior noise level). Thus, even when assuming the continuous 24-hour operation of many HVAC units at once, noise levels at Vantis Residences would be below 38 dBA Leq and 45 dBA CNEL; and noise levels at St. Moritz Resort Apartments would be below 34 dBA Leq and 41 dBA CNEL.[35] These noise levels are below the AVMC's minimum 45 dBA Leq exterior and interior noise standards for residential uses. As such, mechanical equipment noise from the Project's HVAC systems would not result in audible noise increases at nearby sensitive receptor locations, including Vantis Residences and St. Moritz Resort Apartments.

At the nearest surrounding commercial uses, that are over 80 feet from the Project site, noise from the Project's HVAC systems would be below 52 dBA Leq, which is below the AVMC's minimum 60 dBA Leq exterior noise standard for commercial uses.

An additional consideration is the fact that many surrounding land uses (both commercial and residential uses) also contain rooftop-mounted HVAC equipment. For example, Vantis Residences is a similar multi-family development that contains over 400 dwelling units. Noise from Vantis Residences' HVAC equipment was not audible at the time of the field noise measurement studies, most likely due to the presence of elevated ambient noise levels in the area surrounding the Project and receptors.

Other mechanical equipment associated with the proposed Project includes filtering and pumping equipment for the Project's proposed pool. This equipment would be enclosed in mechanical rooms located within the Project building and would not be audible off-site or at any surrounding receptors.

Auto-Related Activities. The Project would include automobile parking spaces located in an eight-story parking structure with a subterranean parking garage. The parking structure would feature a wrap-around design (i.e., the mixed-use building would wrap around the majority of the parking structure) and help contain parking-related noises within the parking structure. This suggests that the Project's parking facilities and the intermittent noises associated with them (e.g., doors slamming, engine starting) would have a nominal effect on surrounding ambient noise levels. According to the Federal Transit Administration (FTA), a hypothetical facility with an hourly activity of 174 vehicles, equal to the Project's

[35] The calculations assume that 10 HVAC systems are operating continuously for 24-hours and are 400 feet from Vantis Residences and 600 feet from St. Moritz Resort Apartments.

maximum gross peak hour trip generation, would be expected to result in a noise level of 49 dBA Leq within a distance of 50 feet. At Vantis Residences, noise levels would be no greater than approximately 31 dBA Leq (hourly) and 32 dBA CNEL; at St. Moritz Resort Apartments, noise levels would be no greater than approximately 28 dBA Leq (hourly) and 30 dBA CNEL.[36] These noise levels are below the AVMC's minimum 45 dBA Leq exterior and interior noise standards for residential uses, though the AVMC does not apply to noise from vehicles, which is a matter pre-empted by State regulations. As such, auto-related activity noise from the Project's parking garage would not result in audible noise increases at nearby sensitive receptors, including Vantis Residences or St. Moritz Resort Apartments.

At the nearest surrounding commercial uses, that are over 80 feet from the Project's footprint, noise levels would be below 45 dBA Leq, which is below the AVMC's minimum 60 dBA Leq exterior noise standard for commercial uses (though as discussed above, the AVMC does not regulate noise from vehicles).

Amenity Space/Open Space. The primary source of noise associated with the Project's balconies and shared amenity areas would be speech/conversation from the residential uses. Vocal noise from speech and conversation averages between 55 and 67 dBA at a reference distance of one meter, in proportion to background noise levels.[37] Given the rapid attenuation of speech/conversation and the existing ambient noise levels in the Project vicinity, it is not anticipated that vocal noises from outdoor uses would be audible at sensitive receptors that are hundreds of feet from the Project site, let alone capable of causing or contributing to significant noise increases. Overall, reasonable use of the Project's exterior amenity spaces and other open spaces would not be expected to result in discernible noise increases at nearby sensitive receptors.

Commercial Uses. The Project's proposed ground-floor retail and dining services space would be oriented toward the center of the Project site's existing shopping center location and hundreds of feet from the nearest sensitive receptors. Reasonable use of the Project's retail and dining services space are not anticipated to result in substantial increases in surrounding exterior noise levels, and the Project's inclusion of these uses within the site of an existing commercial shopping center would not represent a substantial change to the environment. Additionally, no exterior amplified noise systems are proposed by the Project.

The noise levels detailed above demonstrate that the Project's on-site operational noise sources would have a nominal effect on surrounding noise levels. Worst-case noise levels at Vantis Residences would be no greater than approximately 45.2 dBA CNEL based on the combined influence of the Project's HVAC (45 dBA CNEL) and parking garage (32 dBA CNEL) noise levels. Worst-case noise levels at St. Moritz Resort Apartments would be no greater than approximately 41.3 dBA CNEL based on the combined influence of the Project's HVAC (41 dBA CNEL) and parking garage (30 dBA CNEL) noise levels. These noise levels are within the City's "Normally Acceptable" and "Conditionally Acceptable" criteria for residential noise levels,

[36] The calculations assume the same receptors distances as the previous HVAC-related analysis. CNEL calculations conservatively assume that the Project's garage would generate worst-case noise levels between 7:00 AM and 10:00 PM.
[37] United States Environmental Protection Agency, *Speech Levels in Various Noise Environments*, May 1977.

which range up to 70 dBA CNEL. Accordingly, the applicable threshold is whether the Project's on-site operational noise sources would increase 24-hour noise levels at Vantis Residences and St. Moritz Resort Apartments by greater than 5 dBA CNEL. Determining this impact first requires the estimation of CNEL noise levels at Vantis Residences and St. Moritz Resort Apartments. One helpful correlation is that CNEL noise levels are typically a few decibels below daytime noise levels in urbanized environments where traffic is the predominant source of ambient noise. At Vantis Residences, daytime ambient noise levels measured during off-peak traffic hours were 51.6 dBA Leq, suggesting that CNEL noise levels are approximately 48 dBA CNEL. When added to this figure, the Project's worst-case 45.2 dBA CNEL impact for this receptor demonstrates that the Project's on-site operational noise sources would not have the potential to increase ambient noise conditions at Vantis Residences by greater than approximately 1.8 dBA CNEL (48 dBA CNEL + 45.2 dBA CNEL = 49.8 dBA CNEL). At St. Moritz Resort Apartments, daytime ambient noise levels measured during off-peak traffic hours were 64.6 dBA Leq, suggesting that CNEL noise levels are approximately 61 dBA CNEL. When added to this figure, the Project's worst-case 41.3 dBA CNEL impact for this receptor demonstrates that the Project's on-site operational noise sources would not have the potential to increase ambient noise conditions at St. Moritz Resort Apartments by a measurable degree (the estimated increase would be less than a tenth of a decibel) (61 dBA CNEL + 41.3 dBA CNEL = approximately 61.0 dBA CNEL). These impacts are below the 5 dBA CNEL increase threshold of significance.

Overall, the Project would be located in an area with similar multi-family land uses, as well as other retail and dining services uses. The Project's consistency with surrounding land use types and patterns further supports the conclusion that it would not alter the noise environment of surrounding sensitive receptors by a substantial degree or the 5 dBA CNEL increase that would represent a significant impact. Given these considerations, the impact of on-site operational noise sources would be considered less than significant.

Off-Site Operational Noise

Typically, a 3 dBA CNEL increase in roadway noise levels (which is equivalent to the threshold of significance) requires an approximate doubling of traffic volume. Thus, if a project would not double the traffic volume of a roadway, then it would not result in 3 dBA CNEL or greater increases in that roadway's noise levels. On a typical weekday, the Project is estimated to result in a maximum of 166 new AM peak hour trips and 174 new PM peak hour trips. According to vehicle count data in the Project's traffic study, AM and PM peak-hour volumes along Aliso Creek Road are in excess of 2,000 trips per hour. The Project would result in no more than approximately 120 trips per hour along any segment of Aliso Creek Road. As such, the Project would not double the traffic volume of Aliso Creek Road, Enterprise, or any other roadway. Therefore, the increase in vehicle trips associated with the Project would have minimal noise impacts along Aliso Creek Road. Based on the traffic study, AM and PM peak-hour volumes along Enterprise are estimated to be in excess of 350 trips per hour. The Project is anticipated to result in no more than approximately 25 trips per hour along any segment of Enterprise and thus, the Project's impacts along this roadway would also be minimal. A similar scenario exists for all other roadways in the vicinity of the Project. The Project's traffic along these roadways would be below levels correlated with 3 dBA CNEL noise increases, and actual impacts would be fractions of a decibel. Therefore, the impact of the Project's off-site operational noise sources would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact.

Construction activities can produce vibration that may be felt by adjacent land uses. Construction of the Project would require a variety of large, steel-tracked earthmoving vehicles. According to the FTA, large bulldozers and similar heavy-equipment can generate groundborne vibration levels up to 0.089 in/sec PPV at a reference distance of 25 feet, which is perceptible, but below any risk to architectural damage. There are no buildings within 25 feet of the proposed Project, meaning that construction of the Project would not expose surrounding buildings to perceptible groundborne vibration levels. Thus, construction of the Project would not expose any surrounding buildings to perceptible or potentially damaging levels of groundborne vibration. The nearest retail/commercial buildings would be located nearly 100 feet south of the Project's construction footprint. At this distance, the Project's groundborne vibration levels from construction would be far-below levels associated with building damage for even the most sensitive and fragile historic structures, much less levels associated with building damage for the types of modern structures surrounding the project. At more distant structures, the Project's groundborne vibration levels would be even further reduced.

Project operational activities would not contain any significant stationary sources of groundborne vibration, such as heavy equipment or industrial operations. The Project's related vehicle travel would not be considered a significant source of vibration, as vehicle travel rarely generates perceptible groundborne vibration. Therefore, potential groundborne vibration impacts related to construction and operation of the proposed Project would be less than significant.

Mitigation Measures: No mitigation measures are required.

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 Project site is not located within an airport land use plan; is not located within the vicinity of a private airstrip; and is not located within two miles of a public airport or public use airport. The closest airport to the Project site is John Wayne Airport, located approximately 10 miles northwest of the Project site. Thus, the Project would not expose people residing or working in the Project site area to excessive noise levels and no impact would occur.

Mitigation Measures: No mitigation measures are required.

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4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?			X	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

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 Project site is currently developed and located within an urbanized area. The Project proposes to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. The 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.

As of January 2023, the City of Aliso Viejo had a population of 50,766 persons.[38] The Aliso Viejo General Plan FEIR anticipates a population of 48,071 persons at buildout. The buildout population identified in the General Plan FEIR has already been exceeded. The Project involves the development of 343 residential units, which would induce direct population growth in the City. Based on the 2023 California Department of Finance estimated household size of 2.58 persons per household, [39] the Project's forecast population growth is approximately 885 persons. The Project's forecast population growth would increase the City's existing population by approximately 1.7 percent to 51,651 persons.

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

[38] California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023*, May 2023.
[39] California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023*, May 2023.

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 2020 RTP/SCS provides population, household, and employment projection estimates in five-year increments through 2045. Based on the 2020 RTP/SCS, SCAG's growth forecasts for Aliso Viejo estimates population of 52,700, 19,700 households, and 24,200 employees for the year 2045.[40] Since initiation of the analysis presented in this Initial Study, SCAG adopted Connect SoCal 2024 (2024–2050 RTP/SCS). The 2024 RTP/SCS provides household and employment projection estimates in five-year increments through 2050. For the 2024 RTP/SCS, SCAG's growth forecasts for Aliso Viejo estimates 20,400 households and 24,600 employees for the year 2050.[41] Additionally, 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.[42] Using the 2050 Orange County population to housing ratio of 2.745, Aliso Viejo is projected to have a population of approximately 56,000 for the year 2050. As such, the Project would not exceed SCAG's growth projections for the City.

SCAG's socio-economic estimates and projections are used by federal and State mandated long-range planning efforts such as the Regional Housing Needs Assessment (RHNA), which quantifies the need for housing within each jurisdiction during specified planning periods. In 2021, SCAG adopted the 6th Cycle Final RHNA Allocation Plan, which assigns a share of the region's future housing need to each jurisdiction in the SCAG region. Aliso Viejo's share of the region's new housing need for the 6th cycle (2021-2029) Housing Element is 1,195 units.[43]

The Project site is designated High Density Residential/Town Center Commercial and Open Space. In addition, the General Plan Land Use Element identifies the Project site as being located within the Enterprise/Aliso Creek Community Benefit Overlay (CBO) Area. Within these areas, alternative land uses may be permitted pursuant to execution of a development agreement. Residential and employment-generating uses have been anticipated at the site by the General Plan, including the Land Use Element and Land Use Policy Map. In addition, the General Plan 6th Cycle (2021-2029) Housing Element identifies The Commons Specific Plan Area as accommodating 362 housing units.[44] As such, the population growth resulting from residential uses associated with the Project would be within the anticipated growth for the City.

In addition to residential uses, the Project proposes employment-generating uses. Construction activities associated with the Project would create temporary construction-related jobs. However, these jobs are anticipated to be filled by construction workers already living in the community and surrounding areas

[40] Southern California Association of Governments, *Connect SoCal 2020: Demographics and Growth Forecast Technical Report*, September 3, 2020.
[41] Southern California Association of Governments, *Connect SoCal 2024: Demographics and Growth Forecast Technical Report*, April 4, 2024.
[42] Southern California Association of Governments, *Connect SoCal 2024: Demographics and Growth Forecast Technical Report*, April 4, 2024. Page 37.
[43] Southern California Association of Governments, *SCAG 6th Cycle Final RHNA Allocation Plan*, July 1, 2021.
[44] City of Aliso Viejo, *Housing Plan*, adopted June 7, 2023. Table CP-34.

and would not require workers to permanently relocate to the City. Further, operational activities associated with the proposed use (retail and service use) typically do not provide employment opportunities that involve substantial numbers of people needing to permanently locate to fill the positions, but would rather provide employment opportunities to people within the local community and surrounding areas. It should also be noted that estimating the number of future employees who would choose to relocate to the City would be highly speculative since many factors influence personal housing location decisions (i.e., family income levels and the cost and availability of suitable housing in the local area). Using Orange County Transportation Analysis Model's employment estimation of 2.5 employees per 1,000 square feet of retail, the Project would employ approximately 43 people.[45] Assuming 43 new employees (and their families) relocate to the City, employment-generating uses associated with Project implementation could result in a potential population increase of approximately 111 persons (based on the 2023 California Department of Finance estimated household size of 2.58 persons per household). This is a conservative assumption, as it assumes all employees would relocate to the City along with their families, instead of the more likely scenario of existing Aliso Viejo or other nearby residents filling some of the new employment opportunities.

The Project would be within the population growth projections anticipated and planned for by local and regional planning documents, including the Aliso Viejo General Plan, SCAG 2024 RTP/SCS, and the SCAG 6th Cycle Final RHNA Allocation Plan, and would not induce substantial unplanned population growth in the area; therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

No Impact. As described above, the Project site is currently developed with surface parking, landscaping, and improvements. The Project site does not contain housing. Therefore, the proposed Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Thus, no impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

[45] Orange County Transportation Authority, *Orange County Subarea Modeling Guidelines Manual*, October 2020.

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4.15 Public Services

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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:				
1) Fire protection?			X	
2) Police protection?			X	
3) Schools?			X	
4) Parks?			X	
5) Other public facilities?			X	

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

1) Fire protection?

Less Than Significant Impact. The Orange County Fire Authority (OCFA) provides fire protection and emergency services throughout the City, including the Project site.[46] The nearest OCFA fire station to the Project site is Station 57, located at 57 Journey, approximately 0.5-mile south of the Project site.

The Project proposes to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. The Project site would be accessible to emergency vehicles from two existing driveways, which would provide access from Town Center via Enterprise to the southeast of the site and from Aliso Creek Road to the east. An existing fire hydrant within the southeastern portion of the Project site would

[46] City of Aliso Viejo, *Fire Authority,* https://avcity.org/198/Fire-Authority, accessed March 22, 2024.

be removed. A total of three new fire hydrants and two DCDAs would be installed along the northern and eastern perimeters of the Project site and would connect to existing water lines.

As discussed in Section 4.14, the Project's 343 residential units would induce direct population growth in the City. Based on the 2023 California Department of Finance estimated household size of 2.58 persons per household,[47] the Project's forecast population growth is approximately 885 persons. In addition, the Project proposes employment-generating uses. As discussed in Section 4.14, the Project is anticipated to employ approximately 43 people. Conservatively assuming 43 new employees (and their families) relocate to the City, employment-generating uses associated with Project implementation could result in a potential population increase of approximately 111 persons (based on the 2023 California Department of Finance estimated household size of 2.58 persons per household).

Fire protection and emergency service by the OCFA is currently provided to The Commons at Aliso Viejo Town Center under existing conditions. The proposed residential and employment-generating uses at the Project site would be expected to incrementally increase the demand for fire protection and emergency medical services to the site relative to existing conditions. However, as discussed in Section 4.14, residential and employment-generating uses have been anticipated at the Project site by the General Plan and the Project would be within the population growth projections anticipated and planned for by local and regional planning documents, including the Aliso Viejo General Plan, SCAG 2024 RTP/SCS, and the SCAG 6th Cycle Final RHNA Allocation Plan. Therefore, as the Project would not induce substantial unplanned population growth in the area, it is expected that the population and employment growth associated with the Project would be adequately served by the OCFA and the 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 Project would be required to comply with the California Fire Code, as amended, in accordance with AVMC Chapter 13.04, *2022 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 site. Implementation of City requirements, including compliance with the California Fire Code, and approval of site plans by OCFA would further reduce potential impacts concerning fire protection services. As such, impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

2) Police protection?

Less Than Significant Impact. The Orange County Sheriff Department (OCSD) provides police protection throughout the City, including the Project site.[48] The nearest OCSD station is located at 12 Journey, approximately 0.7-mile southwest of the Project site.

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[47] California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023*, May 2023.
[48] City of Aliso Viejo, *Police Services,* https://avcity.org/212/Police-Services, accessed March 22, 2024.

As described above, the Project proposes to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial uses. Police protection service to the Project site by OCSD occurs under existing conditions. While the Project would introduce approximately 885 residents and 43 employees to the Project site, residential and employment-generating uses have been anticipated at the Project site by the General Plan and the Project would be within the population growth projections anticipated and planned for by local and regional planning documents, including the Aliso Viejo General Plan, SCAG 2024 RTP/SCS, and the SCAG 6th Cycle Final RHNA Allocation Plan. Therefore, as the Project would not induce substantial unplanned population growth in the area, it is expected that the population and employment growth associated with the Project would be adequately served by OCSD and the Project would not create a need for new or physically altered police facilities to maintain acceptable service ratios, response times, or other performance objectives.

Further, the Project would be required to comply with the City's crime prevention through environmental design (CPTED) requirements in accordance with AVMC Section 15.50.020, *CPTED Safety Requirements*. Prior to issuance of a building permit, OCSD would review the Project plans to ensure the Project adheres to all applicable security requirements. 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 in this regard.

Mitigation Measures: No mitigation measures are required.

3) Schools?

Less than Significant Impact. According to The Commons Specific Plan, the Project site is located within the boundaries of the Capistrano Unified School District (CUSD). The closest elementary school to the Project site is Oak Grove Elementary School, which is located approximately 0.5-mile southwest of the Project site. The closest middle school to the Project site is Don Juan Avila Middle School, which is located approximately 0.3-mile northwest of the Project site. The closest high school to the Project site is Aliso Niguel High School, which is located approximately 1.1 miles south of the Project site.

The Project proposes to construct a mixed-use development that consists of 343 residential units, which may result in new school-aged children attending schools within CUSD. The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed. Table 4.15-1, *Estimated Students Generated by Proposed Project*, provides the estimated number of students generated by the proposed Project.

Table 4.15-1
Estimated Students Generated by Proposed Project

Grade Level	Student Generation Rate	Number of Housing Units/Employees	Number of Students[1]
Multi-Family Housing Units			
TK-5[2]	--	--	--
6-12	0.039	343	14
Employees			
All	0.00255	43	1
Total			**15**

Source: King Consulting, *Developer Fee Justification Study, Capistrano Unified School District*, May 2022.
Note:
1. Number of students is rounded up to the nearest whole number.
2. CUSD's student generation rates are calculated for 6th through 12th grade students per unit. Student generation rates for transitional kindergarten (TK) through 5th grade students are not calculated since the CUSD has capacity to house these students in its existing facilities.

As shown, the Project is anticipated to generate approximately 15 students. The 2022 Developer Fee Justification Study conducted by CUSD concluded that while there is capacity for students in grades transitional kindergarten (TK) through grade five, student capacity at the CUSD is currently exceeded for grades six through 12.[49] However, the Project would be subject to payment of school impact fees in accordance with Senate Bill 50 (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…" 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. With payment of the fees, potential impacts to schools would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Parks?

Less Than Significant Impact. As previously stated, the Project proposes to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial use, which would generate approximately 885 residents and 43 employees to the Project site. Conservatively assuming the 43 new employees (and their families) relocate to the City, employment-generating uses associated with Project implementation could result in a potential population increase of approximately 111 persons (based on the 2023 California Department of Finance estimated household size of 2.58 persons per household); refer to Section 4.14, *Population and Housing*. Based on the City's requirement of 5.0 acres of park area per 1,000 persons, the Project would result in the need for approximately 4.98-acres of usable park area.

[49] King Consulting, *Developer Fee Justification Study, Capistrano Unified School District*, May 2022.

Although Project residents would potentially use public parks, implementation of the Project would not require new or physically altered park facilities, the construction of which could cause significant environmental impacts. The Project would provide amenities to residents that would partially offset impacts to parks facilities. These amenities include three outdoor courtyards, two outdoor roof decks located on the sixth floor with residential amenities that include seating areas, fire pits, and barbeques, and access to a 28,437-square-foot rooftop deck on the eighth level consisting of residential amenities, including an approximately 5,271-square-foot clubhouse and corresponding patio with seating and fire pit tables, an outdoor fitness patio, a covered outdoor bar and seating areas, and an outdoor recreation area with pool and spa. The potential environmental effects associated with construction of the proposed Project, including the proposed amenities have been analyzed throughout this Initial Study, and impacts have been determined to be less than significant with compliance with regulatory requirements and implementation of mitigation measures.

In addition to the provision of on-site residential amenities, the Project Applicant would be required to pay all public benefits fees in accordance with the Development Agreement. Specifically, the Project Applicant would provide an upfront cash payment to fund City services, including parks and recreation facilities, payable prior to the issuance of building permits, with the remainder due prior to the receipt of the Certificate of Occupancy for the Project, as specified in the Development Agreement. With the provision of on-site amenities and the payment of public benefits fees in accordance with the Development Agreement impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

5) Other public facilities?

Less Than Significant Impact. Orange County provides a range of library, cultural facilities, and recreation services to County residents, including residents of Aliso Viejo. The nearest Orange County Public Library branch to the Project site is located at 1 Journey, approximately 0.6-mile south of the site.

The forecast population growth associated with the Project would incrementally increase the demand for County library services. As part of its Strategic Plan, the County supports the library system by identifying funding opportunities to extend programs and services at all County libraries, including the Aliso Viejo branch. Although the Project would increase demand for library services, the Project would be within the population growth projections anticipated and planned for by local and regional planning documents, including the Aliso Viejo General Plan, SCAG 2024 RTP/SCS, and the SCAG 6th Cycle Final RHNA Allocation Plan. Therefore, as the Project would not induce substantial unplanned population growth in the area, it is expected that the population growth associated with the Project would not create a need for new or physically altered public facilities, such as the County library, to maintain acceptable service ratios, response times, or other performance objectives. Impacts to library services and other public facilities would be less than significant.

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4.16 Recreation

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
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?			X	

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?

Less Than Significant Impact. Refer to Response to 4.15(a)(4). The proposed residential and employment-generating uses at the Project site would be expected to incrementally increase the use of neighborhood and regional parks and recreational facilities relative to existing conditions. The additional use would further contribute to the need for maintenance and improvements. However, as discussed in Section 4.14, residential and employment-generating uses have been anticipated at the Project site by the General Plan and the Project would be within the population growth projections anticipated and planned for by local and regional planning documents, including the Aliso Viejo General Plan, SCAG 2024 RTP/SCS, and the SCAG 6th Cycle Final RHNA Allocation Plan. Therefore, as the Project would not induce substantial unplanned population growth in the area, it is expected that the population growth associated with the Project would not increase the use of exiting neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

The Project includes on-site recreational amenities as part of the proposed development. These amenities include three outdoor courtyards, two outdoor roof decks located on the sixth floor with residential amenities that include seating areas, fire pits, and barbeques, and access to a 28,437-square-foot rooftop deck on the eighth level consisting of residential amenities, including an approximately 5,271-square-foot clubhouse and corresponding patio with seating and fire pit tables, an outdoor fitness patio, a covered outdoor bar and seating areas, and an outdoor recreation area with pool and spa. The potential environmental effects associated with construction of the proposed Project, including the proposed amenities have been analyzed throughout this Initial Study, and impacts have been determined to be less than significant with compliance with regulatory requirements and implementation of mitigation

measures. It is expected that these on-site recreational amenities would reduce the demand on neighborhood and regional parks and recreation facilities, reducing the Project's contribution to the deterioration of existing parks and recreational facilities. In addition, the Project Applicant would be required to pay all public benefits fees in accordance with the Development Agreement, which would offset impacts to parks and recreation facilities. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

4.17 Transportation

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
d. Result in inadequate emergency access?			X	

This section is based in part on the *Revised Vehicle Miles Traveled (VMT) Analysis for the proposed 26501 Aliso Creek Road Project, Aliso Viejo* (VMT Memo), prepared by Linscott, Law & Greenspan, Engineers, dated December 4, 2023 and included in its entirety as Appendix H, VMT Memo.

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact.

Transit Facilities

Public transportation services within the Project site and surrounding area are provided by Orange County Transportation Authority (OCTA). Bus Route 87 provides service from Rancho Santa Margarita to Laguna Niguel via Alicia Parkway; a bus stop is located at the intersection of Alicia Parkway and Pacific Park Drive, approximately 0.8-mile east of the Project site.[50] Bus Route 90 provides service from Tustin to Dana Point via Moulton Parkway; a bus stop is located at the intersection of Moulton Parkway and Oso Parkway, approximately 1.4 miles east of the Project site. The Project site is also within the service area of OC Flex, OCTA's pilot program offering on-demand, curb-to-curb shuttle service seven days a week.[51] The Project would introduce residential and employment-generating uses to the Project site, further supporting the use of transit within the area. As there are no existing or planned transit facilities adjacent to the Project

[50] Orange County Transportation Authority, *Bus Book*, February 11, 2024.
[51] Orange County Transportation Authority, OC Flex Service Area, https://www.octa.net/getting-around/bus/oc-flex/service-area/, accessed April 23, 2024.

site, Project implementation would not conflict with a program plan, ordinance, or policy addressing transit.

Roadway Facilities

Two driveways provide access to the larger commercial center, including the Project site. One driveway provides access from Town Center via Enterprise to the southeast of the site; a second driveway provides access via Aliso Creek Road to the east. The Project does not propose any modifications to Town Center, Enterprise, or Aliso Creek Road. Similar to existing conditions, the Project site would continue to be accessed from the two existing driveways. Roadway facilities would continue to serve the Project site and surrounding development. Thus, the Project would not conflict with a program plan, ordinance, or policy addressing roadway facilities.

Bicycle Facilities

There are no existing bicycle facilities located within the segments of Town Center, Enterprise, or Aliso Creek Road adjacent to the Project site. The Aliso Viejo General Plan Circulation Element (Figure C-2) identifies existing bicycle facilities within Aliso Viejo as indicated on the OCTA 2001 Commuter Bikeways Strategic Plan. According to the more recently updated OCTA 2009 Commuter Bikeways Strategic Plan (Map 1.1), the segment of Aliso Creek Road that is adjacent to the Project site is a Class II Proposed bicycle facility.[52] The Project does not involve modifications to Aliso Creek Road and thus, would not conflict with a program plan, ordinance, or policy addressing bicycle facilities.

Pedestrian Facilities

Pedestrian facilities are currently provided along Town Center, Enterprise, and Aliso Creek Road, adjacent to the Project site. As discussed above, the Project would provide enhanced pedestrian access to the Project site from a pedestrian walkway along Town Center and from three outdoor staircases providing access from Enterprise. The Project would also provide enhanced landscaping and trees along Town Center and Enterprise. Thus, the Project would not conflict with a program, plan, ordinance or policy addressing pedestrian facilities and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact.

Background

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-

[52] Orange County Transportation Authority, *2009 OCTA Commuter Bikeways Strategic Plan*, May 2009.

trip) travel and is often estimated for a typical weekday for the purposes of measuring transportation impacts.

In September 2013, Senate Bill (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.

Project Screening Criteria

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. 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 Project would be "screened" from requiring a detailed VMT analysis, either in its entirety or partially based on individual land uses.

Criterion 1: Transit Priority Area (TPA) Screening. The AVTIG states that projects located within a TPA may be presumed to have a less than significant impact absent substantial evidence to the contrary. A TPA is defined as a half-mile area around an existing major transit stop or an existing stop along a high-quality transit corridor. A "Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. "A high-quality transit corridor" means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Based on a review of transit and bus routes in the City, there are no TPAs within the City and thus, the Project cannot be screened from needing to prepare a detailed VMT analysis based on the TPA Screening criteria.

Criterion 2: Low VMT Area Screening. The AVTIG states that residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area.

To identify if the project is in a low VMT-generating area, Appendix A of the AVTIG provides a map of low VMT-generating zones in Aliso Viejo as compared to the County. Additionally, the project must be consistent with the existing land use within that Transportation Analysis Zone, and through the use professional judgment, determined that there is nothing unique about the project that would otherwise be misrepresented by using the data from the travel demand model.

Based on a review of Appendix A of the AVTIG, the Project is not located within a low VMT-generating area and hence, the Project cannot be screened from needing to prepare a detailed VMT analysis based on this screening criteria.

Criterion 3: Project Type Screening. The AVTIG states that local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. The following uses can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

- Local-serving K-12 schools;
- Local parks;
- Daycare centers;
- Local-serving retail uses less than 50,000 square feet, including:
    - Gas stations;
    - Banks;
    - Restaurants;
    - Shopping Center;
- Local-serving hotels (e.g., non-destination hotels);
- Student housing projects on or adjacent to college campuses;
- Local-serving assembly uses (places of worship, community organizations);
- Community institutions (public libraries, fire stations, local government);
- Local-serving community colleges that are consistent with the assumptions noted in RTP/SCS;
- Affordable or supportive housing;
- Assisted living facilities;
- Senior housing (as defined by the US. Department of Housing and Urban Development);
- Projects generating less than 110 daily vehicle trips;[53]
    - This generally corresponds to the following "typical" development potentials:
        - 11 single family housing units;
        - 16 multi-family, condominiums, or townhouse housing units;
        - 10,000 square feet (sf) of office;
        - 15,000 sf of light industrial;[54]
        - 63,000 sf of warehousing;

[53] The threshold ties directly to the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) and notes that CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area (CEQA Guidelines, § 15301, subd. (e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (e.g., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-240 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

[54] Threshold may be higher depending on the tenant and the use of the site. This number was estimated using rates from ITE's Trip Generation Manual.

        - 79,000 sf of high cube transload and short-term storage warehouse; and
- Other local-serving projects as approved by the Planning Manager and Director of Community Development.

Based on the above, the commercial component of the Project can be screened from needing to prepare a detailed VMT analysis since the commercial use is local-serving and is less than 50,000 square feet. However, the residential component of the Project cannot be screened since the residential component is not listed in any of the above categories and thus, has been further evaluated by applying the City's required methodology for VMT impact analysis, as discussed below.

VMT Analysis Methodology

As required by the AVTIG, projects that are not screened through the methods described above shall complete a full VMT analysis and forecasting using the *Orange County Transportation Analysis Model* (OCTAM) to determine if the project would have a significant VMT impact. This analysis shall include both "project-generated VMT" and "project's effect on VMT" estimates under the four scenarios listed below:

- Baseline Conditions;
- Baseline-Plus-Project Conditions;
- Cumulative-No-Project Conditions; and
- Cumulative-Plus-Project Conditions.

VMT Impact Thresholds

As previously discussed, a project that does not meet the screening criteria requires the preparation of a detailed VMT analysis. A project's VMT is evaluated in order to determine if the project is expected to cause a significant VMT impact. The VMT significance criteria as stated in the AVTIG are detailed below:

- A project would result in a significant project-generated VMT impact if either of the following conditions exists:
    - The baseline or cumulative project-generated VMT-per-service population exceeds the City's General Plan Buildout VMT-per-service population.

- A project's effect on VMT would be considered significant if the project resulted in either of the following:
    - The baseline or cumulative link-level boundary Citywide VMT-per-service population increases under the plus project condition compared to the Baseline Conditions.

Based on the above, a VMT impact analysis for the residential component of the Project was conducted utilizing OCTAM to determine the Project's residential VMT, the City's VMT, and the following:

- Project-generated residential VMT-per-service population; and
- Link-level boundary Citywide VMT-per-service population.

It should be noted that the AVTIG further states:

Baseline plus project - …If this scenario results in a less-than-significant impact, then additional cumulative scenario analysis may not be required…

Please note that the cumulative no project shall reflect the adopted RTP/SCS; as such, if a project is consistent with the RTP/SCS, then the cumulative impacts shall be considered less than significant subject to consideration of other substantial evidence.

The 2020-2045 RTP/SCS was adopted by SCAG in September 2020. The 2020-2045 RTP/SCS prioritizes growth near destinations and mobility options that facilitate multimodal access to work, education, and other destinations. The Project Site is within close proximity to SR-73 and within one mile of OCTA Bus Route 87, which provides bus service at around 70-minute intervals. Further, the Project site is adjacent to a shopping center, which provides more job opportunities and life convenience for Project residents. The Project site is located near parks and open space opportunities, including Woodfield Park and Aliso Viejo Community Park, which are an estimated five-minute drive from the Project site. As such, the Project is consistent with the region's mobility goals.

VMT Analysis

Summarized below are the average VMT-per-service population values utilizing OCTAM for the City and the Project; refer to Appendix H for additional information regarding calculations.

Project-Generated VMT Impacts

Based on the application of VMT significance criteria described above, the Project would have a significant Project-generated VMT impact for both the Baseline and Cumulative scenarios (i.e., baseline or cumulative project-generated VMT exceeds the City's VMT), as outlined below:

- *Baseline Project-Generated VMT*. The Project's residential VMT will need to be reduced by 8.23 percent to meet the City's VMT significance threshold, based on the following:
    - Baseline Project-Generated VMT/SP (residential only) = 29.51
    - City's VMT Significance Threshold = 27.08
    - (29.51 – 27.08) / 29.51 = 8.23 percent VMT reduction needed to mitigate the Project's significant residential VMT impact
- *Cumulative Project-Generated VMT*. The Project's residential VMT would need to be reduced by 6.10 percent to meet the City's VMT significance threshold, based on the following:
    - Cumulative Project-Generated VMT/SP (residential only) = 28.84
    - City's VMT Significance Threshold = 27.08
    - (28.84 – 27.08) / 28.84 = 6.10 percent VMT reduction needed to mitigate the Project's significant residential VMT impact

Project's Effect on VMT Impacts

Based on the application of VMT significance criteria described above, the Project would not have a significant effect on VMT for both the Baseline and Cumulative scenarios (i.e., baseline or cumulative link-level boundary Citywide VMT does not increase under the plus project condition compared to the no project condition), as outlined below:

- *Baseline Project's Effect on VMT*. As shown below, the Baseline-Plus-Project link-level boundary Citywide VMT-per-service population does not represent any increase to, and is 0.06 less than, the Baseline link-level boundary Citywide VMT-per-service population threshold:
    - Baseline-Plus-Project link-level Citywide VMT/SP (residential) = 6.27
    - Baseline link-level Citywide VMT/SP (baseline) = 6.33
    - 6.27 – 6.33 = -0.06 (No Project increase and as such, the Project's effect on VMT would not be significant)
- *Cumulative-Plus-Project's Effect on VMT*. As shown below, the Plus-Project link-level boundary Citywide VMT-per-service population is 0.17 less than the no Project link-level boundary Citywide VMT-per-service population threshold:
    - Plus-Project link-level Citywide VMT/SP (residential) = 6.26
    - No Project link-level boundary Citywide VMT/SP (cumulative) = 6.43
    - 6.26 – 6.43 = -0.17 (No Project increase and as such, the Project's effect on VMT would not be significant.)

As the Project would have a significant Project-generated VMT impact for both the Baseline and Cumulative scenarios, VMT reduction strategies would be required to reduce Project VMT.

As referenced in the *OPR Technical Advisory*, Chapter 3 of the California Air Pollution Control Officers Association's (CAPCOA's) *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity, Designed for Local Government, Communities, and Project Developers*[55] (CAPCOA Report) quantifies the reduction in VMT associated with a particular VMT reduction strategy. The CAPCOA Report's VMT reduction strategies include built environment changes and Transportation Demand Management (TDM) actions.

The following VMT reduction strategies focus on the "Project/Site" scale categories in CAPCOA, and have been identified as applicable to the Project:

- Reduction Strategy T-1 (Increase Residential Density): up to 30 percent maximum VMT reduction
- Reduction Strategy T-4 (Integrate Affordable and Below-Market Housing): up to 28.6 percent maximum VMT reduction
- Reduction Strategy T-10 (Provide End-of-Trip Bicycle Facilities): up to 4.4 percent maximum VMT reduction
- Reduction Strategy SDT-7 (Providing Bike Parking)[56]: potential reduction not quantified

<u>Reduction Strategy T-1. Increase Residential Density</u>. This measure accounts for the potential VMT reduction that could be achieved by a development project that is designed with a higher density of dwelling units (DU) compared to the average residential density in the U.S. Increased densities affect the distance people travel and provide greater options for the mode of travel they choose. Increasing

[55] California Air Pollution Control Officers Association, *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity, Designed for Local Government, Communities, and Project Developers*, December 2021.
[56] As referenced in older versions of the CAPCOA Report.

residential density results in shorter and fewer trips by single-occupancy vehicles and thus a reduction in GHG emissions. This measure is best quantified when applied to larger developments and developments where the density is somewhat similar to the surrounding area due to the underlying research being found in data from the neighborhood level.

The Project site is located within Traffic Analysis Zone (TAZ) 1478, which is comprised of 244 acres. Project implementation would support and contribute to a greater residential density in TAZ 1478 when compared to no Project (existing allowed development) conditions. Applying CAPCOA's T-1 formula, the Project's VMT could reasonably be reduced by 7.3 percent (less than CAPCOA's maximum VMT reduction of 30 percent).

Reduction Strategy T-4. Integrate Affordable and Below-Market Housing. This VMT reduction strategy involves provision of affordable and below-market housing in location-efficient residential projects because these types of units are considered to typically have lower vehicle ownership and a greater propensity for using Active Transportation (i.e., bicycles, walking) compared to market-rate housing.

The Project proposes to designate approximately 10 percent of its total number of units as affordable housing (34 units). In addition, the Project is in a location-efficient setting given its close proximity and high levels of accessibility to jobs and services in the local area (i.e., Aliso Viejo Town Center), which would result in both lower-income and higher-income households to drive less and take shorter trips (i.e., making more efficient use of land space). Based on these aspects of the Project, the provision of affordable housing units is likely to shift trips to bicycling and walking, reduce and/or shorten driving trips, and could potentially reduce the Project's VMT by approximately 2.86 percent (less than CAPCOA's maximum VMT reduction of 28.6 percent).

Reduction Strategy T-10. Provide End-of-Trip Bicycle Facilities and SDT-7. Providing Bike Parking. These two VMT reduction strategies relate to the provision of bicycle facilities and bike parking to enhance active transportation for a development.

The Project proposes to provide bicycle amenities and parking. Older versions of the CAPCOA Report refer to SDT-7 (Providing Bike Parking), but the potential VMT reduction was not quantified. Based on this, CAPCOA's maximum VMT reduction for T-10 (Provide End-of-Trip Bicycle Facilities) was applied, and the Project's VMT could be reduced by approximately 0.7 percent (less than CAPCOA's maximum VMT reduction of 4.4 percent).

Conclusion

Based on the combined implementation of the VMT reduction strategies from the CAPCOA Report, as described above, the Project's VMT could be reduced by 10.6 percent (8.23 percent and 6.10 percent VMT reduction required under Baseline and Cumulative conditions, respectively), which would reduce the VMT impact for both the Baseline and Cumulative scenarios to less than significant. As demonstrated above, the Project, as proposed, would incorporate the above VMT reduction strategies as Project features, including providing increased residential density, integrated affordable and below-market housing, and the end-of-trip bicycle facilities and bicycle parking. Therefore, the Project would result in a less than significant VMT impact.

Mitigation Measures: No mitigation measures are required.

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 With Mitigation Incorporated. The Project proposes to redevelop a portion of the larger Commons at Aliso Viejo Town Center, an established commercial center located west of Aliso Creek Road. More specifically, the Project proposes to remove the existing surface parking, landscaping, and improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage and rooftop residential amenity space. The residential and commercial uses are consistent with the General Plan land use designation for the site, and with existing development within the surrounding area. Thus, the Project would not introduce an incompatible use to the site. Further, the Project would not provide any off-site roadway improvements that could substantially increase hazards due to a design feature.

The Project site would continue to be accessed by the two driveways that provide access to the larger commercial center, including the Project site. One driveway provides access from Town Center via Enterprise to the southeast of the site; a second driveway provides access via Aliso Creek Road to the east. The Project does not propose any modifications to Town Center, Enterprise, or Aliso Creek Road. As part of the City's Site Development Permit process required under AVMC Section 15.74.020, *Site Development Permits* the Project would be reviewed and only approved after finding the proposed development conforms with applicable requirements and standards set forth in the AVMC and General Plan, including the Circulation Element.

As part of the Traffic Analysis prepared by Linscott, Law, & Greenspan Engineers (November 28, 2023), a driveway queuing analysis was prepared for the Project driveways for year 2028 for Cumulative Plus Project conditions. The analysis indicates that the spillover queue on Town Center at Enterprise can be accommodated within the transition area of the turn pocket or on-site (not affecting public roadways). In order to ensure that adequate storage is provided at Enterprise and Town Center, as determined by the City of Aliso Viejo Public Works Department, the Project Applicant would be required to implement Mitigation Measures T-1 and T-2. Mitigation Measure T-1 requires the Project Applicant to restripe the eastbound left turn pocket at Town Center and Enterprise to provide additional storage space to accommodate the queue. The length of the turn pocket would be determined in consultation with and require the approval of the City's Public Works Department. Mitigation Measure T-2 would require the Project Applicant to either provide the required upgrades to the traffic signal to provide a westbound right turn overlap at Town Center and Enterprise or provide payment to the City to install the improvements. With implementation of Mitigation Measures T-1 and T-2, the Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) and impacts would be reduced to a less than significant level.

Mitigation Measures:

T-1: Prior to the issuance of a certificate of occupancy, the Project Applicant shall restripe the eastbound left-turn pocket at Town Center and Enterprise to provide additional storage space to adequately accommodate the queue. The length of the turn pocket shall be determined in consultation with and approved by the City's Public Works Department.

T-2: Prior to the issuance of a certificate of occupancy, the Project Applicant shall either provide the required upgrades to the traffic signal at Town Center and Enterprise, including upgraded traffic signal controllers and equipment to support setup with the Centracs system and also connect to the fiber system existing on Aliso Creek Road, in order to provide a westbound right turn overlap, as determined by the City's Public Works Department, or provide payment to the City of Aliso Viejo to install the improvements and upgrades.

d) Result in inadequate emergency access?

Less Than Significant Impact. Local access to the Project site is provided directly from two driveways. One driveway provides access from Town Center via Enterprise to the southeast of the site; a second driveway provides access via Aliso Creek Road to the east. The construction and operation of the proposed Project would not place any permanent physical barriers on Town Center, Enterprise, Aliso Creek Road, or other roadways within the area. There is the potential that one or more traffic lanes located immediately adjacent to the Project site may be temporarily closed or controlled by construction personnel during construction activities. However, this would be temporary and emergency access to the Project site and surrounding area would be required to be maintained at all times. Construction staging would occur within the boundaries of the Project site and would not interfere with circulation along Enterprise or any other nearby roadways. The Project would be required to comply with all applicable requirements of the AVMC and would be subject to approval by the OCFA. As such, the Project would not result in inadequate emergency access and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 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:				
1) 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		X		
2) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

a) Would the project 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, 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:

1) 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)?

2) 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 Resource 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. As discussed in Section 4.5, *Cultural Resources*, a Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on December 18, 2023. On January 18, 2024, the NAHC responded with a positive search result, indicating that a tribal cultural resource is located within the same township, range, and section as the Project site. The NAHC recommended that Juaneño Band of Mission Indians Acjachemen Nation – Belardes be contacted for more information and provided a list of 19 groups and individuals that may have knowledge of cultural resources in the Project area. Cogstone contacted the Juaneño Band of Mission Indians Acjachemen nation – Belardes was contacted on February 26, 2024 via electronic mail and United States Postal Service certified mail; no response was received.

As part of the Cultural Resources Assessment, a records search and intensive pedestrian survey was conducted. The Cultural Resources Assessment concluded that, based on the results of the records search and review of additional sources, the Project site is assessed to have a low sensitivity for buried prehistoric archaeological resources. However, the positive SLF search result may indicate that there are tribal cultural resources present that are unknown to the SCCIC that elevate the cultural sensitivity of the Project site.

The City conducted Native American consultations under the provisions of CEQA (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)), also known as Assembly Bill (AB) 52, which requires consulting for projects within the City's jurisdiction and within the traditional territory of the Tribal Organizations who have previously requested AB 52 consultations with the City. Two tribes have requested to be notified of projects within the City pursuant to AB 52.[57]

On February 27, 2024, the City sent letters via certified mail to Native American individuals and/or Tribal Organizations in compliance with AB 52; refer to Appendix I, Tribal Consultation Communications. The consultation letters provided information regarding the proposed Project and contact information for the Project Planner. Under AB 52, Native American tribes have 30 days to respond and request further project information and formal consultation. The Gabrieleño Band of Mission Indians – Kizh Nation contacted the City on February 27, 2024 requesting consultation. In response to the request for consultation, the City engaged with the Tribe and a consultation meeting was held on March 27, 2024. Following the meeting, additional information was provided to the Tribe regarding geology and soil conditions at the site.

At the time this Initial Study was made available for public review, no additional requests for consultation or correspondence from any tribes have been received.

Although no Native American tribal cultural resources are known to occur within the Project site, based on the Gabrieleño Band of Mission Indians – Kizh Nation's cultural affiliation with the area, the parties agreed to impose measures to mitigate potential impacts in the event previously unidentified Native American tribal cultural resources are discovered during ground disturbing activities.

Mitigation measure TCR-1 would require the retention of a qualified Native American Monitor who would be present during all construction-related ground disturbance activities. In the event tribal cultural resources are unearthed, TCR-2 would ensure they would be evaluated by the Native American Monitor

[57] Although the Project is not subject to Senate Bill (SB) 18, the City also provided notification to the Tribal Organizations listed on the SB 18 Native American Contact List on February 23 and 27, 2024.

and if determined to be Native American in origin, appropriate treatment and curation of the resources would occur. Additionally, Mitigation Measure TCR-3 would address the potential discovery of human remains and associated funerary objects. With implementation of Mitigation Measures TCR-1, TCR-2, and TCR-3, the proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource and impacts would be reduced to a less than significant level.

Mitigation Measures:

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. 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.

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

The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial). Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
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?			X	
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?			X	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water 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 Project site is located within the boundaries of the MNWD. As previously stated, the Project proposes to remove the existing surface parking, landscaping, and improvements to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, and associated parking and improvements. The Project proposes to remove and relocate an existing public water line within the Project site to the east of the proposed mixed-use

building. An existing fire hydrant within the southeastern portion of the Project site would be removed. A total of three fire hydrants and two DCDAs would be installed along the northern and eastern perimeters of the Project site and would connect to existing water lines. A proposed domestic water lateral would connect to the existing water line.

MNWD has completed a preliminary review of the proposed Project and indicates that a water main extension of approximately 525 feet and looping may be required. Additional information, including a OCFA Water Availability Form, would be necessary to assess whether water system upgrades/upsizing would be required by MNWD as part of the Project.[58] As a condition of approval, the Project Applicant would be required to comply with MNWD permitting requirements and, if necessary, provide improvements to the existing distribution system necessary to serve the proposed development in compliance with MNWD's standards. The potential improvements would occur on-site and/or within the area of the existing water main that has previously been disturbed.

The potential environmental effects associated with construction and operation of the Project, including the proposed water lines to serve the mixed-use development are analyzed within this Initial Study and impacts have been determined to be less than significant with compliance with regulatory requirements. Thus, the proposed Project would not require or result in relocation or construction of water facilities, the construction or relocation of which could cause significant environmental effects.

Refer to Response 4.19(b) regarding water supply.

Wastewater and Wastewater Treatment

Wastewater within the Project site is treated by MNWD's wastewater collection system and sent to the Regional Treatment Plant operated by the South Orange County Wastewater Authority (SOCWA). As part of the Project, a sewer lateral would be constructed and connect to the existing sewer lateral in the southeastern portion of the Project site.

MNWD has completed a preliminary review of the proposed Project and indicates that sewer main upsizing may be required; however, additional information is required in order to assess whether the existing MNWD gravity sewer pipelines can convey the ultimate flows and whether pipeline upsizing would be required.[59] As a condition of approval, the Project Applicant would be required to comply with MNWD permitting requirements and, if necessary, provide improvements to the existing sewer conveyance system necessary to serve the proposed development in compliance with MNWD's standards. The potential improvements would occur on-site and/or within the area of the existing sewer main that has previously been disturbed.

The potential environmental effects associated with construction and operation of the Project, including the proposed sewer lines to serve the mixed-use development are analyzed within this Initial Study and impacts have been determined to be less than significant with compliance with regulatory requirements and implementation of mitigation measures. Thus, the proposed Project would not require or result in

[58] Moulton Niguel Water District, Mark H. Mountford, P.E., Engineering Manager, letter dated May 23, 2024.
[59] Moulton Niguel Water District, Mark H. Mountford, P.E., Engineering Manager, letter dated May 23, 2024.

relocation or construction of wastewater facilities, the construction or relocation of which could cause significant environmental effects.

Refer to Response 4.19(c) below, regarding wastewater treatment.

Stormwater Drainage

The Orange County Flood Control District (OCFD) is responsible for regional flood control facilities. The City maintains publicly owned local facilities within its jurisdiction that tie into OCFD's regional system. The City's local drainage facilities collect and convey storm water to OCFD's regional facilities.

The Project site is currently developed with surface parking, landscaping, and improvements, including storm drainage infrastructure that connects to the City's local facilities. As previously stated, the Project proposes to remove the existing surface parking, landscaping, and improvements to construct a mixed-use development. Existing underground storm drain lines and inlets within the Project site would be removed. The Project would install a new underground storm drainage system that would convey flows into an underground detention system consisting of two detention basins. Low flows equivalent to the required treatment volume or treatment flow rate from the underground detention system would be conveyed into a Modular Wetland System BMP, which would discharge into the existing storm drain system.

The potential environmental effects associated with construction and operation of the Project, including the proposed storm drain improvements to serve the mixed-use development are analyzed within this Initial Study and impacts have been determined to be less than significant with compliance with regulatory requirements. Thus, the proposed Project would not require or result in relocation or construction of stormwater drainage facilities, the construction or relocation of which could cause significant environmental effects.

Refer to Section 4.10, *Hydrology and Water Quality*, regarding drainage patterns and the Project's proposed hydrology and drainage.

Electricity, Natural Gas, and Telecommunications

Southern California Edison (SCE) provides electricity to the Project site. Southern California Gas Company (SoCal Gas) provides natural gas to the Project site. Telecommunication services are provided by a variety of companies and are typically selected by the individual customer. Transmission lines/infrastructure for these services are provided within the Project area.

As part of the Project, the existing electrical equipment box in the southwestern corner of the Project site would be removed. The Project would connect to existing electrical, natural gas, and telecommunications lines infrastructure adjacent to the Project site. The Project's anticipated electricity demand would be approximately 2,201,311 kWh per year. The Project's anticipated natural gas demand would be approximately 1,941,585 kBTU per year; refer to Section 4.6, *Energy*, regarding an analysis of the Project's energy use. The potential environmental effects associated with the Project's energy demand are analyzed within this Initial Study and impacts have been determined to be less than significant. The proposed Project would not require or result in relocation or construction of electric power, natural gas,

or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Mitigation Measures: No mitigation measures are required.

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. MNWD supplies water to the Project site. In order to determine MNWD's full buildout demands, MNWD coordinates with the cities within its service area on the respective cities' general planning, which takes into consideration future growth of undeveloped areas. In compliance with the Urban Water Management Planning Act, MNWD's 2020 Urban Water Management Plan (UWMP) demonstrates water supply reliability in a normal, single-dry, and multiple-dry years over a 25-year planning period. According to MNWD's 2020 UWMP (Tables 7-1, 7-2, 7-3 and 7-4), water supplies would meet the service area's water demands for normal, single-dry, and multiple dry-year conditions through 2045.[60]

As previously stated, the Project proposes to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial use. As discussed in Section 4.14, the Project's 343 residential units could induce direct population growth in the City. Based on the 2023 California Department of Finance estimated household size of 2.58 persons per household,[61] the Project's forecast population growth is approximately 885 persons. In addition, the Project proposes employment-generating uses. As discussed in Section 4.14, the Project is anticipated to employ approximately 43 people. Conservatively assuming 43 new employees (and their families) relocate to the City, employment-generating uses associated with Project implementation could result in a potential population increase of approximately 111 persons (based on the 2023 California Department of Finance estimated household size of 2.58 persons per household). As previously stated, residential and employment-generating uses have been anticipated at the Project site by the General Plan and the Project would be within the population growth projections anticipated and planned for by local and regional planning documents, including the Aliso Viejo General Plan, SCAG 2024 RTP/SCS, and the SCAG 6th Cycle Final RHNA Allocation Plan. MNWD's 2020 UWMP water demand forecasts are based on a number of variables, including projected new developments in the water service area based on General Plan Land Use Elements; and the Center for Demographic Research at California State University, Fullerton, which is developed in coordination with local and regional agencies.

MNWD's 2020 UWMP indoor water generation rate is 55 GPCD; as such the Project's water demand (including growth of 885 persons associated with proposed residential uses and 111 persons associated with employment-generating uses) would total approximately 54,780 GPCD. This amount does not take into account MNWD's water conservation programs and incentives that are projected to occur and would likely reduce the Project's water consumption. MNWD's 2020 UWMP indicates that adequate water

[60] Moulton Niguel Water District, *2020 Urban Water Management Plan*, 2021. Tables 7-1, 7-2, 7-3, and 7-4.
[61] California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023*, May 2023.

supplies would be available to serve future water demands during normal, dry and multiple dry years. In addition, MNWD has indicated that their preliminary review of the proposed Project suggests available water supply to support the Project.[62] Thus, impacts to water supplies would be less than significant.

Mitigation Measures: Less Than Significant Impact.

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.

Wastewater treatment services for the majority of the City, including the Project site, are provided by MNWD. Wastewater within the Project site would be conveyed to the Regional Treatment Plant operated by the SOCWA. According to the SOCWA, the Regional Treatment Plant typically experiences liquid waste flows of 7.3 million gallons per day (mgd) and has the current capacity to treat 12 mgd of liquid waste, with an ultimate capacity (both liquid and solid waste) of 32 mgd.[63]

The Project proposes to construct a mixed-use development that consists of 343 residential units and 17,273 square feet of ground floor commercial use. A proposed sewer lateral would connect to the existing sewer lateral in the southeastern portion of the Project site.

According to CalEEMod calculations (Appendix A), total unmitigated annual wastewater use associated with the operation of the Project would be approximately 18,291,970 gallons per year (approximately 0.05 mgd).[64] This is a conservative assumption and would account for less than one percent (approximately 0.68 percent) of the current total daily wastewater flows (7.3 mgd) and would be within the Regional Treatment Plant's remaining capacity (4.7 mgd). MNWD has indicated that their preliminary review of the proposed Project suggests available sewer capacity to support the Project.[65] However, sewer main upsizing may be required. As a condition of approval, the Project Applicant would be required to comply with MNWD permitting requirements and, if necessary, provide improvements to the existing sewer conveyance system necessary to serve the proposed development in compliance with MNWD's standards. Further, the Project Applicant would be required to pay sewer connection fees to MNWD when acquiring new sewer services. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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[62] Moulton Niguel Water District, Mark H. Mountford, P.E., Engineering Manager, letter dated May 23, 2024.
[63] South Orange County Wastewater Authority (SOCWA), *Regional Treatment Plant,* https://www.socwa.com/infrastructure/regional-treatment-plant/, accessed March 25, 2024.
[64] NT Environmental Consulting, *Technical Air Quality and GHG Emissions Calculations*, December 2023 (included as Appendix A). Page 47.
[65] Moulton Niguel Water District, Mark H. Mountford, P.E., Engineering Manager, letter dated May 23, 2024.

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?

Less Than Significant Impact. CR&R Incorporated provides the solid waste collection services to the City, including the Project site.[66] 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.[67]

Construction and operational activities associated with the Project would generate solid waste requiring disposal. In accordance with State law and AVMC Section 13.02, *Building Regulations*, which adopts the California Green Building Standards Code (CALGreen), the 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, AVMC 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.

Project implementation would increase solid waste disposal demands over existing conditions. As stated, solid waste within the City is primarily disposed of at the Prima Deshecha Sanitary Landfill. In 2023, approximately 11,903.23 tons (76 percent) of solid waste from Aliso Viejo was disposed of at the Prima Deshecha Sanitary Landfill.[68] Other sanitary landfills, including the Chiquita Canyon, El Sobrante, Frank R. Bowerman, and Olinda Alpha received relatively small amounts of solid waste from the City. Prima Deshecha Sanitary Landfill has a maximum permitted throughput of 4,000 tons per day.[69] The facility's maximum permitted capacity is 172,100,000 cubic yards and has a remaining capacity of 128,800,000 cubic yards as of 2023. According to CalEEMod calculations (Appendix A), total unmitigated solid waste generation associated with the operation of the Project would be approximately 460.93 tons per year (1.27 tons per day).[70] This would account for less than one percent (approximately 0.032 percent) of maximum permitted throughput for the Prima Deshecha Sanitary Landfill (4,000 tons per day). Further, this is a conservative assumption and does not account for Project-specific source reduction. Solid waste

[66] City of Aliso Viejo, *Services,* https://avcity.org/101/Services,accessed Mach 25, 2024.
[67] California Department of Resources Recycling and Recovery (CalRecycle), *RDRS Report 2: Jurisdiction Disposal and Beneficial Reuse by Destination*, https://www2.calrecycle.ca.gov/RecyclingDisposalReporting/Reports/JurisdictionDisposalAndBeneficial, accessed March 26, 2024.
[68] California Department of Resources Recycling and Recovery (CalRecycle), *RDRS Report 2: Jurisdiction Disposal and Beneficial Reuse by Destination*, https://www2.calrecycle.ca.gov/RecyclingDisposalReporting/Reports/JurisdictionDisposalAndBeneficial, accessed March 26, 2024.
[69] California Department of Resources Recycling and Recovery (CalRecycle), *SWIS Facility/Site Activity Details,* https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2750?siteID=2085, accessed March 26, 2024.
[70] NT Environmental Consulting, *Technical Air Quality and GHG Emissions Calculations*, December 2023 (included as Appendix A). Page 47.

generated from the Project could be accommodated at the Prima Deshecha Sanitary Landfill or a combination of the disposal facilities that currently receive solid waste for disposal from the City.

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.[71] The most recent population disposal rate (2022) was 2.9 pounds per day per capita population and 7.2 pounds per day per capita employment. The City would continue to implement its diversion programs and require 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. Thus, the proposed Project would result in less than significant impacts concerning solid waste.

Mitigation Measures: No mitigation measures are required.

[71] California Department of Resources Recycling and Recovery (CalRecycle), *Jurisdiction Per Capita Disposal Rate Trends (Post 2006)*, https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/ReviewReports, accessed March 26, 2024.

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4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
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?				X
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?				X
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?				X

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?

No Impact. The Project site is developed and located within an urbanized area. According to the CALFIRE Fire Hazard Severity Zone Map, the Project site is not located within a VHFHSZ, nor is the site within or

near a State Responsibility Area.[72] The Project site and surrounding area are not identified as having a significant risk associated with wildfire. The Project would be required to comply with all City and OCFA requirements for fire prevention and safety measures, including site access. No impacts concerning wildfire would occur.

[72] California Department of Forestry and Fire Protection, *FHSZ Viewer*, https://egis.fire.ca.gov/FHSZ/, accessed March 15, 2024.

4.21 Mandatory Findings of Significance

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
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?		X		
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)?			X	
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

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 Initial Study, the Project does not have the potential to substantially degrade the quality of the environmental or result in significant environmental impacts that cannot be mitigated or reduced to a less than significant level with compliance with the established regulatory framework and implementation of mitigation measures.

As demonstrated in Section 4.4, *Biological Resources*, the Project would not substantially reduce the habitat of 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 Project would be required to comply with the MBTA

and other applicable regulations, including, but not limited to, Sections 3503, 3503.5, 3513 of the California Fish and Game Code, and implement Mitigation Measure BIO-1, which would reduce potential impacts to a less than significant level.

As demonstrated in Section 4.5, *Cultural Resources*, the Project would not eliminate important examples of the major periods of California history or prehistory. As concluded in Section 4.5 and Section 4.18, *Tribal Cultural Resources*, the Project would not result in significant adverse impacts to archaeological resources, tribal cultural resources, or human remains. In the unlikely event that buried archaeological resources are encountered during ground disturbance activities, Mitigation Measure CUL-1 would require all work within 50 feet of the find to be suspended until the resource is evaluated by a qualified archaeologist. Construction would not resume in the area until appropriate protection and preservation measures are in place and have been approved by the Director of Community Development, or designee, and the qualified archaeologist states in writing that the proposed construction activities would not significantly damage any archaeological resources. Mitigation Measure TCR-1 would ensure a Native American Monitor is present during site disturbance activities having the potential to unearth tribal cultural resources and, if discovered, Mitigation Measures TCR-2 and TCR-3 would ensure activities in the vicinity of the find are halted and appropriate evaluation and treatment of any potential resources occurs.

Therefore, the 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.

Mitigation Measures: No additional mitigation measures are required.

Mitigation Measures: No mitigation measures are required.

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. Based on the analysis contained in this Initial Study, the proposed Project would not have cumulatively considerable impacts that cannot be mitigated or reduced to a less than significant level with compliance with the established regulatory framework and implementation of mitigation measures. Compliance with the regulatory requirements and implementation of mitigation measures at the Project-level would reduce the potential for the incremental effects that would occur with construction and operation of the proposed Project relevant to the environmental topical areas discussed within this Initial Study.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Previous sections of this Initial Study reviewed the proposed Project's potential impacts to human beings related to several environmental topical areas. As determined throughout this Initial Study, the proposed Project would not result in any potentially significant impacts that cannot be mitigated or reduced with compliance with the established regulatory requirements and implementation of mitigation measures. The Project would not cause a substantial adverse effect on human beings, either directly or indirectly and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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CalEEMod and Energy Data

AVB Commons Dec 2023 Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	AVB Commons Dec 2023
Construction Start Date	2/3/2025
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	13.6
Location	33.57796754873273, -117.72538886419643
County	Orange
City	Aliso Viejo
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	6036
EDFZ	12
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.21

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

Apartments Mid Rise	343	Dwelling Unit	4.43	436,684	28,586	—	1,022	—
Enclosed Parking with Elevator	273	1000sqft	0.00	272,614	0.00	—	—	—
General Office Building	1.00	1000sqft	0.00	1,000	0.00	—	—	—
High Turnover (Sit Down Restaurant)	17.3	1000sqft	0.00	17,273	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.26	16.2	23.3	47.8	0.06	0.83	6.51	6.97	0.76	1.56	2.15	—	12,082	12,082	0.38	0.61	26.9	12,295
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.30	16.2	25.5	37.1	0.06	1.02	6.51	6.97	0.94	1.56	1.98	—	10,943	10,943	0.41	0.61	0.70	11,132
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.15	5.65	11.2	24.7	0.03	0.39	4.16	4.47	0.36	1.00	1.28	—	7,344	7,344	0.22	0.42	7.61	7,481
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.39	1.03	2.04	4.50	0.01	0.07	0.76	0.82	0.07	0.18	0.23	—	1,216	1,216	0.04	0.07	1.26	1,239

2.2. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.26	3.54	23.3	47.8	0.06	0.83	5.81	6.63	0.76	1.40	2.15	—	12,082	12,082	0.38	0.59	26.9	12,295
2026	3.31	16.2	15.9	40.3	0.05	0.46	6.51	6.97	0.42	1.56	1.98	—	11,220	11,220	0.31	0.61	26.9	11,435
2027	3.19	16.0	15.2	38.7	0.05	0.41	6.51	6.92	0.38	1.56	1.93	—	11,074	11,074	0.30	0.59	24.2	11,280
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	3.20	2.59	25.5	33.4	0.06	1.02	5.55	6.03	0.94	1.40	1.95	—	9,982	9,982	0.41	0.57	0.67	10,161
2026	3.30	16.2	16.2	37.1	0.05	0.46	6.51	6.97	0.42	1.56	1.98	—	10,943	10,943	0.32	0.61	0.70	11,132
2027	3.19	15.9	15.3	35.7	0.05	0.41	6.51	6.92	0.38	1.56	1.93	—	10,801	10,801	0.31	0.59	0.63	10,985
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.93	1.59	11.2	20.4	0.03	0.39	3.06	3.45	0.36	0.86	1.22	—	5,539	5,539	0.19	0.29	5.26	5,637
2026	2.15	5.04	10.9	24.7	0.03	0.31	4.16	4.47	0.29	1.00	1.28	—	7,344	7,344	0.22	0.42	7.61	7,481
2027	1.13	5.65	5.50	12.9	0.02	0.14	2.29	2.43	0.13	0.55	0.68	—	3,852	3,852	0.11	0.21	3.70	3,920
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.35	0.29	2.04	3.73	0.01	0.07	0.56	0.63	0.07	0.16	0.22	—	917	917	0.03	0.05	0.87	933
2026	0.39	0.92	1.99	4.50	0.01	0.06	0.76	0.82	0.05	0.18	0.23	—	1,216	1,216	0.04	0.07	1.26	1,239
2027	0.21	1.03	1.00	2.36	< 0.005	0.03	0.42	0.44	0.02	0.10	0.12	—	638	638	0.02	0.03	0.61	649

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	10.9	20.6	5.15	83.2	0.14	0.15	12.8	13.0	0.14	3.25	3.39	283	17,080	17,363	29.3	0.64	72.6	18,358
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.83	16.7	5.23	47.7	0.13	0.12	12.8	12.9	0.11	3.25	3.37	283	16,456	16,739	29.3	0.66	31.2	17,700
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.56	19.3	5.48	70.8	0.13	0.14	12.7	12.8	0.13	3.22	3.35	283	16,668	16,951	29.3	0.66	48.5	17,930
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.74	3.52	1.00	12.9	0.02	0.03	2.32	2.34	0.02	0.59	0.61	46.9	2,760	2,806	4.85	0.11	8.02	2,968

2.5. 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	6.82	6.23	4.34	50.7	0.13	0.08	12.8	12.9	0.07	3.25	3.33	—	13,576	13,576	0.60	0.52	42.5	13,788
Area	4.05	14.3	0.29	32.1	< 0.005	0.03	—	0.03	0.02	—	0.02	0.00	104	104	< 0.005	< 0.005	—	104
Energy	0.06	0.03	0.52	0.44	< 0.005	0.04	—	0.04	0.04	—	0.04	—	3,279	3,279	0.31	0.03	—	3,296
Water	—	—	—	—	—	—	—	—	—	—	—	35.1	120	155	3.61	0.09	—	271
Waste	—	—	—	—	—	—	—	—	—	—	—	248	0.00	248	24.8	0.00	—	868
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	30.1	30.1
Total	10.9	20.6	5.15	83.2	0.14	0.15	12.8	13.0	0.14	3.25	3.39	283	17,080	17,363	29.3	0.64	72.6	18,358

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.77	6.18	4.71	47.2	0.13	0.08	12.8	12.9	0.07	3.25	3.33	—	13,057	13,057	0.62	0.54	1.10	13,235
Area	0.00	10.5	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.06	0.03	0.52	0.44	< 0.005	0.04	—	0.04	0.04	—	0.04	—	3,279	3,279	0.31	0.03	—	3,296
Water	—	—	—	—	—	—	—	—	—	—	—	35.1	120	155	3.61	0.09	—	271
Waste	—	—	—	—	—	—	—	—	—	—	—	248	0.00	248	24.8	0.00	—	868
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	30.1	30.1
Total	6.83	16.7	5.23	47.7	0.13	0.12	12.8	12.9	0.11	3.25	3.37	283	16,456	16,739	29.3	0.66	31.2	17,700
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.72	6.14	4.75	48.3	0.13	0.08	12.7	12.8	0.07	3.22	3.30	—	13,197	13,197	0.62	0.54	18.3	13,392
Area	2.78	13.1	0.20	22.0	< 0.005	0.02	—	0.02	0.02	—	0.02	0.00	71.3	71.3	< 0.005	< 0.005	—	71.5
Energy	0.06	0.03	0.52	0.44	< 0.005	0.04	—	0.04	0.04	—	0.04	—	3,279	3,279	0.31	0.03	—	3,296
Water	—	—	—	—	—	—	—	—	—	—	—	35.1	120	155	3.61	0.09	—	271
Waste	—	—	—	—	—	—	—	—	—	—	—	248	0.00	248	24.8	0.00	—	868
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	30.1	30.1
Total	9.56	19.3	5.48	70.8	0.13	0.14	12.7	12.8	0.13	3.22	3.35	283	16,668	16,951	29.3	0.66	48.5	17,930
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.23	1.12	0.87	8.82	0.02	0.01	2.32	2.33	0.01	0.59	0.60	—	2,185	2,185	0.10	0.09	3.04	2,217
Area	0.51	2.40	0.04	4.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	11.8	11.8	< 0.005	< 0.005	—	11.8
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	543	543	0.05	0.01	—	546
Water	—	—	—	—	—	—	—	—	—	—	—	5.80	19.9	25.7	0.60	0.01	—	44.9
Waste	—	—	—	—	—	—	—	—	—	—	—	41.1	0.00	41.1	4.10	0.00	—	144
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.99	4.99
Total	1.74	3.52	1.00	12.9	0.02	0.03	2.32	2.34	0.02	0.59	0.61	46.9	2,760	2,806	4.85	0.11	8.02	2,968

3. Construction Emissions Details

3.1. Demolition (2025) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.89	2.43	21.9	24.8	0.04	0.98	—	0.98	0.90	—	0.90	—	4,433	4,433	0.18	0.04	—	4,449
Demolition	—	—	—	—	—	—	1.85	1.85	—	0.28	0.28	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.07	0.60	0.68	< 0.005	0.03	—	0.03	0.02	—	0.02	—	121	121	< 0.005	< 0.005	—	122
Demolition	—	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.11	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.1	20.1	< 0.005	< 0.005	—	20.2
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.61	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	158	158	< 0.005	0.01	0.02	160
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.27	0.05	3.57	1.50	0.02	0.04	0.76	0.80	0.04	0.21	0.25	—	2,916	2,916	0.23	0.47	0.16	3,063
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.39	4.39	< 0.005	< 0.005	0.01	4.44
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.10	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	79.9	79.9	0.01	0.01	0.07	84.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.73	0.73	< 0.005	< 0.005	< 0.005	0.74
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.2	13.2	< 0.005	< 0.005	0.01	13.9

3.3. Grading (2025) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.73	1.45	13.6	16.5	0.03	0.59	—	0.59	0.54	—	0.54	—	2,808	2,808	0.11	0.02	—	2,818
Dust From Material Movemen:	—	—	—	—	—	—	2.56	2.56	—	1.31	1.31	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.73	1.45	13.6	16.5	0.03	0.59	—	0.59	0.54	—	0.54	—	2,808	2,808	0.11	0.02	—	2,818
Dust From Material Movemen:	—	—	—	—	—	—	2.56	2.56	—	1.31	1.31	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	0.26	2.42	2.94	< 0.005	0.10	—	0.10	0.10	—	0.10	—	500	500	0.02	< 0.005	—	502
Dust From Material Movemen:	—	—	—	—	—	—	0.46	0.46	—	0.23	0.23	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.44	0.54	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.8	82.8	< 0.005	< 0.005	—	83.1
Dust From Material Movemen:	—	—	—	—	—	—	0.08	0.08	—	0.04	0.04	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.04	0.70	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	166	166	< 0.005	0.01	0.63	168
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.06	0.01	0.79	0.34	< 0.005	0.01	0.17	0.18	0.01	0.05	0.06	—	667	667	0.05	0.11	1.41	702
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.61	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	158	158	< 0.005	0.01	0.02	160
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.06	0.01	0.82	0.34	< 0.005	0.01	0.17	0.18	0.01	0.05	0.06	—	668	668	0.05	0.11	0.04	701
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.5	28.5	< 0.005	< 0.005	0.05	28.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.15	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	119	119	0.01	0.02	0.11	125
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.72	4.72	< 0.005	< 0.005	0.01	4.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19.7	19.7	< 0.005	< 0.005	0.02	20.7

3.5. Building Construction (2025) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.45	1.21	11.3	14.1	0.03	0.47	—	0.47	0.43	—	0.43	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.45	1.21	11.3	14.1	0.03	0.47	—	0.47	0.43	—	0.43	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	0.54	5.03	6.28	0.01	0.21	—	0.21	0.19	—	0.19	—	1,168	1,168	0.05	0.01	—	1,173
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.10	0.92	1.15	< 0.005	0.04	—	0.04	0.03	—	0.03	—	193	193	0.01	< 0.005	—	194
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.48	1.31	1.28	20.7	0.00	0.00	4.82	4.82	0.00	1.13	1.13	—	4,899	4,899	0.06	0.17	18.6	4,971
Vendor	0.21	0.08	2.80	1.39	0.02	0.02	0.72	0.74	0.02	0.20	0.22	—	2,689	2,689	0.15	0.37	7.32	2,811
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.48	1.30	1.46	17.9	0.00	0.00	4.82	4.82	0.00	1.13	1.13	—	4,662	4,662	0.07	0.17	0.48	4,716
Vendor	0.21	0.07	2.90	1.42	0.02	0.02	0.72	0.74	0.02	0.20	0.22	—	2,690	2,690	0.15	0.37	0.19	2,806
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.65	0.57	0.64	8.30	0.00	0.00	2.12	2.12	0.00	0.50	0.50	—	2,099	2,099	0.03	0.08	3.56	2,127
Vendor	0.09	0.03	1.30	0.62	0.01	0.01	0.32	0.33	0.01	0.09	0.10	—	1,195	1,195	0.07	0.17	1.41	1,247
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.10	0.12	1.51	0.00	0.00	0.39	0.39	0.00	0.09	0.09	—	348	348	< 0.005	0.01	0.59	352
Vendor	0.02	0.01	0.24	0.11	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	198	198	0.01	0.03	0.23	207
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2026) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.38	1.16	10.7	14.1	0.03	0.41	—	0.41	0.38	—	0.38	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.38	1.16	10.7	14.1	0.03	0.41	—	0.41	0.38	—	0.38	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.99	0.83	7.62	10.0	0.02	0.29	—	0.29	0.27	—	0.27	—	1,878	1,878	0.08	0.02	—	1,885
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.39	1.83	< 0.005	0.05	—	0.05	0.05	—	0.05	—	311	311	0.01	< 0.005	—	312
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.28	1.24	1.12	19.4	0.00	0.00	4.82	4.82	0.00	1.13	1.13	—	4,805	4,805	0.06	0.17	16.7	4,876
Vendor	0.21	0.06	2.69	1.35	0.02	0.02	0.72	0.74	0.02	0.20	0.22	—	2,645	2,645	0.13	0.37	6.83	2,767
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.27	1.24	1.29	16.8	0.00	0.00	4.82	4.82	0.00	1.13	1.13	—	4,573	4,573	0.07	0.17	0.43	4,627
Vendor	0.20	0.05	2.80	1.38	0.02	0.02	0.72	0.74	0.02	0.20	0.22	—	2,647	2,647	0.13	0.37	0.18	2,761
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.91	0.88	0.92	12.5	0.00	0.00	3.42	3.42	0.00	0.80	0.80	—	3,311	3,311	0.05	0.12	5.15	3,355
Vendor	0.15	0.04	2.02	0.97	0.01	0.01	0.51	0.53	0.01	0.14	0.16	—	1,890	1,890	0.09	0.27	2.11	1,974

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.17	0.16	0.17	2.27	0.00	0.00	0.62	0.62	0.00	0.15	0.15	—	548	548	0.01	0.02	0.85	555
Vendor	0.03	0.01	0.37	0.18	< 0.005	< 0.005	0.09	0.10	< 0.005	0.03	0.03	—	313	313	0.02	0.04	0.35	327
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2027) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.33	1.11	10.2	14.0	0.03	0.36	—	0.36	0.34	—	0.34	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.33	1.11	10.2	14.0	0.03	0.36	—	0.36	0.34	—	0.34	—	2,630	2,630	0.11	0.02	—	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.47	0.39	3.60	4.97	0.01	0.13	—	0.13	0.12	—	0.12	—	931	931	0.04	0.01	—	935
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.09	0.07	0.66	0.91	< 0.005	0.02	—	0.02	0.02	—	0.02	—	154	154	0.01	< 0.005	—	155
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.23	1.05	1.11	18.2	0.00	0.00	4.82	4.82	0.00	1.13	1.13	—	4,724	4,724	0.05	0.17	15.0	4,793
Vendor	0.21	0.05	2.59	1.29	0.02	0.02	0.72	0.74	0.02	0.20	0.22	—	2,596	2,596	0.13	0.35	6.21	2,712
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.23	1.05	1.13	15.7	0.00	0.00	4.82	4.82	0.00	1.13	1.13	—	4,496	4,496	0.06	0.17	0.39	4,550
Vendor	0.20	0.05	2.70	1.32	0.02	0.02	0.72	0.74	0.02	0.20	0.22	—	2,598	2,598	0.13	0.35	0.16	2,707
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.43	0.37	0.45	5.80	0.00	0.00	1.69	1.69	0.00	0.40	0.40	—	1,614	1,614	0.02	0.06	2.29	1,636
Vendor	0.07	0.02	0.96	0.46	0.01	0.01	0.25	0.26	0.01	0.07	0.08	—	920	920	0.05	0.13	0.95	959
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	1.06	0.00	0.00	0.31	0.31	0.00	0.07	0.07	—	267	267	< 0.005	0.01	0.38	271
Vendor	0.01	< 0.005	0.18	0.08	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	152	152	0.01	0.02	0.16	159
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - 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

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.03	0.87	7.80	10.5	0.02	0.34	—	0.34	0.31	—	0.31	—	1,599	1,599	0.06	0.01	—	1,604
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.10	0.94	1.26	< 0.005	0.04	—	0.04	0.04	—	0.04	—	193	193	0.01	< 0.005	—	193
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.17	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.9	31.9	< 0.005	< 0.005	—	32.0
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	1.12	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	265	265	< 0.005	0.01	1.01	269
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	30.9	30.9	< 0.005	< 0.005	0.05	31.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.11	5.11	< 0.005	< 0.005	0.01	5.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2026) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	0.16	1.14	1.51	< 0.005	0.03	—	0.03	0.03	—	0.03	—	178	178	0.01	< 0.005	—	179
Architectural Coatings	—	13.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19	0.16	1.14	1.51	< 0.005	0.03	—	0.03	0.03	—	0.03	—	178	178	0.01	< 0.005	—	179

Architect Coatings	—	13.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.27	0.36	< 0.005	0.01	—	0.01	0.01	—	0.01	—	42.5	42.5	< 0.005	< 0.005	—	42.6
Architectural Coatings	—	3.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.04	7.04	< 0.005	< 0.005	—	7.06
Architectural Coatings	—	0.58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.26	0.25	0.22	3.89	0.00	0.00	0.96	0.96	0.00	0.23	0.23	—	961	961	0.01	0.03	3.34	975
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.25	0.25	0.26	3.36	0.00	0.00	0.96	0.96	0.00	0.23	0.23	—	915	915	0.01	0.03	0.09	925
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.06	0.83	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	221	221	< 0.005	0.01	0.34	224
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	36.6	36.6	< 0.005	< 0.005	0.06	37.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2027) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.11	1.50	< 0.005	0.03	—	0.03	0.02	—	0.02	—	178	178	0.01	< 0.005	—	179
Architectural Coatings	—	13.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.11	1.50	< 0.005	0.03	—	0.03	0.02	—	0.02	—	178	178	0.01	< 0.005	—	179

Architectural	—	13.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.39	0.53	< 0.005	0.01	—	0.01	0.01	—	0.01	—	63.1	63.1	< 0.005	< 0.005	—	63.3
Architectural Coatings	—	4.74	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.4	10.4	< 0.005	< 0.005	—	10.5
Architectural Coatings	—	0.86	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.25	0.21	0.22	3.65	0.00	0.00	0.96	0.96	0.00	0.23	0.23	—	945	945	0.01	0.03	3.00	959
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.25	0.21	0.23	3.14	0.00	0.00	0.96	0.96	0.00	0.23	0.23	—	899	899	0.01	0.03	0.08	910
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.07	0.09	1.16	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	323	323	< 0.005	0.01	0.46	327
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.02	0.21	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	53.5	53.5	< 0.005	< 0.005	0.08	54.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.52	4.13	2.89	33.8	0.09	0.05	8.56	8.61	0.05	2.17	2.22	—	9,067	9,067	0.40	0.35	28.4	9,208
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.06	0.05	0.04	0.43	< 0.005	< 0.005	0.11	0.11	< 0.005	0.03	0.03	—	115	115	0.01	< 0.005	0.36	117

High Turnover (Sit Down Restaurant)	2.24	2.05	1.41	16.5	0.04	0.03	4.15	4.17	0.02	1.05	1.08	—	4,394	4,394	0.20	0.17	13.7	4,463
Total	6.82	6.23	4.34	50.7	0.13	0.08	12.8	12.9	0.07	3.25	3.33	—	13,576	13,576	0.60	0.52	42.5	13,788
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.49	4.10	3.14	31.5	0.09	0.05	8.56	8.61	0.05	2.17	2.22	—	8,720	8,720	0.41	0.36	0.74	8,839
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.06	0.05	0.04	0.40	< 0.005	< 0.005	0.11	0.11	< 0.005	0.03	0.03	—	111	111	0.01	< 0.005	0.01	112
High Turnover (Sit Down Restaurant)	2.22	2.03	1.53	15.4	0.04	0.03	4.15	4.17	0.02	1.05	1.08	—	4,226	4,226	0.20	0.18	0.36	4,284
Total	6.77	6.18	4.71	47.2	0.13	0.08	12.8	12.9	0.07	3.25	3.33	—	13,057	13,057	0.62	0.54	1.10	13,235
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.81	0.74	0.58	5.88	0.02	0.01	1.55	1.56	0.01	0.39	0.40	—	1,459	1,459	0.07	0.06	2.03	1,481
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.01	0.01	0.01	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	18.6	18.6	< 0.005	< 0.005	0.03	18.8

High Turnover (Sit Down Restaurant)	0.40	0.37	0.28	2.87	0.01	< 0.005	0.75	0.75	< 0.005	0.19	0.19	—	707	707	0.03	0.03	0.98	718
Total	1.23	1.12	0.87	8.82	0.02	0.01	2.32	2.33	0.01	0.59	0.60	—	2,185	2,185	0.10	0.09	3.04	2,217

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,103	1,103	0.11	0.01	—	1,110
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	954	954	0.09	0.01	—	960
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	15.7	15.7	< 0.005	< 0.005	—	15.8
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	584	584	0.06	0.01	—	587
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,657	2,657	0.25	0.03	—	2,672
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,103	1,103	0.11	0.01	—	1,110
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	954	954	0.09	0.01	—	960
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	15.7	15.7	< 0.005	< 0.005	—	15.8
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	584	584	0.06	0.01	—	587
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,657	2,657	0.25	0.03	—	2,672
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	183	183	0.02	< 0.005	—	184
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	158	158	0.02	< 0.005	—	159
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	2.61	2.61	< 0.005	< 0.005	—	2.62
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	96.6	96.6	0.01	< 0.005	—	97.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	440	440	0.04	0.01	—	442

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
High Turnover (Sit Down Restaurant)	0.06	0.03	0.52	0.44	< 0.005	0.04	—	0.04	0.04	—	0.04	—	622	622	0.06	< 0.005	—	624
Total	0.06	0.03	0.52	0.44	< 0.005	0.04	—	0.04	0.04	—	0.04	—	622	622	0.06	< 0.005	—	624
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
High Turnover (Sit Down Restaurant)	0.06	0.03	0.52	0.44	< 0.005	0.04	—	0.04	0.04	—	0.04	—	622	622	0.06	< 0.005	—	624

Total	0.06	0.03	0.52	0.44	< 0.005	0.04	—	0.04	0.04	—	0.04	—	622	622	0.06	< 0.005	—	624
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
High Turnover (Sit Down Restaurant)	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	103	103	0.01	< 0.005	—	103
Total	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	103	103	0.01	< 0.005	—	103

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	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	9.74	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.80	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landsca Equipment	4.05	3.79	0.29	32.1	< 0.005	0.03	—	0.03	0.02	—	0.02	—	104	104	< 0.005	< 0.005	—	104
Total	4.05	14.3	0.29	32.1	< 0.005	0.03	—	0.03	0.02	—	0.02	0.00	104	104	< 0.005	< 0.005	—	104
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	9.74	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.80	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00	10.5	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	—	1.78	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.51	0.47	0.04	4.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.8	11.8	< 0.005	< 0.005	—	11.8
Total	0.51	2.40	0.04	4.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	11.8	11.8	< 0.005	< 0.005	—	11.8

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	24.7	85.4	110	2.54	0.06	—	192
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.34	1.15	1.49	0.04	< 0.005	—	2.62
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	10.0	33.9	43.9	1.03	0.02	—	77.1
Total	—	—	—	—	—	—	—	—	—	—	—	35.1	120	155	3.61	0.09	—	271
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	24.7	85.4	110	2.54	0.06	—	192
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.34	1.15	1.49	0.04	< 0.005	—	2.62
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	10.0	33.9	43.9	1.03	0.02	—	77.1

Total	—	—	—	—	—	—	—	—	—	—	—	35.1	120	155	3.61	0.09	—	271
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	4.08	14.1	18.2	0.42	0.01	—	31.7
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.06	0.19	0.25	0.01	< 0.005	—	0.43
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	1.66	5.60	7.27	0.17	< 0.005	—	12.8
Total	—	—	—	—	—	—	—	—	—	—	—	5.80	19.9	25.7	0.60	0.01	—	44.9

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	137	0.00	137	13.7	0.00	—	478
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.50	0.00	0.50	0.05	0.00	—	1.75
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	111	0.00	111	11.1	0.00	—	388
Total	—	—	—	—	—	—	—	—	—	—	—	248	0.00	248	24.8	0.00	—	868
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	137	0.00	137	13.7	0.00	—	478
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.50	0.00	0.50	0.05	0.00	—	1.75
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	111	0.00	111	11.1	0.00	—	388
Total	—	—	—	—	—	—	—	—	—	—	—	248	0.00	248	24.8	0.00	—	868
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	22.6	0.00	22.6	2.26	0.00	—	79.2
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.08	0.00	0.08	0.01	0.00	—	0.29
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	18.3	0.00	18.3	1.83	0.00	—	64.2
Total	—	—	—	—	—	—	—	—	—	—	—	41.1	0.00	41.1	4.10	0.00	—	144

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.13	3.13
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	27.0	27.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	30.1	30.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.13	3.13

General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	27.0	27.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	30.1	30.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.52	0.52
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.47	4.47
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.99	4.99

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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	2/3/2025	2/14/2025	5.00	10.0	—
Grading	Grading	2/17/2025	5/16/2025	5.00	65.0	—

Building Construction	Building Construction	5/19/2025	6/30/2027	5.00	553	—
Paving	Paving	6/2/2025	7/31/2025	5.00	44.0	—
Architectural Coating	Architectural Coating	9/1/2026	6/30/2027	5.00	217	—

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	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	158	0.38
Grading	Excavators	Diesel	Average	1.00	8.00	158	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	8.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	33.6	25.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	12.5	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	7.69	25.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	369	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	84.3	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	73.8	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT

Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	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	884,285	294,762	27,410	9,137	—

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	0.00	0.00	0.00	1,341	—
Grading	—	4,000	32.5	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Enclosed Parking with Elevator	0.00	100%
General Office Building	0.00	0%
High Turnover (Sit Down Restaurant)	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	349	0.03	< 0.005
2026	0.00	346	0.03	< 0.005
2027	0.00	346	0.03	< 0.005

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
Apartments Mid Rise	1,375	1,375	1,375	502,032	12,098	12,098	12,098	4,415,951
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	18.0	18.0	18.0	6,570	154	154	154	56,103
High Turnover (Sit Down Restaurant)	686	686	686	250,420	5,859	5,859	5,859	2,138,410

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	343
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	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)
884285.1	294,762	27,410	9,137	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

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)
Apartments Mid Rise	1,163,068	346	0.0330	0.0040	0.00
Enclosed Parking with Elevator	1,006,336	346	0.0330	0.0040	0.00
General Office Building	16,595	346	0.0330	0.0040	0.00
High Turnover (Sit Down Restaurant)	615,312	346	0.0330	0.0040	1,941,585

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	12,871,298	452,815
Enclosed Parking with Elevator	0.00	0.00
General Office Building	177,734	0.00
High Turnover (Sit Down Restaurant)	5,242,938	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	254	—
Enclosed Parking with Elevator	0.00	—
General Office Building	0.93	—
High Turnover (Sit Down Restaurant)	206	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	8.79	annual days of extreme heat
Extreme Precipitation	4.15	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	8.32	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	65.4
AQ-PM	43.5
AQ-DPM	67.9
Drinking Water	5.91
Lead Risk Housing	8.42

Pesticides	0.00
Toxic Releases	43.6
Traffic	68.6
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	0.00
Haz Waste Facilities/Generators	73.9
Impaired Water Bodies	66.7
Solid Waste	0.00
Sensitive Population	—
Asthma	11.3
Cardio-vascular	27.5
Low Birth Weights	17.8
Socioeconomic Factor Indicators	—
Education	5.86
Housing	69.9
Linguistic	35.3
Poverty	27.0
Unemployment	36.4

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	88.18170153
Employed	92.87822405
Median HI	71.70537662

Education	—
Bachelor's or higher	81.40639035
High school enrollment	100
Preschool enrollment	81.66303093
Transportation	—
Auto Access	70.20402926
Active commuting	44.16784294
Social	—
2-parent households	90.38881047
Voting	31.0278455
Neighborhood	—
Alcohol availability	20.77505454
Park access	81.35506224
Retail density	94.96984473
Supermarket access	83.29269858
Tree canopy	58.20608238
Housing	—
Homeownership	23.05915565
Housing habitability	71.16643141
Low-inc homeowner severe housing cost burden	82.66392917
Low-inc renter severe housing cost burden	84.1524445
Uncrowded housing	78.31387142
Health Outcomes	—
Insured adults	74.51559091
Arthritis	0.0
Asthma ER Admissions	89.9
High Blood Pressure	0.0

Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	94.8
Cognitively Disabled	98.4
Physically Disabled	83.0
Heart Attack ER Admissions	83.6
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	15.5
Elderly	87.4
English Speaking	76.1
Foreign-born	45.9
Outdoor Workers	65.7

Climate Change Adaptive Capacity	—
Impervious Surface Cover	47.9
Traffic Density	54.7
Traffic Access	23.0
Other Indices	—
Hardship	3.9
Other Decision Support	—
2016 Voting	59.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	17.0
Healthy Places Index Score for Project Location (b)	85.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	See Note A
Land Use	See Note B
Construction: Construction Phases	See Note C
Construction: Off-Road Equipment	See Note D
Construction: Trips and VMT	See Note E
Operations: Vehicle Data	See Note F
Operations: Hearths	See Note G
Operations: Energy Use	See Note H

AVB Commons Project

CalEEMod Notes

Note A The Project's electricity services would be provided by Southern California Edison

Note B Land use details, including landscaping square footage, were based on information provided by the Project applicant.

Note C Construction phases and durations were based on information provided by the Project applicant.

Note D Construction equipment selections were based on information provided by the Project applicant, as well as the consultant's experience with similar projects. For some equipment, CalEEMod default horsepower assumptions were replaced with more conservative default estimates from CalEEMod version 2020. CalEEMod version 2022, the latest version of CalEEMod at the time of the analysis, seems to underestimate default horsepower ratings for certain construction equipment (e.g., excavators).

Note E Construction haul trip lengths were based on information provided by the Project applicant.

Note F Trip generation was modified in accordance with the findings of the Project's VMT analysis, prepared by Linscott, Law & Greenspan Engineers.

Note G The Project would not contain fireplaces or wood stoves.

Note H The Project would utilize all-electric appliances for its residential uses and leasing office.

FUEL CONSUMPTION CALCULATIONS

Operational Traffic Fuel

Existing Annual VMT: **0**

						Gallons
Fleet Mix	auto	91%	0	gas (mpg)	23.49	0.00
	other	9%	0	diesel (mpg)	9.37	0.00
						0.00

Project Annual VMT: **6,619,464**

						Gallons
Fleet Mix	auto	91%	6,023,712	gas (mpg)	23.49	256,437.30
	other	9%	595,752	diesel (mpg)	9.37	63,580.76
						320,018.07

Construction Traffic Fuel

Worker Fuel (Gasoline, on-road)

phase	trips	length (miles)	Days	total Miles	MPG	Gallons
Demolition	12.5	18.5	10	2,313	23.49	98.45
Grading	12.2	18.5	65	14,671	23.49	624.54
Building Construction	369	18.5	553	3,775,055	23.49	160,709.00
Paving	20	18.5	44	16,280	23.49	693.06
Architectural Coating	73.8	18.5	217	296,270	23.49	12,612.61
						174,737.66

Vender Fuel (Diesel, on-road)

phase	trips	length (miles)	days	total Miles	MPG	Gallons
Demolition	0	10.2	10	0	9.37	0.00
Grading	0	10.2	65	0	9.37	0.00
Building Construction	84.3	10.2	553	475,503	9.37	50,747.34
Paving	0	10.2	44	0	9.37	0.00
Architectural Coating	0	10.2	217	0	9.37	0.00
						50,747.34

Haul Fuel (Diesel, on-road)

phase	trips	length (miles)	days	total Miles	MPG	Gallons
Demolition	33.6	25	10	8,400	9.37	896.48
Grading	7.69	25	65	12,496	9.37	1,333.64
Building Construction	18.8	20	553	207,928	9.37	22,190.82
Paving	0	20	44	0	9.37	0.00
Architectural Coating	0	20	217	0	9.37	0.00
						24,420.94

Total On-Road Gas (gallons) **174,737.66**
Total On-Road Diesel (gallons) **75,168.28**

Construction Equipment Fuel

Construction Equipment (Diesel, off-road)

Phase	Equipment	Units	Hours	HP	Load Factor	Ave. Daily Load Factor	Days	HP Hours
Demolition	concrete/Industrial Saws	1	8	81	0.73	0.6	10	2,838.24
	Excavators	3	8	158	0.38	0.6	10	2,881.92
	Rubber Tired Dozers	2	8	247	0.4	0.6	10	4,742.40
Building Construction	Cranes	1	7	231	0.29	0.6	553	155,590.97
	Forklifts	3	8	89	0.2	0.6	553	47,248.32
	Generator Sets	1	8	84	0.74	0.6	553	164,997.50
	Tractors/Loaders/Backhoes	3	7	97	0.37	0.6	553	83,358.11
Paving	cement and motar mixers	2	6	9	0.56	0.6	44	798.34
	Pavers	1	8	130	0.42	0.6	44	11,531.52
	Paving Equipment	2	6	132	0.36	0.6	44	7,527.17
	Tractors/Loaders/Backhoes	1	8	97	0.37	0.6	44	7,579.97
	Rollers	2	6	80	0.38	0.6	44	4,815.36
Grading	Excavators	1	8	158	0.38	0.6	65	18,732.48
Grading	Graders	1	8	187	0.41	0.6	65	23,921.04
	Rubber Tired Dozers	1	8	247	0.4	0.6	65	30,825.60
	Tractors/Loaders/Backhoes	3	8	97	0.37	0.6	65	11,197.68
Architectural Coating	Air Compressors	1	6	78	0.48	0.6	217	29,248.13
HP = hoursepower. Gallons of diesel fuel per HP-hour - 0.05.							**Total**	**607,834.75**

Diesel Usage (gallons) **30,391.74**

Equipment assumptions are provided in the CalEEMod output files for the Project and fuel usage estimate of 0.05 gallons of diesel fuel per horsepower-hour is from the SCAQMD CEQA Air Quality Handbook, Table A9-3E.

Water Usage for fugitive dust control during construction

Water application rate = 3,020 gallons/acre/day

Each gallon of delivered potable water in Southern California is associated with 0.009727 kWhr of electricity).

Grading 44 days x 4.3 acres x 3,020 gallons = 571,384 gallons x 0.009727 = 5,558 **kWhr**

189.2
571384
5557.852168

Appendix B
Cultural Resources Assessment

cogstone
PALEONTOLOGY - ARCHAEOLOGY - HISTORY

CULTURAL AND PALEONTOLOGICAL RESOURCES ASSESSMENT REPORT FOR THE AVALON BAY (AVB) COMMONS PROJECT, CITY OF ALISO VIEJO, ORANGE COUNTY, CALIFORNIA

Prepared for:
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Authors:
John Gust, Ph.D and Eric Scott, M.A.

Principal Investigators:
John Gust, Ph.D and Kim Scott, M.S.

March 2024

Cogstone Project Number: 5680-01
Type of Study: Cultural and paleontological resources assessment
Sites: None within the Project Area
USGS 7.5' Quadrangle: San Juan Capistrano (1981)
Area: 4.4 acres
Key Words: Cultural and Paleontological Resources Assessment, City of Aliso Viejo, Orange County; Monterey Formation; Gabrielino/Gabrieleño/Tongva territory, Juaneño Acjachemen, Negative survey

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

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SUMMARY OF FINDINGS

This study was conducted to determine the potential impacts to cultural and paleontological resources during the Avalon Bay (AVB) Commons Project (Project). The City of Aliso Viejo (City) is the lead agency under the California Environmental Quality Act (CEQA).

The Project is located on the north side of Enterprise between Aliso Creek Road and Vantis Drive, City of Aliso Viejo, Orange County, California. The Project Area is at Assessor Parcel Number (APN) 629-101-16 and is approximately 4.4 acres in size.

The proposed Project will construct a six-story mixed-use building with 362 residential apartments composed of Studios, 1-, 2- and 3-bedroom units with approximately 5,770 square feet of ground floor retail/commercial use. The Project also has a parking structure in the center of the development with a recreation space on top that includes a clubhouse, fitness/wellness center, meeting rooms and workspaces, all of which surround a pool/spa deck.

A search for paleontological records was completed by the Natural History Museum of Los Angeles County. Published literature, unpublished paleontological reports, and online databases were also searched for fossil records. Databases included the Natural History Museum of Los Angeles County Invertebrate Paleontology, the Paleobiology Database, and the University of California Museum of Paleontology. The Project is mapped on Miocene-age rocks of the fossiliferous Monterey Formation. This formation has moderate potential to yield significant fossil remains. The record search revealed multiple fossil localities from the Monterey Formation in the vicinity of the Project Area, although none occurred within the boundaries of the property. Paleontological monitoring of excavation may be required in the Monterey Formation depending upon lithology and depositional context. Based upon the anticipation of impacts to the Monterey Formation within the Project Area, a Paleontological Resources Impact Mitigation Plan should be implemented, which should include development of a paleontology Worker Environmental Awareness Program as well as paleontological monitoring.

Cogstone requested a search of the California Historical Resources Information System (CHRIS) from the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton on December 18, 2023 which included the entire proposed Project Area as well as a half-mile distance radius. Results of the record search indicate that four previous studies have been completed within the Project Area while an additional thirteen studies have been completed previously within a half-mile radius of the Project Area. No cultural resources have been recorded within the Project Area. Outside of the Project Area a total of two cultural resources have been previously documented within the half-mile search radius from the Project Area.

Cogstone archaeologist Logan Freeberg requested a Sacred Lands File (SLF) search from the Native American Heritage Commission (NAHC) on December 18, 2023. The NAHC responded on January 18, 2024 with a positive search result indicating that a tribal cultural resource is located within the same township, range, and section as the Project Area. The NAHC recommended that Juaneño Band of Mission Indians Acjachemen Nation – Belardes be

contacted for more information and provided a list of 19 groups and individuals that may have information about the Project Area.

The Juaneño Band of Mission Indians Acjachemen Nation – Belardes was contacted on February 26, 2024 via electronic mail and United States Postal Service certified mail. No response has been received as of March 5, 2024.

Cogstone Archaeologist Sandy Duarte completed the pedestrian survey on February 28, 2024 using two to five meter transects in all non-hardscaped or landscaped areas. Sediments, where visible, were sandy loam and appeared to be amended by outside fill. No cultural or paleontological resources were observed during the pedestrian survey.

Based on a review of the SCCIC record search results, review of historic USGS topographic quadrangle maps, and USDA aerial photographs, the Project Area is assessed to have a low sensitivity for buried historic-aged cultural deposits. Based on these data sources alone the Project Area is also assessed to have a low sensitivity for buried prehistoric archaeological resources. However, the positive SLF search result may indicate that there are tribal cultural resources present that are unknown to the SCCIC that elevate the cultural sensitivity of the Project Area.

With respect to cultural resources, Cogstone recommends that this Project proceed as planned, but that full-time cultural resources and Native American monitoring be required should the cultural sensitivity of the Project Area be enhanced by the results of government to government Native American consultation.

In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In the unlikely event that human remains are encountered during project development, all work must cease near the find immediately.

In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

INTRODUCTION

PURPOSE OF STUDY

This study was conducted to determine the potential impacts to cultural resources during the Avalon Bay (AVB) Commons Project (Project). The City of Aliso Viejo (City) is the lead agency under the California Environmental Quality Act (CEQA).

PROJECT LOCATION AND DESCRIPTION

The Project is located at on the north side of Enterprise between Aliso Creek Road and Vantis Drive, City of Aliso Viejo, Orange County, California (Figure 1). The Project Area is at Assessor Parcel Number (APN) 629-101-16, is approximately 4.4 acres in size, and mapped within Section 9 of Township 7 South, Range 8 West, on the San Juan Capistrano United States Geological Survey (USGS) 7.5 minute topographic quadrangle map, San Bernardino Baseline and Meridian (Figures 2 and 3).

The proposed Project will construct a six-story mixed-use building with 362 residential apartments composed of Studios, 1-, 2- and 3-bedroom units with approximately 5,770 square feet of ground floor retail/commercial use (Figures 2 and 3). The Project also has a parking structure in the center of the development with a recreation space on top that includes a clubhouse, fitness/wellness center, meeting rooms and workspaces, all of which surround a pool/spa deck.

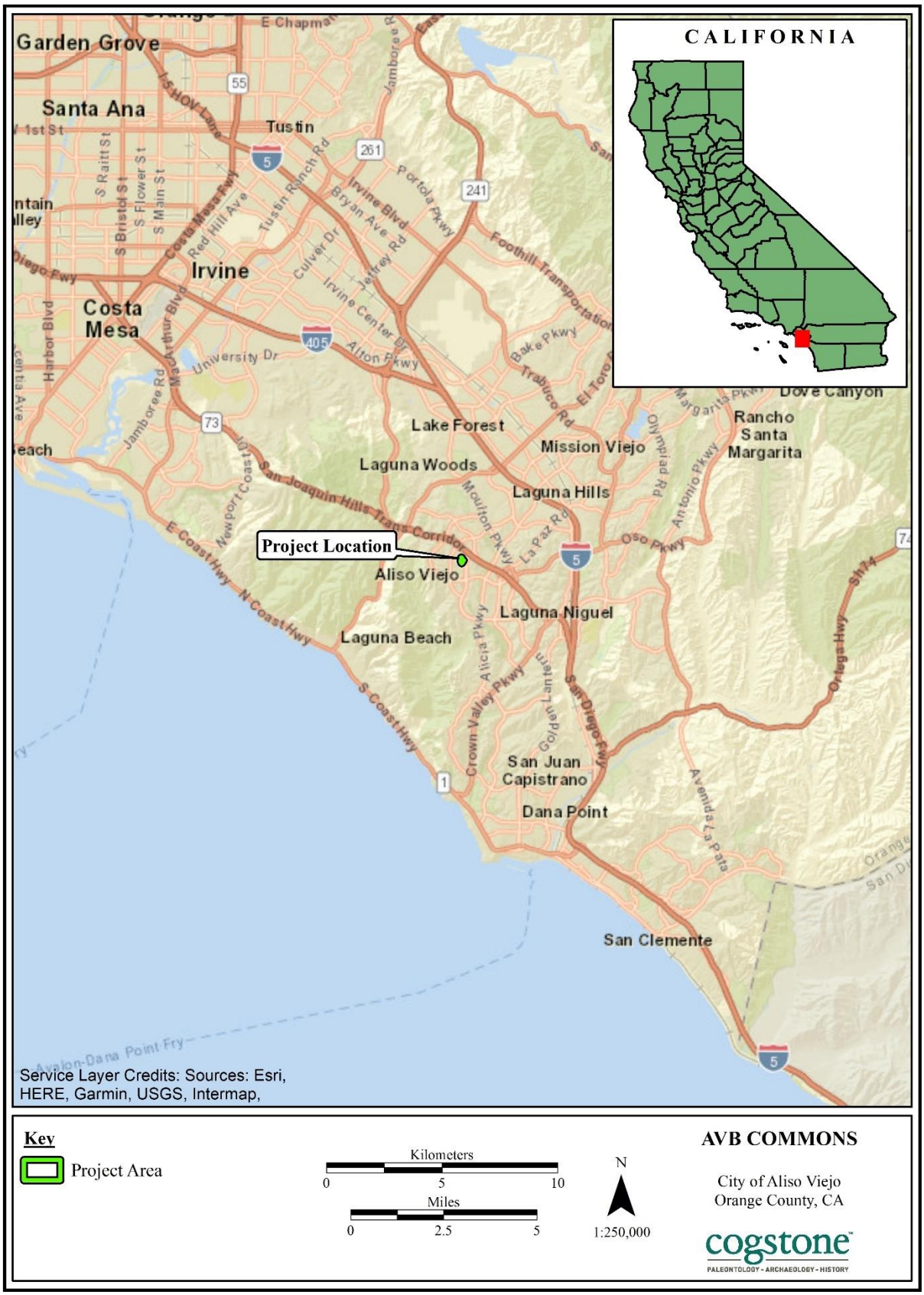

Figure 1. Project vicinity map

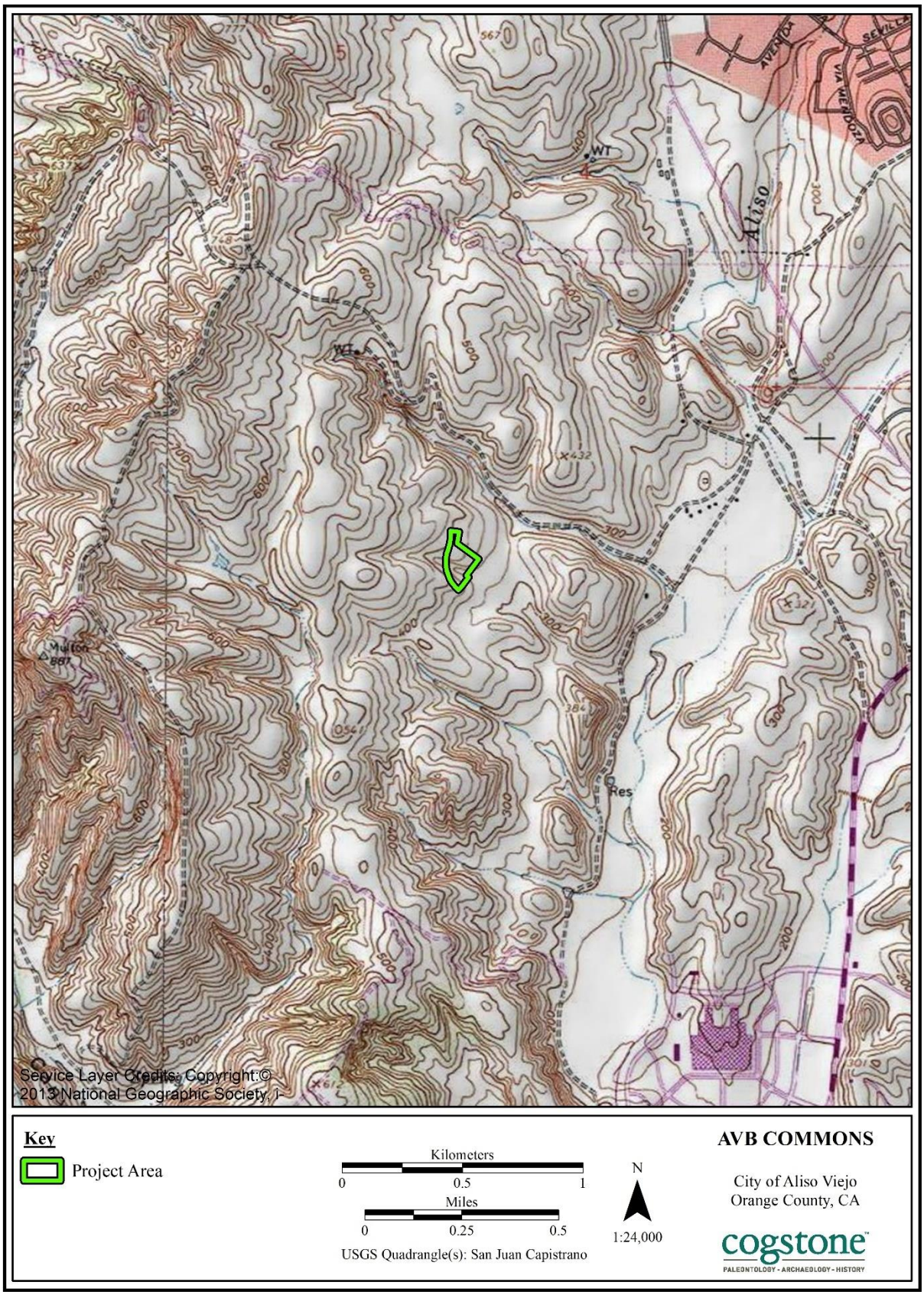

Figure 2. Project location map

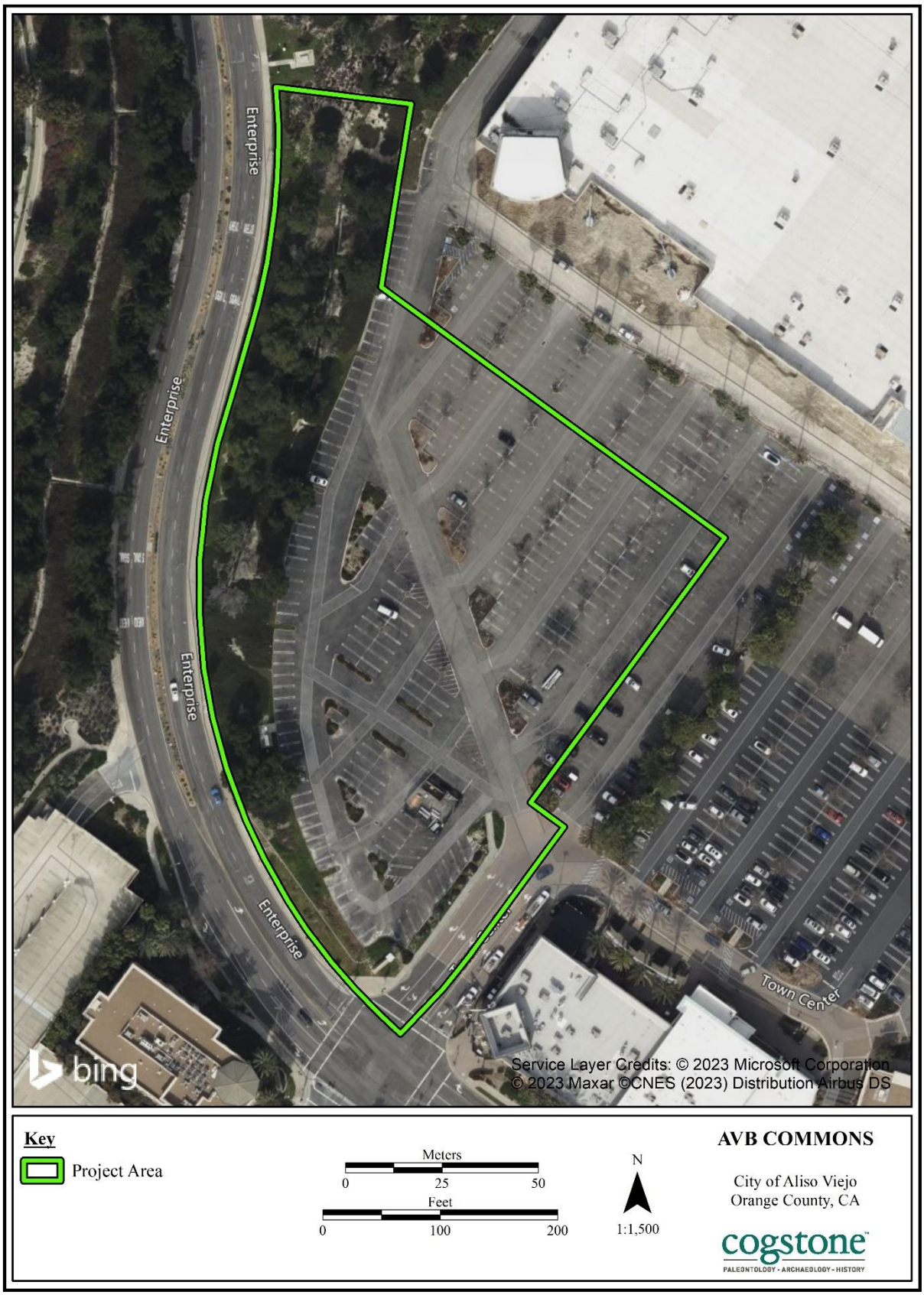

Figure 3. Project aerial map

PROJECT PERSONNEL

Cogstone Resource Management (Cogstone) conducted the cultural and paleontological resources assessment and authored this report. Resumes of key personnel are provided in Appendix A.

John Gust, Registered Professional Archaeologist (RPA), served as the Task Manager and Principal Investigator for Archaeology for the Project, and co-authored this report. Dr. Gust has a Ph.D. in Anthropology from the University of California (UC), Riverside, and over 11 years of experience in archaeology.

Kim Scott served as the Principal Investigator for Paleontology for the Project and is an Orange County certified paleontologist. Ms. Scott has an M.S. in Biology with a paleontology emphasis from California State University (CSU), San Bernardino, and over 28 years of experience in California paleontology and geology.

Eric Scott coauthored the paleontology and geology sections of the report. Mr. Scott is an Orange County certified paleontologist and has an M.A. in Anthropology, with an emphasis in biological paleoanthropology, from the University of California, Los Angeles (UCLA), and more than 39 years of experience in California paleontology.

Logan Freeberg prepared the Geographic Information System (GIS) maps throughout this report. Mr. Freeberg has a B.A. in Anthropology from UC Santa Barbara, a GIS certification from CSU Fullerton, and over 20 years of experience in California archaeology.

Molly Valasik, RPA, provided Quality Assurance and Quality Control (QA/QC) for the Project and reviewed this report. Ms. Valasik has an M.A. in Anthropology from Kent State University in Ohio and over 14 years of experience in California archaeology.

REGULATORY ENVIRONMENT

STATE LAWS AND REGULATIONS

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA states that: It is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required are intended to assist public agencies in systematically identifying both the

significant effects of proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.

CEQA declares that it is state policy to: "take all action necessary to provide the people of this state with...historic environmental qualities." It further states that public or private projects financed or approved by the state are subject to environmental review by the state. All such projects, unless entitled to an exemption, may proceed only after this requirement has been satisfied. CEQA requires detailed studies that analyze the environmental effects of a proposed project. In the event that a project is determined to have a potential significant environmental effect, the act requires that alternative plans and mitigation measures be considered.

TRIBAL CULTURAL RESOURCES

As of 2015, CEQA established that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (Public Resources Code, § 21084.2). In order to be considered a "tribal cultural resource," a resource must be either:

(1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or
(2) a resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource.

To help determine whether a project may have such an effect, the lead agency must consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

PUBLIC RESOURCES CODE

Section 5097.5: No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands (lands under state, county, city, district or public authority jurisdiction, or the jurisdiction of a public corporation), except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor. As used in this section, "public lands" means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (CRHR) is a listing of all properties considered to be significant historical resources in the state. The California Register includes all properties listed or determined eligible for listing on the National Register, including properties evaluated under Section 106, and State Historical Landmarks No. 770 and above. The California Register statute specifically provides that historical resources listed, determined eligible for listing on the California Register by the State Historical Resources Commission, or resources that meet the California Register criteria are resources which must be given consideration under CEQA (see above). Other resources, such as resources listed on local registers of historic resources or in local surveys, may be listed if they are determined by the State Historic Resources Commission to be significant in accordance with criteria and procedures to be adopted by the Commission and are nominated; their listing in the California Register is not automatic.

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historical integrity and are historically significant at the local, state or national level under one or more of the following four criteria:

1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2) It is associated with the lives of persons important to local, California, or national history;
3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance.

Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register, if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

NATIVE AMERICAN HUMAN REMAINS

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code §7050.5 and Public Resources Code §5097.98), as reviewed below:

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

CALIFORNIA ADMINISTRATIVE CODE, TITLE 14, SECTION 4307

This section states that "No person shall remove, injure, deface or destroy any object of paleontological, archeological or historical interest or value."

CITY OF ALISO VIEJO GENERAL PLAN - CONSERVATION AND OPEN SPACE (COS) ELEMENT

GOAL COS-8 PRESERVE AND PROTECT HISTORICAL, ARCHEOLOGICAL AND TRIBAL RESOURCE

Aliso Viejo contains important historic, archeological and tribal sites. In a region characterized by growth and urbanization, these resources are threatened by the encroachment of urban development.

- Policy COS-8.1 Balance the benefits of development with a project's potential impacts to cultural resources.
- Policy COS-8.2 Identify, designate, and protect sites of historic importance.
- Policy COS-8.3 Encourage procurement of cultural resources and artifacts for public education and enjoyment.

BACKGROUND

NATURAL SETTING

GEOLOGICAL SETTING

Southern Orange County has a complicated paleoenvironmental history that began in the later Mesozoic Era – colloquially termed the "Age of Dinosaurs" – roughly 66 million years ago (Ma). Since that time, the region has transitioned from coastal lowlands during the Paleocene to Oligocene Epochs, to shallow marine during the early Miocene Epoch, to deep marine during the early to early-late Miocene, back to shallow marine in the latest Miocene through the Pliocene Epochs, and finally to increasingly arid terrestrial deposits from the Pleistocene to the Holocene Epochs.

PALEONTOLOGICAL SETTING

The Project Area is part of the northernmost Peninsular Ranges, one of California's geomorphic provinces. The Peninsular Ranges are a series of ranges separated by northwest trending valleys, subparallel to faults branching from the San Andreas Fault which for the most part lies to the east of this geomorphic province. The Peninsular Ranges extend from northern Orange County, eastward through the San Jacinto Range and south to the southern end of Baja California, Mexico (Wagner 2002).

STRATIGRAPHY

Geologic mapping by Morton and Miller (2006) indicates that the Project is situated entirely upon surface exposures of the fossiliferous Monterey Formation (= unit **Tm**; Figure 4). This siliceous and diatomaceous marine mudstone, shale, diatomite, and chert formation is primarily white to pale brown in color and is thinly laminated or bedded. In the Aliso Viejo area, sediments of the Monterey Formation are part of a deep submarine fan and plain deposit that was deposited between 13 Ma and 5 Ma (Redin 1991). Locally named "Pecten Reef," a limestone in the Aliso Viejo area has produced abundant invertebrate and vertebrate fossils. The Monterey Formation was deposited at the same time as the Soquel Member, La Vida Member, and the lower portion of the undifferentiated Puente Formation elsewhere in southern California (Morton and Miller 2006).

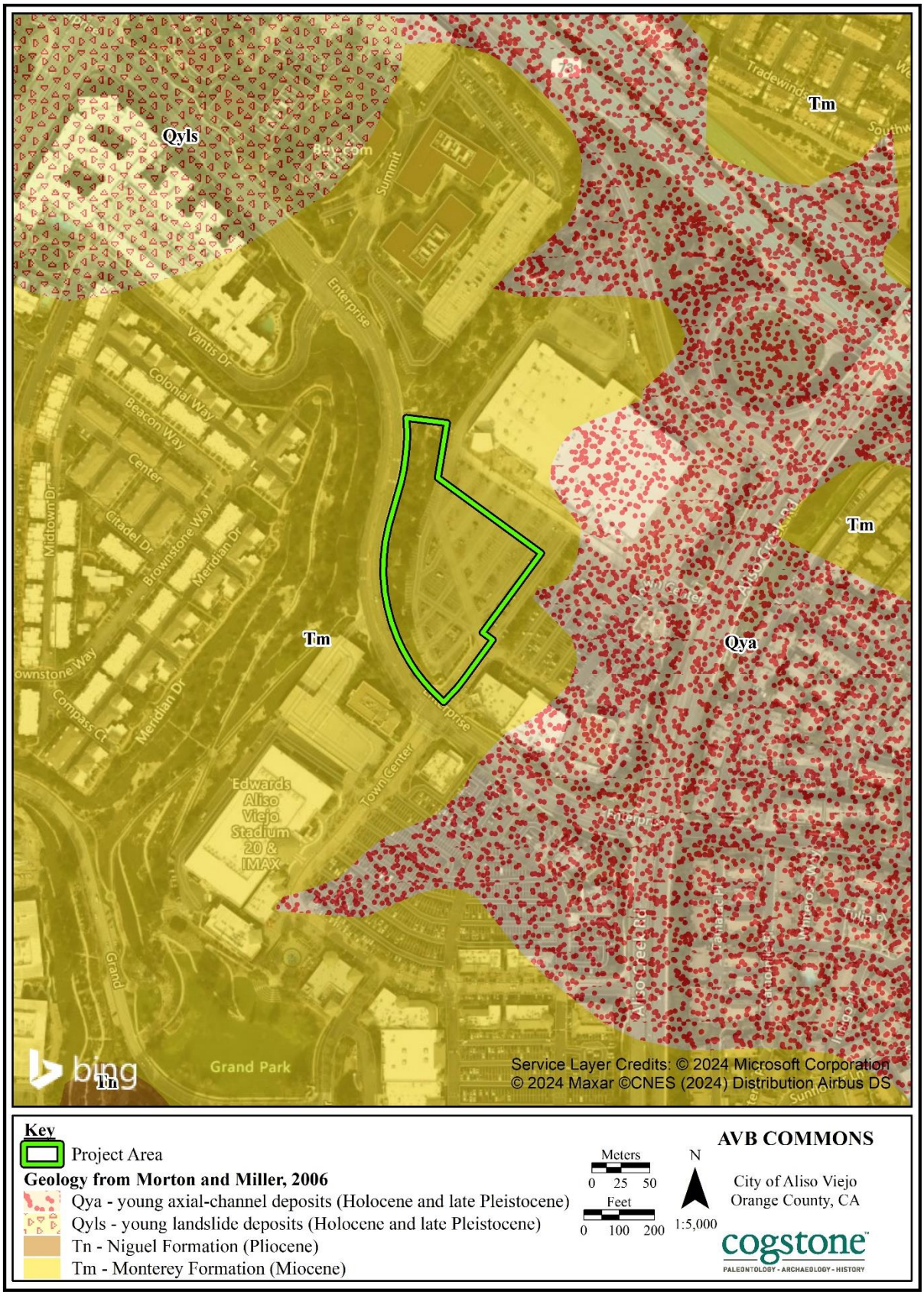

Figure 4. Project geology map

ENVIRONMENTAL SETTING

The Project Area is situated in the San Joaquin Hills just north of the southeastern corner of Orange County. It is likely that creeks were more abundant during the prehistoric period, offering a flowing and year-round water source for human occupation and supporting a variety of wildlife. Modern vegetation in the Project Area consists mostly of introduced plants, not native species. The native plant community was coastal sage scrub (Rundel and Gustafson 2005).

The climate of Aliso Viejo is Mediterranean, ranging from cool, moist winters to dry, hot summers; mild breezes reach the area from the Pacific Ocean, located southwest of the Project location. The climate was similar in late prehistoric times.

PREHISTORIC SETTING

Approaches to prehistoric frameworks have changed over the years from being based on material attributes to radiocarbon chronologies to association with cultural traditions. Archaeologists defined a material complex consisting of an abundance of milling stones (for grinding food items) with few projectile points or vertebrate faunal remains dating from about 7,000 to 3,000 years before the present as the "Millingstone Horizon." Later, the "Millingstone Horizon" was redefined as a cultural tradition named the Encinitas Tradition with various regional expressions including Topanga and La Jolla. Use by archaeologists varied as some adopted a generalized Encinitas Tradition without regional variations, some continued to use "Millingstone Horizon" and some used Middle Holocene (the time period) to indicate this observed pattern (Sutton and Gardner 2010:1-2).

Recently, the fact that generalized terminology is suppressing the identification of cultural, spatial and temporal variation and the movement of peoples throughout space and time was noted. These factors are critical to understanding adaptation and change (Sutton and Gardner 2010:1-2).

The latest cultural revisions for the Project Area define traits for time phases of the Greven Knoll pattern of the Encinitas Tradition applicable to the Pasadena area (Sutton and Gardner 2010; Table 1). This pattern is replaced in the Project Area by the Angeles pattern of the Del Rey Tradition later in time (Sutton 2010; Table 1). Each pattern has subdivisions as identified by specific changes in cultural assemblages through time. Phases are identified by their archaeological signatures in components within sites.

Greven Knoll sites tend to be in valleys similar to areas like the Project Area. These inland peoples did not switch from manos/metates to pestles/mortars like coastal peoples (c. 5,000 years before present); this may reflect their closer relationship with desert groups who did not exploit acorns.

Table 1. Culture Chronology

PATTERN	PHASE	DATES (BP)	MATERIAL TRAITS	OTHER TRAITS
Encinitas	Greven Knoll I	8,500 to 4,000	Abundant manos and metates, Pinto dart points for atlatls or spears, charmstones, cogged stones and discoidals rare, no mortars or pestles, general absence of shell artifacts	No shellfish, hunting important, flexed inhumations, cremations rare
	Greven Knoll II	4,000 to 3,500	Abundant manos and metates, Elko dart points for atlatls or spears, core tools, late discoidals, few mortars and pestles, general absence of shell artifacts	No12helfish, hunting and gathering important, flexed inhumations, cremations rare
Angeles	Angeles I	3,500 to 2,600	Appearance of Elko dart points and an increase in the overall number of projectile points from Encinitas components; beginning of large-scale trade in small steatite artifacts (effigies, pipes, and beads) and *Olivella* shell beads from the southern Channel Islands; appearance of single-piece shell fishhooks and bone harpoon points; Coso obsidian becomes important; appearance of donut stones	appearance of a new biological population (Takic proto-Gab/Cupan language), apparent population increase; fewer and larger sites along the coast; collector strategy; less overall dependence on shellfish but fishing and terrestrial hunting more important; appearance of flexed and extended inhumations without cairns, cremations uncommon
	Angeles II	2,600 to 1,600	Continuation of basic Angeles I material culture with the addition of mortuary features containing broken tools and fragmented cremated human bone; fishhooks become more common	continuation of basic Angeles I settlement and subsistence systems; appearance of a new funerary complex
	Angeles III	1,600 to 1,250	Appearance of bow and arrow technology (e.g., Marymount or Rose Spring points); changes in *Olivella* beads; asphaltum becomes important; reduction in obsidian use; Obsidian Butte obsidian largely replaces Coso	larger seasonal villages; flexed primary inhumations but no extended inhumations and an increase in cremations; appearance of obsidian grave goods; possible expansion into eastern Santa Monica Mountains, replacing Topanga III groups
	Angeles IV	1,250 to 800	Cottonwood points appear; some imported pottery appears; birdstone effigies at the beginning of the phase and “spike” effigies dropped by the end of the phase; possible appearance of ceramic pipes	change in settlement pattern to fewer but larger permanent villages; flexed primary inhumations continue, cremations uncommon; expansion into the San Gabriel Mountains, displacing Greven Knoll III groups

PATTERN	PHASE	DATES (BP)	MATERIAL TRAITS	OTHER TRAITS
	Angeles V	800 to 450	Trade of steatite artifacts from the southern Channel Islands becomes more intensive and extensive, with the addition or increase in more and larger artifacts, such as vessels and comals; larger and more elaborate effigies	strengthening of ties, especially trade, with southern Channel Islands; expansion into the northern Santa Ana Mountains and San Joaquin Hills; development of mainland dialects of Gabrielino
	Angeles VI	450 to 150	Addition of Euroamerican material culture (e.g., glass beads and metal tools), locally made pottery, metal needle-drilled *Olivella* beads	change of settlement pattern, movement close to missions and ranches; use of domesticated species obtained from Euroamericans; flexed primary inhumations continue, cremations uncommon to the north (nearer the Chumash) but somewhat more common to the south (nearer the Luiseño); apparent adoption of Chingichngish religion

The Greven Knoll toolkit is dominated by manos and metates throughout its extent. In Phase I, other typical characteristics were pinto dart points for atlatls or spears, charmstones, cogged stones, absence of shell artifacts and flexed position burials (Table 1). In Phase II, Elko dart points for atlatls or spears and core tools are observed along with increased indications of gathering (Table 1). In addition, the Greven Knoll populations are biologically Yuman (based on skeletal remains) while the later Angeles populations are biologically Shoshonean (Sutton and Gardner 2010; Sutton 2010).

The Angeles pattern generally is restricted to the mainland and appears to have been less technologically conservative and more ecologically diverse, with a largely terrestrial focus and greater emphases on hunting and nearshore fishing. In Angeles Phase I, Elko points for atlatls or darts appear, small steatite objects such as pipes and effigies from Catalina are found, shell beads and ornaments increase, fishing technologies increase including bone harpoons/fishhooks and shell fishhooks, donut stones appear, and hafted micro blades for cutting/graving wood or stone appear. In addition, several Encinitas (Topanga) traits, such as discoidals, cogged stones, plummet-like charm stones and cairn burials (see Sutton and Gardner 2010: Table 1) virtually disappear from the record. Mortuary practices changed to consist of primarily flexed primary inhumations, with extended inhumations becoming less common. Settlement patterns made a shift from general use sites being common to habitation areas separate from functional work areas. Subsistence shifted from mostly collecting to increased hunting and fishing (Sutton 2010).

The Angeles Phase II is identified primarily by the appearance of a new funerary complex, with other characteristics similar to Angeles I. The complex features killed (broken) artifacts including manos, metates, bowls, mortars, pestles, points, and others plus highly fragmented cremated human bones and a variety of faunal remains. In addition to the cremains, the other material also often burned. None of the burning was performed in the burial feature (Sutton 2010).

The Angeles III Phase is the beginning of what has been known as the Late Period and Is marked by several changes from Angeles I and II. These include the appearance of small projectile points, steatite shaft straighteners and increased use of asphaltum all reflecting adoption of bow and arrow technology, obsidian sources changed from mostly Coso to Obsidian Butte and shell beads from Gulf of California species began to appear. Subsistence practices continued as before and the geographic extent of the Angeles Pattern increased (Sutton 2010).

Angeles Phase IV is marked by new material items including Cottonwood points for arrows, *Olivella* cupped beads and *Mytilus* shell disks, birdstones (zoomorphic effigies with magicoreligious properties) and trade items from the Southwest including pottery. It appears that populations increased and that there was a change in the settlement pattern to fewer but larger permanent villages. Presence and utility of steatite vessels may have impeded the diffusion of pottery into the Los Angeles Basin. The settlement pattern altered to one of fewer and larger permanent villages. Smaller special-purpose sites continued to be used (Sutton 2010).

Angeles V components contain more and larger steatite artifacts, including larger vessels, more elaborate effigies and comals. Settlement locations shifted from woodland to open grasslands. The exploitation of marine resources seems to have declined and use of small seeds increased. Many Gabrielino inhumations contained grave goods while cremations did not (Sutton 2010).

The Angeles VI phase reflects the ethnographic mainland Gabrielino of the post-contact (i.e., post-A.D. 1542) period. One of the first changes in Gabrielino culture after contact was undoubtedly population loss due to disease, coupled with resulting social and political disruption. Angeles VI material culture is essentially Angeles V augmented by a number of Euroamerican tools and materials, including glass beads and metal tools such as knives and needles (used in bead manufacture). The frequency of Euroamerican material culture increased through time until it constituted the vast majority of materials used. Locally produced brownware pottery appears along with metal needle-drilled *Olivella* disk beads (Sutton 2010).

The ethnographic mainland Gabrielino subsistence system was based primarily on terrestrial hunting and gathering, although nearshore fish and shellfish played important roles. Sea mammals, especially whales (likely from beached carcasses), were prized. In addition, a number

of European plant and animal domesticates were obtained and exploited. Ethnographically, the mainland Gabrielino practiced interment and some cremation (Sutton 2010).

ETHNOGRAPHY

The Project Area is located very close to the estimated territorial boundary between the Gabrielino Tongva and the Juaneño Acjachemen. Both groups are discussed below as tribal boundaries are known to have shifted somewhat through time.

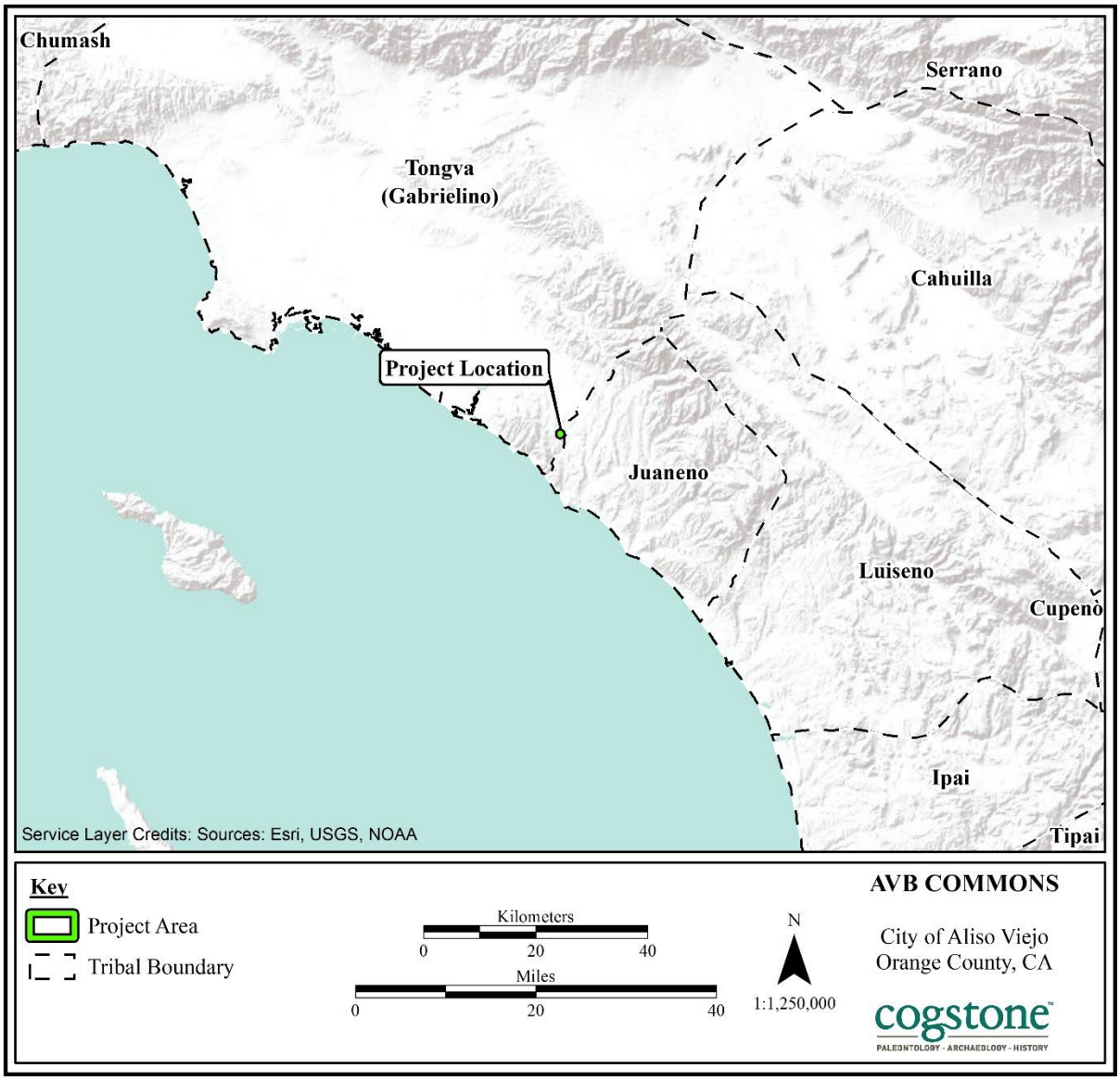

Figure 5. Tribal boundary map

GABRIELINO/TONGVA

The Gabrielino/Tongva are considered to have been one of the wealthiest tribes and to have greatly influenced tribes they traded with (Kroeber 1976:621; Figure 5). Houses were domed,

circular structures thatched with tule or similar materials (Bean and Smith 1978:542). The best known artifacts were made of steatite and were highly prized. Many common everyday items were decorated with inlaid shell or carvings reflecting an elaborately developed artisanship (Bean and Smith 1978:542).

The main food zones utilized were marine, woodland and grassland (Bean and Smith 1978). Plant foods were, by far, the greatest part of the traditional diet at contact. Acorns were the most important single food source. Villages were located near water sources necessary for the leaching of acorns, which was a daily occurrence. Grass seeds were the next most abundant plant food used along with chia. Seeds were parched, ground, and cooked as mush in various combinations according to taste and availability. Greens and fruits were eaten raw or cooked or sometimes dried for storage. Bulbs, roots, and tubers were dug in the spring and summer and usually eaten fresh. Mushrooms and tree fungus were prized as delicacies. Various teas were made from flowers, fruits, stems, and roots for medicinal cures as well as beverages (Bean and Smith 1978:538-540).

The principal game animals were deer, rabbit, jackrabbit, woodrat, mice, ground squirrels, antelope, quail, dove, ducks, and other birds. Most predators were avoided as food, as were tree squirrels and most reptiles. Trout and other fish were caught in the streams, while salmon were available when they ran in the larger creeks. Marine foods were extensively utilized. Sea mammals, fish, and crustaceans were hunted and gathered from both the shoreline and the open ocean, using reed and dugout canoes. Shellfish were the most common resource, including abalone, turbans, mussels, clams, scallops, bubble shells, and others (Bean and Smith 1978:538-540).

The Project Area was not home to any known major villages. The closest known named village is Kenga located 10.5 miles west of the Project Area. However, smaller villages and seasonal camps may have been present closer to the Project Area.

JUANEÑO ACJACHEMEN

About 1,300 years ago the Acjachemen (Juaneño), who were hunters and gatherers of the San Luis Rey Cultural Pattern, moved into southern Orange County. The Acjachemen speak a language that is part of the Takic language family. Their traditional tribal territory was situated partly in northern San Diego County and partly in southern Orange County (Figure 5). The boundaries were Las Pulgas Creek (south), Aliso Creek (north), the Pacific Ocean (west) and the Santa Ana Mountains (east). Villages were mostly along San Juan Creek, Trabuco Creek and San Mateo Creek (O'Neil and Evans 1980).

In prehistory, the Acjachemen had a patrilineal society and lived in groups with other relatives. These groups had established claims to places including the sites of their villages and resource areas. Marriages were usually arranged from outside villages establishing a social network of

related peoples in the region. There was a well-developed political system including a hereditary chief. Religion was an important aspect of their society. Religious ceremonies included rites of passage at puberty and mourning rituals (Kroeber 1976).

Houses were typically conical in shape and thatched with locally available plant materials. Work areas were often shaded by rectangular brush-covered roofs (ramada). Each village had a ceremonial structure in the center enclosed by a circular fence where all religious activities were performed (Bean and Shipek 1978).

Women are known to have been the primary gatherers of plant foods, but also gathered shellfish and trapped small game animals. Men hunted large game, most small game, fished, and assisted with plant food gathering, especially of acorns. Adults were actively involved in making tools including nets, arrows, bows, traps, food preparation items, pottery, and ornaments. Tribal elders had important political and religious responsibilities and were involved in education of younger members (Bean and Shipek 1978).

HISTORIC SETTING

SPANISH PERIOD (1769-1820)

The earliest exploration of Orange County by Europeans was the land expedition of Gaspar de Portola. He set out from Mission San Diego to find a land route to the Bay of Monterey. His expedition passed through Orange County in northward (1769) and southward (1770) directions (Bean 1968). He named Trabuco Creek, Santiago Creek, and other geographic features he encountered.

MEXICAN PERIOD (1821-1847)

Mexico gained independence from Spain in 1821 and the new liberal politics of the Mexican Constitution of 1824 were embraced by the emerging generation of Californios and Californias (persons of Mexican heritage born in California). Most of these young peoples' parents were soldiers from Sonora and Sinaloa who had risen to positions of authority within the military. The opportunities for upward mobility for themselves and their families were significant (Beebe and Senkewicz 2001).

In 1846, the Mexican-American war erupted following the Bear Flag Revolt in California. Both the 1848 Treaty of Guadalupe Hidalgo in which Mexico ceded California to the United States and the unprecedented events of the Gold Rush that same year destabilized California, producing rapid, dramatic change (Haas 1995).

AMERICAN PERIOD (1848-PRESENT)

The Mexican-American war followed on the heels of the Bear Flag Revolt of June 1846 (Ohles 1997). General Andrés Pico and John C. Frémont signed the Articles of Capitulation in

December 1847, and with the signing of the Treaty of Guadalupe Hidalgo in February 1848, hostilities ended and Mexico relinquished California to the United States. Under the treaty, Mexico ceded the lands of present-day California, New Mexico and Texas to the U.S. for $15 million (Fogelson 1993:10). Within two years following the treaty, California applied for admission as a state.

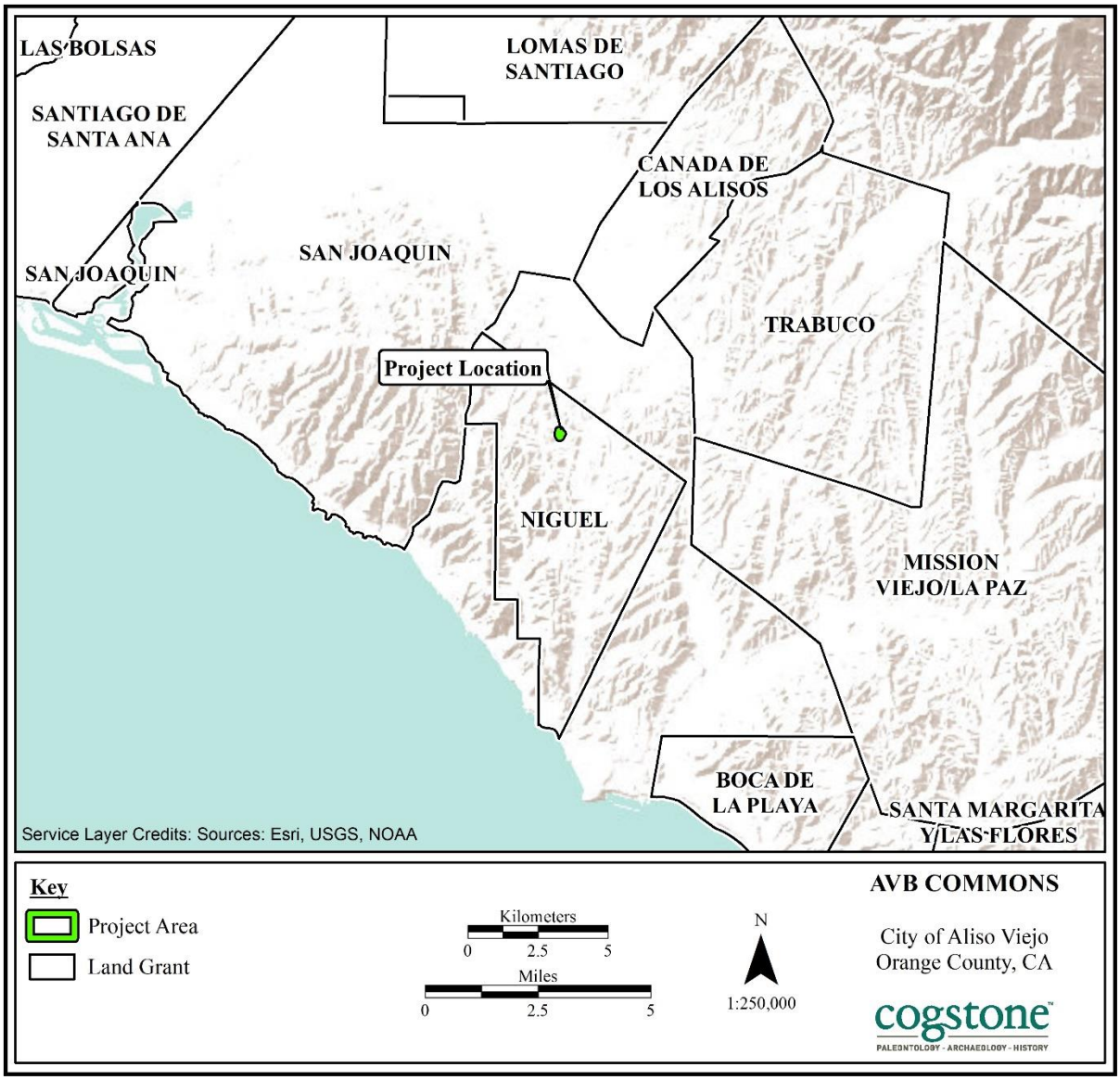

Figure 6. Land grant map

ALISO VIEJO HISTORY

Juan Avila received the 13,316-acre Niguel land grant in 1842 (Figure 6) and re-established the title in 1848 after California become part of the United States. He remained owner of Rancho Niguel until 1865 (City of Laguna Niguel 2023). By 1884, Chicago born Lewis Moulton rented Rancho Niguel from then owner Cyrus B. Rawson to rear sheep and cattle. In 1895, Moulton

and his business partner, French Basque born Jean Pierre Daguerre, purchased the rancho and established the Moulton-Daguerre Ranch. Following the death of Daguerre in 1911 and Moulton in 1938, the surviving Moulton family maintained the ranch until 1950. The land was then divided amongst the Moulton and Daguerre families (Wells 2018). The Mission Viejo Company purchased the last 6,600 acres of Moulton holding in 1976. The first units were offered for sale in 1982 and the Aliso Viejo Community Association began a campaign to make the community a city. Aliso Viejo became a city in 2001 after a community vote (acvcity.org 2024).

PROJECT AREA HISTORY

Cogstone reviewed historic USGS topographic quadrangle maps and USDA historic aerial photographs of the Project Area

There is no built environment visible in the earliest available aerial photograph of the Project Area which is dated 1931(FrameFinder 1931). The 1938 aerial photograph depicts an adjoining parcel as tilled for agriculture but there is still no development in the Project Area (NETROnline 1938). The 1993 aerial photograph shows a direct access road and a wide drainage ditch within the Project Area (NETROnline 1993). Aerial photographs from 1995-1997 show construction for the modern building that adjoins the parking lot that is within the Project Area (NETROnline 1995), the completed building and parking lot (NETROnline 1996), and adjoining landscape (NETROnline 1997)

The earliest known USGS historical topographic map for the Project Area, Southern California Sheet No 1 (1:250,000; 1901), and the latest available topographic map of the Project Area, Santa Ana (1:100,000; 1983), both predate development of the Project Area and neither map provides any other useful information regarding the history of the parcel.

RECORDS SEARCH

PALEONTOLOGICAL RECORD SEARCH

A search for paleontological records was completed by the Natural History Museum of Los Angeles County (LACM; Bell 2024; Appendix B). Additional databases queried included the LACM invertebrate fossil database (LACMIP 2024), the Paleobiology Database (PBDB 2024) and the University of California Museum of Paleontology online database (UCMP 2024). Pertinent geological and paleontological literature and previous records searches on file with Cogstone were also consulted.

The records search did not reveal any known paleontological localities within the Project Area. However, numerous localities are recorded from the Monterey Formation in the near vicinity of

the Project Area. These localities have produced fossils of pinnipeds, baleen and toothed whales, dugongs, desmostylians, birds, crocodiles, sea turtles, bony fish, sharks and rays, and invertebrates. Numerous species of land plants and algae have also been recovered from these localities (Appendix C).

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

Cogstone requested a search of the California Historical Resources Information System (CHRIS) from the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton on December 18, 2023 which included the entire proposed Project Area as well as a half-mile distance radius. Results of the record search indicate that four previous studies have been completed within the Project Area while an additional 13 studies have been completed previously within a half-mile radius of the Project Area (Table 2).

Table 2. Previous Studies within a half-mile radius of the Project Area

Report No. (OR-)	Author(s)	Title	Year	Distance (miles) from Project Area
00255	Anonymous	Archaeological Report on the Aliso Creek Corridor-Planning Units 2 & 3 Orange County, California	1977	Within
00431	Anonymous	Aliso Viejo Cultural/Scientific Resources Management Plan	1979	Within
00512	Romero, John B.	Orange County, California, Indian Campsites	1935	0.25-0.5
00580	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	1977	Within
00702	Scientific Resource Surveys, Inc.	Cultural Scientific Resources Report on the Aliso Viejo Company Property Located in the Southeastern Portion of the County of Orange	1977	0.25-0.5
00705	Anonymous	A Final Report on the Scientific Resources Survey for Moulton Ranch	1973	Within
00718	Van Horn, David M., J.D. Cooper, E. Crespin, and J.R. Murray	A Cultural/Scientific Resources Investigation of the Planned San Joaquin Hills Transportation Corridor (phase II)	1983	0-0.25
00719	Anonymous	Hansom Ranch	1972	0-0.25
00720	Cottrell, Marie G.	San Joaquin Transportation Corridor: an Annotated List of Archaeological Reports Referenced by Number	1983	0-0.25
00938	Bissell, Ronald M.	Status of Cultural Resources in the Wood Canyon Area, Southern Orange County, California	1988	0.25-0.5
01133	De Barros, Philip, and Henry C. Koerper	Final Test Investigation Report and Request for Determination of Eligibility for 23 Sites Along the San Joaquin Hills Transportation Corridor	1990	0-0.25
01350	McKenna, Jeanette A., and Philip De Barros	Archaeological Survey Report Historic Sites Addendum San Joaquin Hills Transportation Corridor 12-ORA-73 12-102540	1993	0-0.25

Report No. (OR-)	Author(s)	Title	Year	Distance (miles) from Project Area
01351	McKenna, Jeanette A., and Philip De Barros	Historic Study Report San Joaquin Hills Transportation Corridor 12-ORA-73 12-102540	1993	0-0.25
01717	Mason, Roger D., and Brant A. Brechbiel	San Joaquin Hills Transportation Corridor Results of Construction Monitoring for Archaeological Resources Mitigation Monitoring Measures 11-1	1997	0-0.25
01843	Demcak, Carol R. and Pamela C. Maxwell	Archaeological Investigations at the Aliso Viejo Sites, South Orange, California	1995	0.25-0.5
03574	Losee, Carolyn	Cultural Resources Investigation for T-Mobile LA33538B "Hoag Health Center" 26671 Aliso Creek Road, Aliso Viejo, Orange County, California 92656	2009	0-0.25
04103	Fulton, Phil	Finding of Effect for the Route 73 Basin Sedimentation Project, Orange County, California, EA 0H4400	2009	0-0.25

No cultural resources have been recorded within the Project Area (Table 3). Outside of the Project Area a total of two cultural resources, both of which are prehistoric archaeological sites, have been previously documented within the half-mile search radius and are located within a quarter to half mile radius of the Project Area (Table 3).

Table 3. Previously Recorded Cultural Resources within a half-mile radius of the Project Area

Primary No. (P-30-)	Trinomial No. (CA-ORA-)	Resource Type	Resource Description	Year Recorded	Distance (miles) From Project Area	NRHP/CRHR Status
000017	000017	Prehistoric Archaeological Site	Romero's Camp Number 17 with mortars and metates	1949	0.25-0.5	Unevaluated
001213	001213	Prehistoric Archaeological Site	Lithic scatter with manos, groundstone fragments, one chopper, one scraper plane, debitage and rodent bone	1989	0.25-0.5	Unevaluated

OTHER SOURCES

In addition to the SCCIC records search, a variety of sources were consulted in February 2024 to obtain information regarding the cultural context of the Project vicinity (Table 4). Sources included the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), Built Environment Resource Directory (BERD), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI). Specific information about the Project Area, obtained from historic-era maps and aerial photographs, is presented in the Project Area History section.

Table 4. Additional sources consulted

Source	Results
National Register of Historic Places (NRHP)	Negative
Historic USGS Topographic Maps	see Project Area History Section
Historic US Department of Agriculture Aerial Photographs	see Project Area History Section
California Register of Historical Resources (CRHR)	Negative
Built Environment Resource Directory (BERD)	Negative
California Historical Landmarks (CHL)	Negative
California Points of Historical Interest (CPHI)	Negative
Bureau of Land Management (BLM) General Land Office Records	Positive; see Table 5
Local Registers: Preserve Orange County (Orange County Historic Sites)	Negative

Table 5. Bureau of Land Management (BLM) results

Name	Accession No.	Issue Date	Authority	Location
Juan Avila Felipe Sanchez Guadalupe Sanchez Josefa Sanchez Juana Sanchez Louisa Sanchez Tomas A. Sanchez	CACAAA 084591	4/5/1873	Grant-Spanish/Mexican	T:7S; R:8W; Sec 9
Felipe Lobo	CA0500__.131 CACAAA 085014	11/10/1874	Sale-Cash Entry	T:7S; R:8W; Sec 9

Cogstone architectural historian Shannon Lopez contacted the Orang County Historical Society via United States Postal Service (USPS) certified mail on December 27, 2023. Ms. Lopez followed up via electronic mail on January 10, 2024 (Appendix E). No response as been received as of March 5, 2024.

SACRED LANDS FILE SEARCH

Cogstone archaeologist Logan Freeberg requested a Sacred Lands File (SLF) search from the Native American Heritage Commission (NAHC) on December 18, 2023. The NAHC responded on January 18, 2024 with a positive search result indicating that a tribal cultural resource is located within the same township, range, and section as the Project Area (Appendix D). The NAHC recommended that Juaneño Band of Mission Indians Acjachemen Nation – Belardes be contacted for more information and provided a list of 19 groups and individuals that may have information about the Project Area.

The Juaneño Band of Mission Indians Acjachemen nation – Belardes was contacted on February 26, 2024 via electronic mail and United States Postal Service certified mail. No response has been received as of March 5, 2024.

The City is conducting government to government tribal consultation required under Assembly Bill 52 (AB52) and Senate Bill 18 (SB18).

SURVEY

METHODS

The survey stage is important in a Project's environmental assessment phase to verify the exact location of each identified cultural resource, the condition or integrity of the resource, and the proximity of the resource to areas of cultural resources sensitivity. All undeveloped ground surface areas within the ground disturbance portion of the Project Area were examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of the former presence of structures or buildings (e.g., postholes, foundations), or historic-era debris (e.g., metal, glass, ceramics). Existing ground disturbances (e.g., cutbanks, ditches, animal burrows, etc.) were visually inspected. Photographs of the Project Area, including ground surface visibility and items of interest, were taken with a digital camera.

RESULTS

Cogstone archaeologist Sandy Duarte completed the pedestrian on February 28, 2024 using two to five meter transects in all non-hardscaped or landscaped areas (Figures 7 to 10). Sediments, where visible, were sandy loam and appeared to be amended by outside fill (Figure 11). No cultural or paleontological resources were observed during the pedestrian survey.

Figure 7. Overview of easter portion of Project Area. View to the west.

Figure 8. Overview of eastern portion of Project Area. View to the southwest.

Figure 9. Overview of northeast portion of Project Area. View to the south-southwest.

Figure 10. Southern boundary of Project Area. View to the northwest.

Figure 11. Typical sediments within the Project Area.

STUDY FINDINGS AND CONCLUSIONS

DEFINITION OF SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES

Only qualified, trained paleontologists with specific expertise in the type of fossils being evaluated can determine the scientific significance of paleontological resources. Fossils are considered to be significant if one or more of the following criteria apply:

1. The fossils provide information on the evolutionary relationships and developmental trends among organisms, living or extinct;
2. The fossils provide data useful in determining the age(s) of the rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geologic events therein;
3. The fossils provide data regarding the development of biological communities or interaction between paleobotanical and paleozoological biotas;
4. The fossils demonstrate unusual or spectacular circumstances in the history of life;
5. The fossils are in short supply and/or in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation, and are not found in other geographic locations.

6. All identifiable vertebrate fossils are considered significant due to the rarity of their preservation.

As so defined, significant paleontological resources are determined to be fossils or assemblages of fossils that are unique, unusual, rare, uncommon, or diagnostically important. Significant fossils can include remains of large to very small aquatic and terrestrial vertebrates or remains of plants and invertebrate animals previously not represented in certain portions of the stratigraphy. Assemblages of fossils that might aid stratigraphic correlation, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, and paleoclimatology are also critically important (Scott and Springer 2003; Scott et al. 2004).

PALEONTOLOGICAL SENSITIVITY

Paleontological resources occur in geological units (e.g., formations or members) that can be evaluated with respect to the probability of finding significant fossils. The potential sensitivity of a given geological unit in a Project Area can be broadly predicted from previous records of fossils recovered from that geologic unit in and/or adjacent to the study area. The geological setting and the number of known fossil localities can also help determine the paleontological sensitivity.

A multilevel ranking system has been developed by professional resource managers within the Bureau of Land Management (BLM) as a practical tool to assess the sensitivity of sediments for fossils. The Potential Fossil Yield Classification (PFYC) system (BLM 2016; Appendix F) has a multi-level scale based upon previously-demonstrated yield of fossils. The PFYC system provides additional guidance regarding assessment and management for different fossil yield rankings. The geological setting and the number of known fossil localities help determine the paleontological sensitivity according to PFYC criteria.

Sediments that are close to their basement rock source are typically coarse; those farther from the basement rock source are finer. The chance of fossils being preserved greatly increases once the average size of the sediment particles is reduced to 5 millimeters in diameter or less. Moreover, fossil preservation also greatly increases after natural burial in rivers, lakes, or oceans. Remains left on the ground surface can become weathered by the sun or consumed by scavengers and bacterial activity, usually within 20 years or less. So the sands, silts, and clays of rivers, lakes, and oceans are the most likely sediments to contain fossils.

Using the PFYC system, geologic units are classified according to the relative abundance of vertebrate fossils or scientifically significant invertebrate or plant fossils and their sensitivity to adverse impacts within the known extent of the geological unit. Although significant localities may occasionally occur in a geologic unit, a few widely scattered important fossils or localities do not necessarily indicate a higher PFYC value; instead, the relative abundance of localities is

intended to be the major determinant for the value assignment.

Using these criteria, sediments of the Monterey Formation present at the surface and at depth within the boundaries of the Project are assigned moderate paleontological sensitivity (= PFYC 3). This marine unit has previously yielded scientifically important fossils, but such remains are distributed somewhat sporadically and can be widely scattered.

CULTURAL RESOURCES SENSITIVITY

Based on a review of the SCCIC record search results, review of historic USGS topographic quadrangle maps, and USDA aerial photographs, the Project Area is assessed to have a low sensitivity for buried historic-aged cultural deposits. Based on these data sources alone the Project Area is also assessed to have a low sensitivity for buried prehistoric archaeological resources. However, the positive SLF search result may indicate that there are tribal cultural resources present that are unknown to the SCCIC that elevate the cultural sensitivity of the Project Area.

RECOMMENDATIONS

PALEONTOLOGICAL RESOURCES RECOMMENDATIONS

The Project is mapped as situated upon surface exposures of the Miocene Monterey Formation. This geological unit has moderate paleontological sensitivity. The record search revealed multiple fossil localities from within the Project Area, as well as the near vicinity from sediments similar to those found within the study area. Paleontological monitoring of excavation may be required in this formation depending upon lithology and depositional context. Given this, excavation or other surface-disturbing activities will require professional assessment and evaluation in order to determine whether significant paleontological resources occur in the area of a proposed ground-disturbing action and whether the action might affect such resources.

Based upon anticipated impacts to these marine sediments, a qualified paleontologist must be retained to develop and implement a Paleontological Resources Impact Mitigation Plan, which should include development of a paleontology Worker Environmental Awareness Program (WEAP) and paleontological monitoring. In the event of unanticipated discoveries, all work must be suspended within 50 feet of the find(s) until a qualified paleontologist can evaluate the find(s) and make recommendations.

CULTURAL RESOURCES RECOMMENDATIONS

With respect to cultural resources, Cogstone recommends that this Project proceed as planned, but that full-time cultural resources and Native American monitoring be required should the cultural sensitivity of the Project Area be enhanced by the results of government to government Native American consultation.

In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In the unlikely event that human remains are encountered during project development, all work must cease near the find immediately.

In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

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APPENDIX A. QUALIFICATIONS

JOHN GUST
Task Manager, Principal Investigator for Archaeology, and Report Co-Author

EDUCATION

2016 Ph.D., Anthropology, University of California, Riverside (UCR)
2011 M.A., Anthropology, UCR
2007 M.A., Applied Geography, University of Colorado, Colorado Springs (UCCS)
2002 B.A., Anthropology, minor in Geography/Environmental Studies, UCCS

SUMMARY OF QUALIFICATIONS

Dr. Gust is a Registered Professional Archaeologist (RPA) with over 11 years of experience in field archaeology. He meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and his field expertise includes pedestrian surveys, excavation monitoring, resource recording, and historic artifact analysis. Dr. Gust has managed cultural assessments for over 20 cellular tower projects and multiple assessments for construction of commercial and residential structures. He has also managed cultural resources monitoring projects for both public and private sector clients. Dr. Gust is a member of the Society for California Archaeology, Society for American Archaeology, and the American Anthropological Association.

SELECTED EXPERIENCE

Long Beach Municipal Urban Stormwater Treatment (MUST) Project, Los Angeles County, CA. In 2017, Cogstone prepared a cultural and paleontological resources assessment for the proposed construction of a stormwater facility. The project intended to improve the water quality of existing urban runoff to the Los Angeles River, and ultimately to the Long Beach Harbor. Services included pedestrian surveys, records searches, background research, built environment assessment, Native American consultation, and reporting. In 2020, Cogstone produced a Paleontological Resources Management Plan to propose effective mitigation of potential impacts to paleontological resources resulting from proposed construction of MUST and its associated Wetlands project. Sub to Michael Baker. Principal Investigator for Archaeology. 2020

Santiago Canyon Estates Fuel Mod Project, unincorporated Orange County, CA. Cogstone conducted a cultural resources assessment to determine the potential for surface cultural resources for compliance with Orange County Fire Authority's Precise Fuel Modification Plan for zones of the Santiago Canyon Estates Community. Services included a cultural resources records search, Sacred Lands File search from the Native American Heritage Commission, and a reconnaissance survey. Sub to Fire Safe Council East Orange County Canyons. Principal Investigator for Archaeology. 2020

OC-44 Pipeline Rehabilitation Project, City of Newport Beach, Orange County, CA. Cogstone conducted cultural resources monitoring during ground-disturbing activities following their 2014 Cultural Resource Assessment of the APE pursuant to the involvement of land managed by United States Army Corps of Engineers (Section 404 of the Clean Water Act), California Department of Fish and Wildlife, and California Coastal Commission (CCC). Although no cultural resources were identified within the APE, cultural resources and Native American monitoring were required as was stipulated in the Conditions of Approval by the CCC, as detailed in the Archaeological Construction Monitoring Treatment Plan for the project. Sub to Michael Baker. Supervisor. 2019-2020

Euclid Fueling Station Project, City of Santa Ana, Orange County, CA. Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural and paleontological resources during the construction of a convenience store, associated parking, gas station, and underground fuel storage tank. The assessment was conducted to meet the requirements of CEQA with the City of Santa Ana acting as lead agency. Cogstone conducted record searches, a Sacred Lands File Search, an intensive pedestrian survey, gave mitigation recommendations, and produced a report. Sub to Sagecrest Planning + Environmental. Principal Investigator for Archaeology. 2019

KIM SCOTT
Principal Investigator for Paleontology

EDUCATION

2013 M. S., Biology with Paleontology Emphasis, California State University, San Bernardino
2000 B. S., Geology, University of California, Los Angeles

SUMMARY QUALIFICATIONS

Ms. Scott has more than 28 years of experience in California as a paleontologist and sedimentary geologist and 17 years with Cogstone. She has written over 100 paleontological assessments, paleontological mitigation plans, and monitoring compliance reports to all agency requirements. She has experience with street, roadway, interchange, bridge, and grade separation projects. She has managed multiple projects and prepared technical reports with Caltrans/FHWA/FTA/FRA as the lead agency and is knowledgeable of the processes and procedures required to obtain NEPA, NHPA Section 106 and CEQA environmental approvals. Ms. Scott meets the qualifications outlined in Attachment 1 to Caltrans Section 106 Programmatic Agreement with the FHWA, and Chapter 1, Volume 8, on paleontology of the Caltrans Standard Environmental Reference (SER). Ms. Scott serves as company safety officer and is the author of the company safety and paleontology manuals. She is a Member of the Society of Vertebrate Paleontology and the Pacific Section of the Society of Economic Paleontologists and Mineralogists.

SELECTED PROJECTS

City of Irvine General Plan update, Orange County, CA. The project assessed the City of Irvine for paleontologically sensitive sediments as well as previously recorded fossil localities. Prepared a Cultural and Paleontological Assessment. Sub to PlaceWorks. Principal Paleontologist. 2019

City of Lake Forest General Plan update, Orange County, CA. The project assessed the City of Lake Forest for paleontologically sensitive sediments as well as previously recorded fossil localities. Prepared a Cultural and Paleontological Assessment. Sub to De Novo Planning Group. Principal Paleontologist. 2019

I-405 from SR-73 to I-605 Improvements Project, Caltrans District 12, Orange and Los Angeles counties, CA (EA 0H100). The project is to improve 16 miles of Interstate 405 (I-405) by adding General Purpose lanes (GP) and a tolled Express Lane in each direction as well as other improvements to ramps and bridges. Prepared a Paleontological Mitigation and Monitoring Plan (PMMP). Currently supervising paleontological monitoring. Sub to OC405 Partners Joint Venture. Principal Paleontologist. 2017 to present

Purple Line Extension (Westside Subway), Los Angeles County Metropolitan Transportation Authority, Los Angeles County, CA. The project involves extension of the subway in Westwood for 9 miles. Currently supervising paleontological monitoring and fossil recovery of excavations and fossil preparation in the lab. Ms. Scott is also serving as the paleontological consultant for the construction management team's design-build of three stations. Sub to WEST (Stantec/Jacobs JV). Paleontology Director and co-author. 2014-present

State Route 57 Northbound Widening Project, Caltrans District 12/ Orange County Transportation Authority (OCTA), City of Anaheim, Orange County, CA. Caltrans is widening State Route 57 between Orangewood and Katella Avenues. Paleontological Identification Report (PM 11.5/12.5; EA 0M9700). Under contract to WSP. Principal Paleontologist and report author. 2017.

Interstate 605 and Katella Interchange Improvement Project, Caltrans District 12/ Orange County Transportation Authority (OCTA), City of Anaheim, Orange County, CA. Caltrans is updating the southbound onramp to the interchange at Katella Avenue. Combined Paleontological Identification and Evaluation Report (PM 1.1/1.6; EA 0K8700). Under contract to Michael Baker International. Principal Paleontologist and report author. 2017

cogstone
PALEONTOLOGY - ARCHAEOLOGY - HISTORY

LOGAN FREEBERG
GIS Supervisor

EDUCATION

2018 Geographic Information Systems (GIS) Certificate, California State University, Fullerton
2003 B.A., Anthropology, University of California, Santa Barbara

SUMMARY OF QUALIFICATIONS

Mr. Freeberg has over 20 years of experience in cultural resource management and has extensive experience in field surveying, data recovery, monitoring, and excavation of archaeological and paleontological resources associated with land development projects in the private and public sectors. He has conducted all phases of archaeological work, including fieldwork, laboratory analysis, research, and reporting. Mr. Freeberg also has a strong grounding in conventional field and laboratory methods and is skilled in the use of ArcGIS.

SELECTED PROJECTS

Bell Gardens Water Reservoir Project, City of Bell Gardens, Los Angeles County, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources during improvements which included a new two-million-gallon reservoir, booster pump station, well to be drilled, and other components. Services included record searches, Sacred Lands File search from the Native American Heritage Commission, and an intensive pedestrian survey of the 1.7-acre project area. Sub to Infrastructure Engineers. GIS Supervisor. 2019-2020

Santiago Canyon Estates Fuel Mod Project, unincorporated Orange County, CA. Cogstone conducted a cultural resources assessment to determine the potential for surface cultural resources for compliance with Orange County Fire Authority's Precise Fuel Modification Plan for zones of the Santiago Canyon Estates Community. Services included a cultural resources records search, Sacred Lands File search from the Native American Heritage Commission, and a reconnaissance survey. Sub to Fire Safe Council East Orange County Canyons. GIS Supervisor. 2020

State Route 108/Highway 49 and Mackey Ranch Road Intersection Improvements Project, Caltrans District 10, Tuolumne County, CA. The Chicken Ranch Rancheria of Me-Wuk Indians of California (Tribe), in partnership with the California Department of Transportation (Caltrans), proposed to replace an intersection and convert to a roundabout designed to accommodate forecasted future traffic volumes and provide an alternative access route to the Chicken Ranch Rancheria. Cogstone completed an intensive-level pedestrian survey, CHRIS records search, sacred lands file search from the NAHC, Native American consultation, consulted with local history societies and preservation groups, and produced a Historical Resources Compliance Report (HRCR) and Archaeological Survey Report (ASR). Sub to Foothill Associates. GIS Supervisor. 2019-2020

Dogwood Road Project, City of El Centro, Imperial County, CA. Cogstone conducted a cultural resources assessment to determine the potential effects to cultural resources resulting from the construction of United States Department of Agriculture (USDA) Part 70-B RD Funding assisted housing on a 2.2-acre parcel. Cogstone conducted a record search, pedestrian survey, and determined that no further cultural resources work was necessary. The assessment provided environmental documentation as required by Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA). The City of El Centro acted as the lead agency. Sub to Partner Science & Engineering, Inc. GIS Supervisor. 2019-2020

Laguna Creek Trail and Bruceville Road Project, Caltrans District 3, City of Elk Grove, Sacramento County, CA. The City of Elk Grove, in cooperation with Caltrans, proposed multiple trail extensions and gap closures in effort to provide connecting links that would ultimately provide trail users with access to a vast system of trails, with connections to parks, schools, community centers, commercial retail and office areas, and transit facilities. Cogstone conducted pedestrian surveys, records search, and prepared an Archaeological Survey Report (ASR) and a Historic Property Survey Report (HPSR). Sub to Helix Environmental. GIS Supervisor. 2019-2020

cogstone
PALEONTOLOGY - ARCHAEOLOGY - HISTORY

MOLLY VALASIK
QA/QC

EDUCATION

2009 M.A., Anthropology, Kent State University, Kent, Ohio
2006 B.A., Anthropology, Ohio State University, Columbus, Ohio

SUMMARY QUALIFICATIONS

Ms. Valasik is a Registered Professional Archaeologist (RPA) with more than 14 years of experience. She is a skilled professional who is well-versed in the compliance procedures of CEQA and Section 106 of the NHPA and regularly prepares cultural resources assessment reports for a variety of federal, state, and local agencies throughout California. Ms. Valasik has managed a variety of projects at Cogstone in the water, transportation, energy, development, and federal sectors. She meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. She is accepted as a principal investigator for prehistoric archaeology by the State Office of Historic Preservation's Information Centers.

SELECTED EXPERIENCE

Brea 265 Specific Plan, City of Brea, Orange County, CA. The objective of this study was to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the proposed Specific Plan. This study provided environmental documentation as required by CEQA. A Paleontological Resource Impact Mitigation Program and full-time monitoring was recommended. Due to the high sensitivity for subsurface archaeological resources, a cultural resources mitigation plan and monitoring was also recommended. Sub to Placeworks. Project Manager and Principal Investigator for Archaeology. 2018-2019

1874 Alisos Avenue Project, City of Laguna Beach, Orange County, CA. The purpose of this study was to determine whether the construction of a building site for a single-family residence had the potential to impact cultural or paleontological resources. Cogstone conducted record searches, a Sacred Lands File Search, background research, a pedestrian survey, and produced an assessment. Principal Investigator for Archaeology. 2019

Irvine General Plan Update, Phase II, City of Irvine, Orange County, CA. Cogstone conducted a study to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of Irvine to support the Phase II update of the City's General Plan. A general analysis of impacts of future projects within the City of Irvine that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to Placeworks. Principal Archaeologist. 2018-2019

River Street Marketplace, City of San Juan Capistrano, Orange County, CA. Cogstone conducted record searches, literature studies, and intensive pedestrian surveys to determine the potential effects to cultural and paleontological resources resulting from the construction of 64,900 square feet of proposed commercial and office space. The proposed project consisted of five buildings and was located on a 5.6-acre property occupied by the Ito Nursery which has been in operation since 1970. Sub to Placeworks. Principal Investigator for Archaeology. 2018

Agora Town Center Mixed-Use EIR, City of Laguna Niguel, Orange County, CA. Cogstone conducted due diligence review of the previous environmental document. Prepared updated cultural and paleontological sections, including updated records search. The project also involved preparation of a new Tribal cultural resources section and assisting the City of Laguna Niguel with combined SB 18/AB52 consultation and outreach. Sub to PlaceWorks. Principal Investigator. 2016

ERIC SCOTT
Report co-author

EDUCATION

1990 M.A., Anthropology (Biological), University of California, Los Angeles
1985 B.A., Anthropology (Physical), California State University, Northridge

SUMMARY OF QUALIFICATIONS

Mr. Scott is a professional vertebrate paleontologist with over four decades of experience in paleontological mitigation, fieldwork, curation, and research. He is emeritus paleontology curator at the San Bernardino County Museum, an adjunct instructor at California State University, San Bernardino, and a research associate of the Natural History Museum of Los Angeles County and the La Brea Tar Pits and Museum. He is a 30+ year member of the Society of Vertebrate Paleontology, an international society of professional scientists where he currently serves on the Government Affairs Committee, and also holds membership in the Geological Society of America and other professional societies. Mr. Scott has published over 40 research articles in professional scientific journals.

SELECTED PROJECTS

Purple Line Extension (Westside Subway), Section 1, Metropolitan Transit Authority (METRO), Los Angeles, CA. The project involves construction of seven stations from the existing Purple Line at Wilshire/Western Avenue along Wilshire Boulevard to the Veterans Administration Hospital in Westwood for 8.6 miles. Supervises paleontological monitoring, fossil recovery, and fossil preparation in the lab. Contributes to monthly reporting. Sub to JV West. Paleontologist. 2017-ongoing

Irvine General Plan Update - Phase II, City of Irvine, Orange County, CA. Cogstone conducted a study to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of Irvine to support the Phase II update of the City's General Plan. A general analysis of impacts of future projects within the City of Irvine that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to PlaceWorks. Paleontology QA/QC. 2018-2019

Victorville Fleet Service Center Project, City of Victorville, San Bernardino County, CA. Cogstone was retained by the County of San Bernardino Department of Public Works to provide paleontological monitoring and mitigation during excavation conducted in conjunction with construction of the 4.8-acre project. Upon completion of monitoring, a Paleontological Resources Monitoring Compliance Report was submitted. Principal Investigator for Paleontology. 2018

SR 14 / Avenue N Operational Interchange Improvements Project, Caltrans District 7, City of Palmdale, Los Angeles County, CA. The purpose of this study was to identify and evaluate paleontological resources during the proposed upgrades and improvements to transportation facilities. Cogstone conducted a ground-truthing survey and requested a record search from the Natural History Museum of Los Angeles County. Online records from the University of California Museum of Paleontology database and the Paleobiology Database were searched for fossil records as well as print sources. Ultimately, a combined Paleontological Identification and Evaluation Report (PIR/PER) was submitted and accepted with minimal comments. Sub to ECORP Consulting. Principal Investigator for Paleontology. 2018

I-10/Grove Avenue Corridor Project, Caltrans District 8, City of Ontario, San Bernardino County, CA. Cogstone produced a combined Paleontological Identification and Evaluation Report (PIR/PER) and Paleontological Mitigation Plan (PMP) to assess and plan for the potential for impacting fossil resources during proposed improvements to Grove Avenue south of Interstate 10. The proposed improvements included the widening of Grove Avenue from a four-lane roadway to a six-lane roadway from 4th Street to State Street/Airport Drive. The City of Ontario acted as the lead agency under CEQA and NEPA. Sub to Parsons. Paleontology QA/QC. 2017

APPENDIX B. PALEONTOLOGICAL RECORD SEARCH

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Research & Collections

e-mail: paleorecords@nhm.org

January 7, 2024

Cogstone Resource Management
Attn: Logan Freeberg

re: Paleontological resources for the 5680-01 AVB Commons Project

Dear Logan:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the 5680-01 AVB Commons Project area as outlined on the portion of the San Juan Capistrano USGS topographic quadrangle map that you sent to me via e-mail on December 18, 2023. We do not have any fossil localities that lie directly within the proposed project area, but we do have numerous fossil localities nearby from the same sedimentary deposits that may occur in the proposed project area, either at the surface or at depth.

The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County (NHMLA).

Locality Number	Location	Formation	Taxa	Depth
LACM VP 7506	Aliso Viejo Golf & Practice Center; west of Moulton Parkway; north of the intersection of Glenwood Drive & Golf Road	Monterey Formation (laminated & blocky diatomite & silt)	Herbivorous mammal (*Paleoparadoxia*)	Unknown
LACM VP 4445	west edge of Moulton Parkway between El Toro Road & Via Iglesia	Monterey Formation (white diatomaceous shale)	Baleen whale (Mysticeti)	Unknown
LACM VP 3864	west side of Moulton Parkway 200 feet south of the intersection of Calle Aragon	Monterey Formation (deformed & folded white shale)	Marine mammal (Cetacea)	Unknown
LACM VP 3863	roadcut on the east side of Moulton Parkway approximately 2 miles directly south of the intersection of El Toro Road & San Diego Freeway	Monterey Formation (orange to white coarse sand & clastic limestone which lies as lenses between beds of clastic & massive mollusk bearing limestone)	Uncatalogued fish and marine mammals	Unknown
LACM IP 1189	Roadcut on Moulton Parkway; 2 miles south of intersection with El Toro Road	Vaqueros Formation	Scallops (*Amussiopecten, Lyropecten*)	Unknown

VP, Vertebrate Paleontology; IP, Invertebrate Paleontology; bgs, below ground surface

This records search covers only the records of the NHMLA. It is not intended as a

paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Bureau of Land Management or Society of Vertebrate Paleontology standards.

Sincerely,

Alyssa Bell, Ph.D.
Natural History Museum of Los Angeles County

enclosure: invoice

APPENDIX C. FOSSIL LOCALITIES NEAR TO THE PROJECT

Common Name	Taxon	Age	Locality	Location	Reference
sea lion	Otariidae	late Miocene	LACM 3198, 3486, 3209-3210, 3412-3413, 4103-4114	southern Lake Forest area	McLeod 2018
dolphin	†Kentriodontidae				
baleen whale	Mysticeti				
dugong	†*Dioplotherium allisoni*				
bird	Aves				
crocodile	†*Crocodylus* sp.				
eel	Anguilliformes				
jack	Carangidae				
bonito	*Sarda* sp.				
barracuda	*Sphyraena* sp.				
hammerhead shark	*Sphyrna* sp.				
bonito shark	†*Isurus benedeni*				
shortfin mako shark	*Isurus oxyrinchus*				
megalodon shark	†*Carcharocles megalodon*				
bramble shark	†*Paraechinorhinus barnesi*				
shortfin mako shark	*Isurus oxyrinchus*	late Miocene	OCPC 00023	Pecten Reef I	OCPC 2018
hooked-tooth mako	*Isurus planus*				
mackerel shark	*Isurus* sp.				
mackerel shark	*Lamna* sp.	late Miocene	OCPC 05431	Pecten Reef, Carol Stadum collection	OCPC 2018
megalodon shark	†*Carcharocles megalodon*				
lemon shark	*Negaprion brevirostris*				
oyster	*Ostrea* sp.				
scallop	†*Lyropecten crassicardo*				
scallop	*Pecten* sp.				
prickly cockle	*Trachycardium* sp.				
clam	Cardiida				
butter clam	*Saxidomus* sp.				

geoduck	*Panopea* sp.				
bivalve	Bivalvia				
moon snail	*Polinices* sp.				
moon snail	Naticid				
Temblor tower snail	†*Turritella temulences*				
rock snail	*Forreria* sp.				
snail	Gastropoda				
barnacle	*Balanus* sp.				
animal	Animalia				
foram	Foraminifera				
sea urchin	*Eucidaris* sp.	late Miocene	SDNHM 4520	Pecten Reef- Lake Forest	SDNHM 2018
sea urchin	*Strongylocentrotus* sp.				
sand dollar	†*Vaquerosella merriami*				
sand dollar	*Vaquerosella* sp.				
sand dollar	Rotulidae?				
mussel	*Mytilus* sp.				
oyster	†*Crassostrea titan*				
oyster	*Ostrea* sp.				
scallop	†*Lyropecten crassicardo*				
scallop	†*Spondylus scotti*				
prickly cockle	*Trachycardium* sp.				
clam	Veneridae				
butter clam	*Saxidomus* sp.				
geoduck	*Panopea* sp.				
cowrie	*Zonaria* new sp.				
fig snail	*Trophosycon* sp.				
tower snail	Turridae				
murex snail	*Trophon bartoni*				
barnacle	*Balanus* sp.				
bryozoa	*Conopeum barbarensis*				
coral	Anthozoa?				
ichnofossil	Ichnofossil				
toothed whale	Odontoceti	late Miocene	SDNHM 4522	Pecten Reef - Lake Forest - Phosphate Bed	SDNHM 2018
whale	Cetacea				

desmostylus	†Desmostylidae				
mammal	Mammalia				
bony fish	Osteichthyes				
hooked-tooth mako	*Isurus planus*				
murex snail	*Trophon bartoni*				
woody plant	Tracheophyta				
scallop	†*Delectopecten peckhami*	late Miocene	SDNHM 4892	Pecten Reef - Lake Forest - Diatomite/Ash	SDNHM 2018
woody plant	Tracheophyta				
red algae	Rhodophyta				
trace fossil	Ichnofossil				
walrus-like seal	†Desmatophocidae?	late Miocene	SDNHM 4964	Pecten Reef- Lake Forest- Orange Sand	SDNHM 2018
rorqual whale	Balaenopteridae?				
toothed whale	Odontoceti				
whale	Cetacea				
desmostylus	†Desmostylidae				
mammal	Mammalia				
bird	Aves				
sea turtle	Cheloniidae				
crocodile	†Crocodylidae				
sheephead	*Semicossyphus* sp.				
wrass	Labridae				
mackerel/ tuna	Scombridae, Scombridae?				
barracuda	Sphyraenidae				
triggerfish/ filefish	Balistidae				
pufferfish	Tetraodontidae				
bony fish	Osteichthyes				
weasel shark	†*Hemipristis serra*				
requiem shark	*Carcharhinus* sp.				
requiem shark	†*Galeocerdo aduncus*				
lemon shark	*Negaprion* sp.				
ground shark	Carcharhinidae				
hammerhead shark	*Sphyrna* sp.				
thresher shark	*Alopias* sp.				
broad-tooth mako	†*Isurus hastalis*				

hooked-tooth mako	*Isurus planus*				
mackerel shark	*Isurus* sp.				
mackerel shark	*Lamna* sp.				
megalodon shark	†*Carcharocles megalodon*				
megalodon shark	†*Carcharocles* sp.				
eagle ray	*Myliobatis* sp.				
cartilagenous fish	Chondrichthyes				
pecten	†*Lyropecten crassicardo*	late Miocene	UCMP 1910	Aliso Creek	UCMP 2018, 2024
snail	*Voluta* sp.	late Miocene	UCMP 6131	Bee Canyon	UCMP 2018, 2024
polychate worm	Pectinaria	late Miocene	UCMP 36218	Antonio Parkway	UCMP 2018, 2024
cockle	†*Scapharca obispoensis*				
scallop	†*Delectopecten peckhami*				
walrus-like seal	†*Allodesmus kernensis*	late Miocene	UCMP V71020	El Toro 1	UCMP 2018, 2024
sea lion	Otariidae				
sperm whale	Physeteridae				
whale	Cetacea				
dugong	*Dusisiren jordani*				
desmostylus	†Desmostylidae				
bony fish	Osteichthyes				
dusky shark	*Carcharhinus* sp.				
requiem shark	†*Galeocerdo aduncus*				
broad-tooth mako	†*Isurus hastalis*				
hooked-tooth mako	*Isurus planus*				
mackerel shark	*Isurus* sp.				
eagle ray	*Myliobatis* sp.				
cartilagenous fish	Chondrichthyes				
leatherback sea turtle	†*Psephophorus* sp.	late Miocene	UCMP V91240/ LACM 7136	Moulton Parkway	UCMP 2018, 2024
bird	Aves				
halibut	*Paralichthys* sp.				
ground shark	Carcharhiniformes				
cartilagenous fish	Chondrichthyes				

leatherback sea turtle	Dermochelyidae	late Miocene	UCMP V99592	Geraldine's Turtle	UCMP 2018, 2024
leatherback sea turtle	Dermochelyidae	late Miocene	UCMP V99593	Scott's Turtle	UCMP 2018, 2024

APPENDIX D. SACRED LAND FILE SEARCH

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: AVB Commons
County: Orange

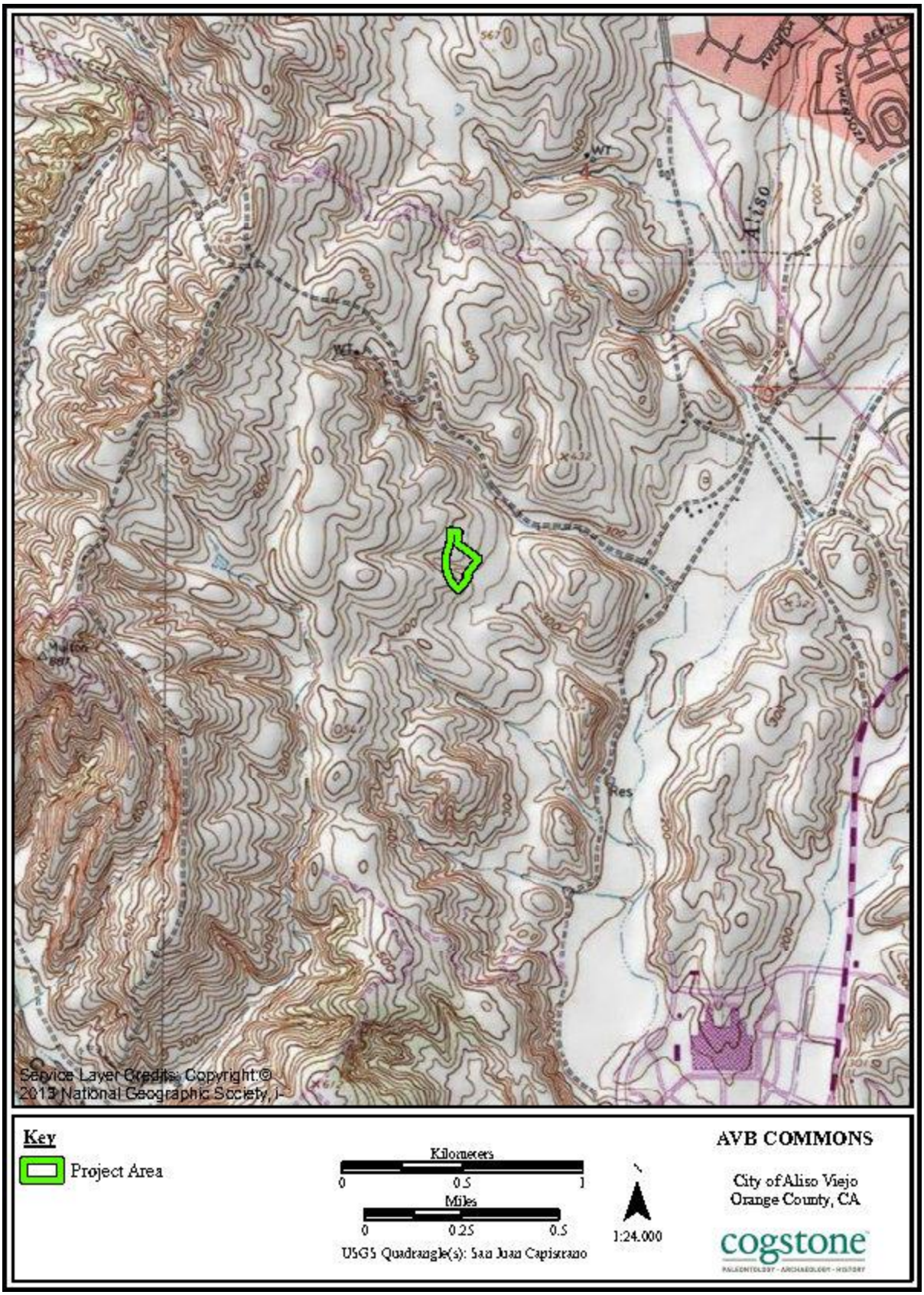
USGS Quadrangle
Name: San Juan Capistrano
Township: 7S Range: 8W Section(s): 9

Company/Firm/Agency:
Cogstone Resource Management
Contact Person:
Street Address: 1518 W. Taft Avenue
City: Orange Zip: 92865
Phone: (714) 974-8300 Extension:
Fax: (714) 974-8303
Email: cogstoneconsult@cogstone.com

Project Description:
The proposed Project will construct a six-story mixed-use building with 362 residential apartments composed of Studios, 1-, 2- & 3-bedroom units with approximately 5,770 square feet of ground floor retail/commercial use. The Project also has a parking structure in the center of the development with a recreation space on top that includes a clubhouse, fitness/wellness center, meeting rooms and workspaces all of which surround a pool/spa deck.

☑ Project Location Map is attached

SLF&Contactsform: rev: 05/07/14


Aliso
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Service Layer Credits: Copyright:© 2013 National Geographic Society, i-
Key
Project Area
Kilometers
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1:24,000
USGS Quadrangle(s): San Juan Capistrano
AVB COMMONS
City of Aliso Viejo
Orange County, CA
cogstone

STATE OF CALIFORNIA Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
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Yokaya Pomo, Yuki, Nomlaki

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Luiseño

COMMISSIONER
Isaac Bojorquez
Chione-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

January 18, 2024

Logan Freeberg
Cogstone Resource Management

Via Email to: cogstoneconsult@cogstone.com

Re: AVB Commons Project, Orange County

Dear Mr. Freeberg:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for 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 information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Page 1 of 1

Table C-1. Native American contacts from NAHC

Native American Heritage Commission Native American Contact List Orange County 1/18/2024				
Tribe Name	**Contact Person**	**Cultural Affiliation**	**Counties**	**Last Updated**
Gabrieleño Band of Mission Indians - Kizh Nation	Andrew Salas, Chairperson	Gabrieleño	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleño Band of Mission Indians - Kizh Nation	Christina Swindall Martinez, Secretary	Gabrieleño	Los Angeles, Orange ,Riverside, San Bernardino ,Santa Barbara, Ventura	8/18/2023
Gabrieleño/Tongva San Gabriel Band of Mission Indians	Anthony Morales, Chairperson	Gabrieleño	Los Angeles, Orange, Riverside, San Bernardino, Ventura	12/4/2023
Gabrielino /Tongva Nation	Sandonne Goad, Chairperson	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	3/28/2023
Gabrielino Tongva Indians of California Tribal Council	Robert Dorame, Chairperson	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	Christina Conley, Cultural Resource Administrator	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino-Tongva Tribe	Charles Alvarez, Chairperson	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	5/30/2023
Gabrielino-Tongva Tribe	Sam Dunlap, Cultural Resource Director	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	5/30/2023
Juaneño Band of Mission Indians	Sonia Johnston, Chairperson	Juaneño	Orange, Riverside, San Diego	
Juaneño Band of Mission Indians Acjachemen Nation - Belardes	Joyce Perry, Cultural Resource Director	Juaneño	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/17/2023
Juaneño Band of Mission Indians Acjachemen Nation 84A	Heidi Lucero, Chairperson, THPO	Juaneño	Los Angeles, Orange ,Riverside, San Bernardino, San Diego	3/28/2023
La Jolla Band of Luiseno Indians	Norma Contreras, Chairperson	Luiseno	Orange, Riverside, San Diego	
Pala Band of Mission Indians	Alexis Wallick, Assistant THPO	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Pala Band of Mission Indians	Shasta Gaughen, Tribal Historic Preservation Officer	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Pala Band of Mission Indians	Christopher Nejo, Legal Analyst/Researcher	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023

Native American Heritage Commission
Native American Contact List
Orange County
1/18/2024

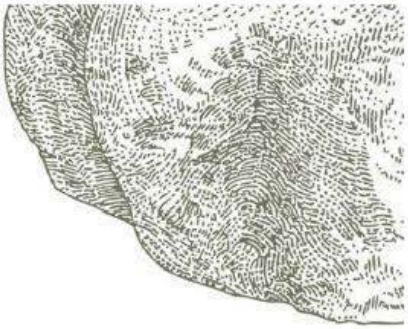
Tribe Name	Contact Person	Cultural Affiliation	Counties	Last Updated
Pauma Band of Luiseno Indians	Temet Aguilar, Chairperson	Luiseno	Orange, Riverside, San Diego	
Santa Rosa Band of Cahuilla Indians	Lovina Redner, Tribal Chair	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	
Soboba Band of Luiseno Indians	Jessica Valdez, Cultural Resource Specialist	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023
Soboba Band of Luiseno Indians	Joseph Ontiveros, Tribal Historic Preservation Officer	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 Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed AVB Commons Project, Orange County.

Record: PROJ-2024-000294
Report Type: List of Tribes
Counties: Orange
NAHC Group: All

APPENDIX E. HISTORICAL SOCIETY CONSULTATION



cogstone
PALEONTOLOGY - ARCHAEOLOGY - HISTORY

January 10, 2024 (1st attempt: December 27, 2023)

Orange County Historical Society
3101 W Harvard St.
Santa Ana, CA 92704

RE: Request for Information regarding the AvalonBay Commons Project, City of Aliso Viejo, Orange County, California

To Whom It May Concern:

Cogstone Resource Management, Inc. (Cogstone) is conducting a cultural resources assessment for the AvalonBay (AVB) Commons Project (Project) located on 4.4 acres within Assessor Parcel Number (APN) 629-101-16, located in the City of Aliso Viejo, Orange County, California.

The proposed Project will construct a six-story mixed-use building with 362 residential apartments composed of Studios, 1-, 2- & 3-bedroom units with approximately 5,770 square feet of ground floor retail/commercial use. The Project also has a parking structure in the center of the development with a recreation space on top that includes a clubhouse, fitness/wellness center, meeting rooms, and workspaces all of which surround a pool/spa deck.

We are contacting you because we would like to invite members of the Orange County Historical Society to provide input regarding the redevelopment of the Project area. We appreciate any information regarding the history of the Project area that you may have as well as any comments, issues, and/or concerns relating to the history of the Project area. Please contact me at slopez@cogstone.com. Thank you for your attention to this matter.

Sincerely,

Shannon Lopez

Shannon Lopez, M.A.
Architectural Historian
(714) 974-8300 x.108
slopez@cogstone.com

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

Branch Offices
San Diego – Riverside – Morro Bay – Sacramento

cogstone.com
Toll free (888) 333-3212

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

Figure 1. Project Vicinity Map

mgstone.com

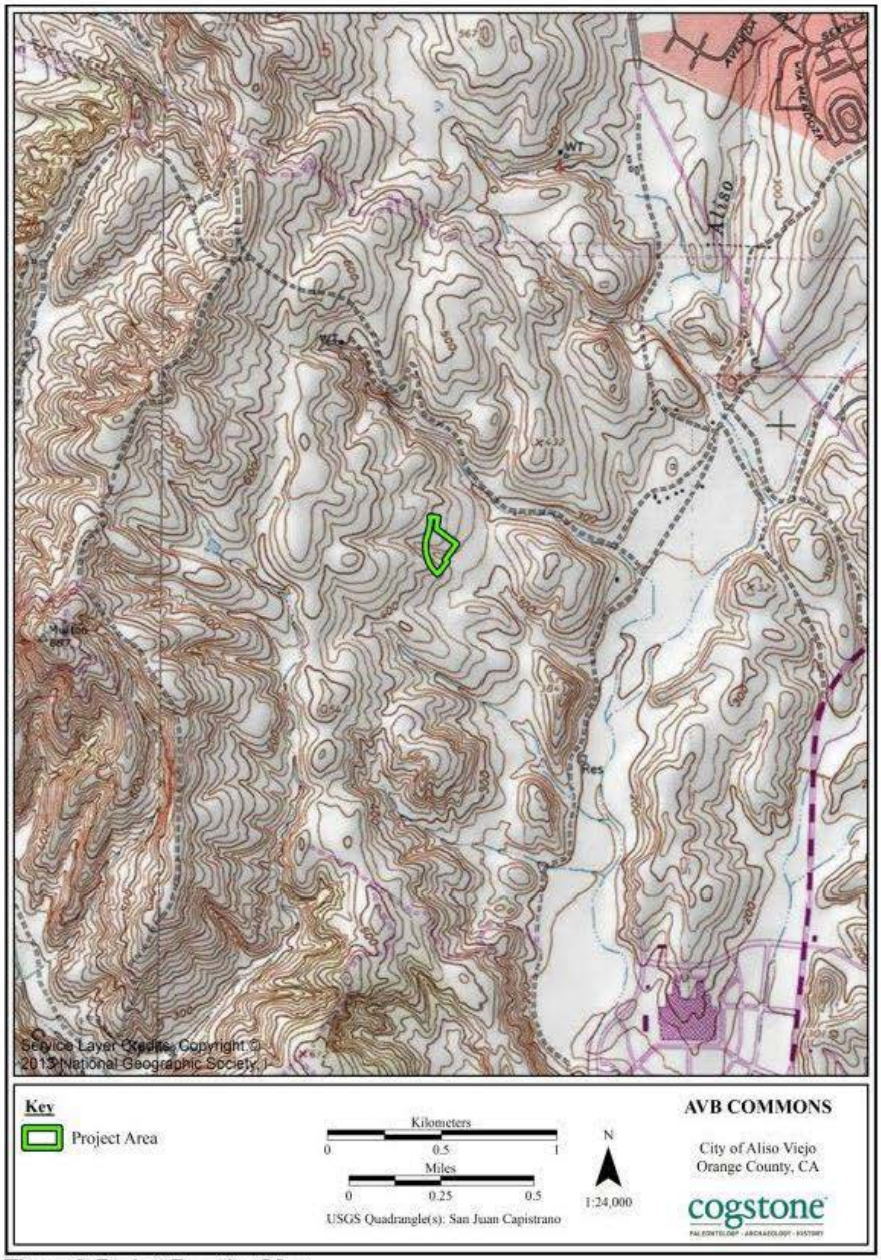
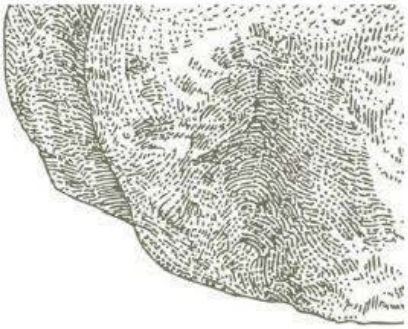


Figure 2. Project Location Map

cogstone.com

Figure 3. Project Aerial Map

cogstone.com



cogstone
PALEONTOLOGY - ARCHAEOLOGY - HISTORY

December 27, 2023

Orange County Historical Society
3101 W Harvard St.
Santa Ana, CA 92704

RE: Request for Information regarding the AvalonBay Commons Project, City of Aliso Viejo, Orange County, California

To Whom It May Concern:

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mgstone.com

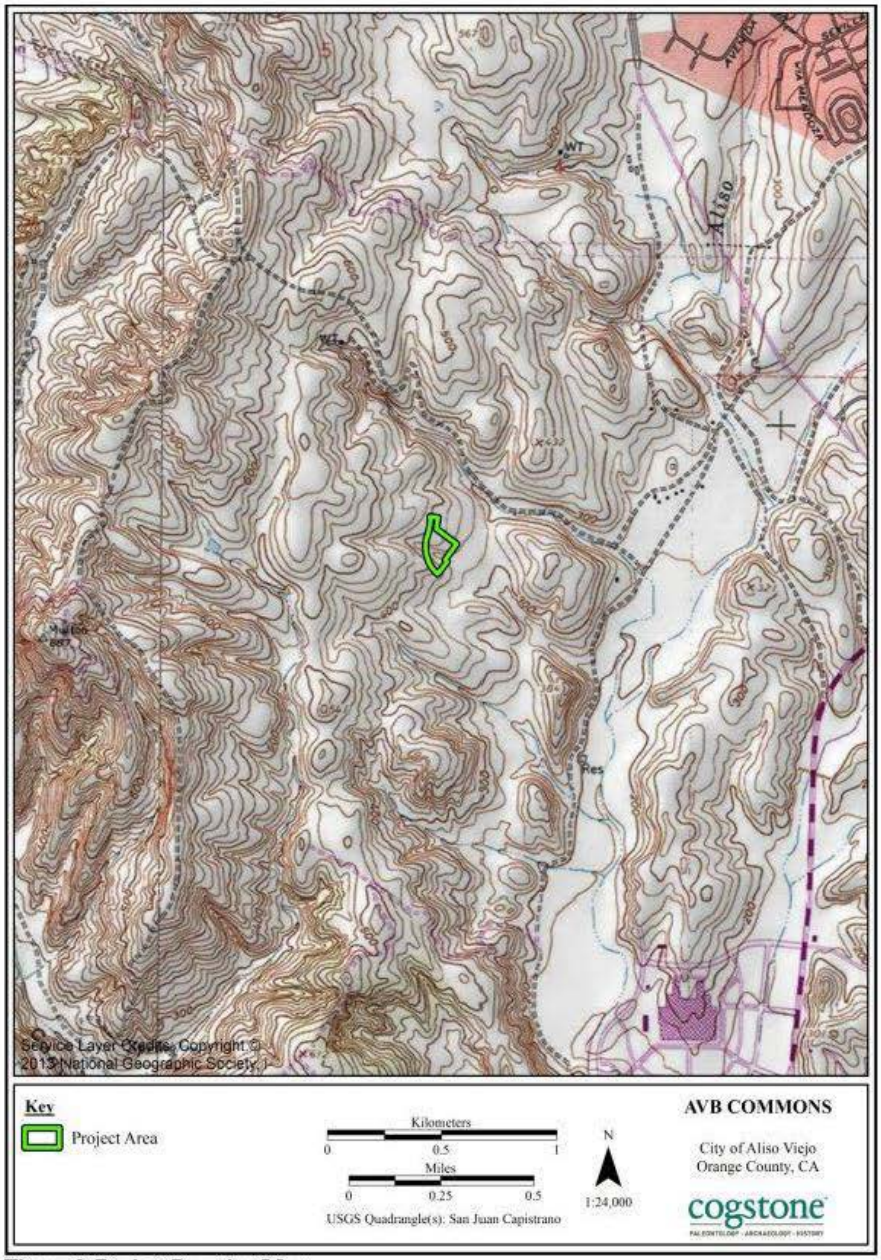

Figure 2. Project Location Map

cogstone.com

Figure 3. Project Aerial Map

cogstone.com

APPENDIX F. PALEONTOLOGICAL SENSITIVITY RANKING CRITERIA

PFYC Description Summary (BLM 2016)	PFYC Rank
Very Low. The occurrence of significant fossils is non-existent or extremely rare. Includes igneous (excluding air-fall and reworked volcanic ash units), metamorphic, or Precambrian rocks. Assessment or mitigation of paleontological resources is usually unnecessary except in very rare or isolated circumstances that result in the unanticipated presence of fossils.	1
Low. Sedimentary geologic units that are unlikely to contain vertebrate or scientifically significant nonvertebrate fossils. Includes rock units less than 10,000 years old and sediments with significant physical and chemical changes (e.g., diagenetic alteration) which decrease the potential for fossil preservation. Assessment or mitigation of paleontological resources is not likely to be necessary.	2
Moderate. Units are known to contain vertebrate or scientifically significant nonvertebrate fossils, but these occurrences are widely scattered and/or of low abundance. Common invertebrate or plant fossils may be found and opportunities may exist for casual collecting. Paleontological mitigation strategies will be based on the nature of the proposed activity. Management considerations cover a broad range of options that may include record searches, pre-disturbance surveys, monitoring, mitigation, or avoidance. Surface-disturbing activities may require assessment by a qualified paleontologist to determine whether significant paleontological resources occur in the area of a proposed action, and whether the action could affect the paleontological resources.	3
High. Geologic units containing a high occurrence of significant fossils. Fossils must be abundant per locality. Vertebrates or scientifically significant invertebrate or plant fossils are known to occur and have been documented, but may vary in occurrence and predictability. Mitigation plans must consider the nature of the proposed disturbance, such as removal or penetration of protective surface alluvium or soils, potential for future accelerated erosion, or increased ease of access that could result in looting. Detailed field assessment is normally required and on-site monitoring or spot-checking may be necessary during land disturbing activities. In some cases avoidance of known paleontological resources may be necessary.	4
Very High. Highly fossiliferous geologic units that consistently and predictably produce vertebrate or scientifically significant invertebrate or plant fossils. Vertebrate fossils or scientifically significant invertebrate fossils are known or can reasonably be expected to occur in the impacted area. Paleontological resources are highly susceptible to adverse impacts from surface disturbing activities. Paleontological mitigation may be necessary before or during surface disturbing activities. The area should be assessed prior to land tenure adjustments. Pre-work surveys are usually needed and on-site monitoring may be necessary during land use activities. Avoidance or resource preservation through controlled access, designation of areas of avoidance, or special management designations should be considered.	5
Unknown. An assignment of "Unknown" may indicate the unit or area is poorly studied and field studies are needed to verify the presence or absence of paleontological resources. The unit may exhibit features or preservational conditions that suggest significant fossils could be present, but little information about the actual unit or area is known. Literature searches or consultation with professional colleagues may allow an unknown unit to be provisionally assigned to another Class, but the geological unit should be formally assigned to a Class after adequate survey and research is performed to make an informed determination.	U
Water or Ice. Typically used only for areas which have been covered thus preventing an examination of the underlying geology.	W, I

Appendix C
Geotechnical Studies

NMG Geotechnical, Inc.

June 20, 2022

Project No. 22048-01

To: Avalon Bay Communities
11111 Santa Monica Boulevard Suite 1700
Los Angeles, California 90025

Attention: Mr. Christopher Bench

Subject: Preliminary Geotechnical Due Diligence Study, Proposed Commons Mixed-Use Apartment Development, City of Aliso Viejo, California

INTRODUCTION

At your request, NMG Geotechnical, Inc. (NMG) has prepared this preliminary geotechnical due diligence report for the proposed Commons project located northwest of the intersection of Aliso Creek Road and Enterprise in the city of Aliso Viejo. Our summary is based on review of available geotechnical reports and maps provided by you and the City of Aliso Viejo, review of historic aerial photographs and topographic maps; a site reconnaissance; our knowledge of geological conditions and constraints in the region; our experience during design, grading and construction of the Summit Business Park; and our experience with similar residential developments.

SITE LOCATION AND DESCRIPTION

The approximately 4.1-acre site is located northwest of the intersection of Aliso Creek Road and Enterprise in the city of Aliso Viejo, California. The site currently consists of an asphalt surface parking lot with planter medians and a 2H:1V slope that ascends up to 45 feet to Enterprise. The elevation across the asphalt parking lot is fairly flat, ranging from approximately 348 to 351 feet above mean sea level (msl).

The northwestern portion of the site consists of a 2H:1V buttress slope that ascends approximately 5 to 45 feet to Enterprise. We understand this compacted buttress fill slope was constructed with a subdrain system with subdrain outlets that extend to the slope face; some of these outlets were observed during our recent site reconnaissance. The fill material exposed in the slope and planters in the parking lot was observed to be white diatomaceous silt with small siltstone fragments. The asphalt surface and concrete V-ditches/curbs appear to be in moderately good condition, with some linear cracks throughout, generally consistent with aging improvements.

SITE HISTORY

Based on our knowledge of the development in Aliso Viejo, the site was mass graded in the early 1990s by the Mission Viejo Company under the geotechnical observation and testing of The Earth Technology Corporation (Earth Tech), who also performed the initial investigation during the design stages of the site. We have not been able to obtain copies of these reports through requests from the City of Aliso Viejo.

Based on review of historic aerial photographs dating to 1946 and topographic maps dating to 1949, the site originally consisted of gentle hillside terrain ranging from 340 to 400 feet above msl. The site sloped to the north to an incised channel in the location of the current State Route 73 Toll Road (SR 73). Historically, this region was used for dry farming and cattle grazing until the late 1980s when the Mission Viejo Company started development. The northeastern portion of the site was mass graded between 1988 and 1992, and included construction of Aliso Creek Road. By 1995, the entire site was graded to essentially its current condition, which included grading of the abutting slope and paving of Enterprise from Aliso Creek Road to the Town Center. Between 1996 and 1997, SR 73 was constructed and the adjacent commercial property to the northwest had been graded.

In 2006, Kleinfelder, Inc. (Kleinfelder) performed a feasibility study and provided design parameters specific to the subject site for a prior land use plan. The prior land use plan included two levels of subterranean development and retaining structures up to 55 feet high, essentially cutting out the buttress slope that ascends to Enterprise. Their study included three bucket-auger borings and slope stability analysis along the buttress slope. Their report did not include geotechnical borings logs, but provided a description of the fill and bedrock encountered and included cross-sections showing the bedrock layers dipping out of slope. They concluded that excavation into the buttress slope would render it unstable, and as such, they recommended a tie-back anchor wall be designed and constructed (Kleinfelder, 2006).

PROPOSED DEVELOPMENT

Based on review of the yield study exhibits, the proposed mixed-use apartment development will be a wrap-style construction with up to six stories of retail and apartments around the perimeter, and a central eight-story parking structure. No subterranean structures are anticipated at the site. The recreation area is anticipated to be constructed atop the parking structure. Although a grading study was not available for our review, the yield study exhibits show the buildings may encroach significantly into the adjacent buttress slope.

GEOLOGIC CONDITIONS

The subject site is located in the San Joaquin Hills within the coastal section of the Peninsular Range Province. This geomorphic province includes the Los Angeles Basin and has a long, active geologic history, including deep marine sedimentation followed by uplift and fluvial and marine erosion.

The subject site is underlain by artificial fill materials and interbedded diatomaceous siltstone/ claystone bedrock of the Monterey Formation. The bedrock was originally deposited within the Capistrano Embayment, which extended from San Clemente northward to the Santa Ana Mountains. During the Quaternary period, active faulting (associated with the San Andreas Fault system) subjected the embayment to compression and regional uplift. Also, during the Quaternary period, active streams channels cut canyons into the emergent bedrock. However, during past grading operations, the natural terrain was modified by cutting the ridges and filling canyon areas resulting in the current site configuration.

Geologic Units and Structure

We anticipate the northeast portion of the site and the buttress fill slope to consist of up to 20 to 40 feet of previously placed artificial fill primarily derived from bedrock of the Monterey Formation and placed under the observation and testing of Earth Tech (1995). Although we do not have the referenced report available, we have encountered the subject fill material during various phases of exploration for the adjacent Summit Business Park. Also, Kleinfelder encountered the fill during their site feasibility study (Kleinfelder, 2006) in two of their three borings. We anticipate the fill to consist of various mixtures of diatomaceous silt, elastic silt, clay, silty clay, and silty sand that is generally dry to moist, stiff, slightly to moderately plastic, and containing bedrock fragments.

The majority of the site may consist of sedimentary bedrock of the Monterey Formation, which also underlies the artificial fill. Within Aliso Viejo, the Monterey Formation consists predominately of light gray to light brown highly diatomaceous clayey siltstone, which is moist, stiff to hard, and locally highly fractured and jointed. The clayey siltstone is interbedded with abundant sheared clay beds and vitric tuff horizons. The material is locally highly laminated and well-bedded, and has been found to be compressible under significant loading. During their feasibility study, Kleinfelder (2006) encountered this bedrock in all three of their bucket-auger borings and described it as diatomaceous siltstone and shale deposits that are friable and relatively weak. They also encountered some very soft sheared clay beds every few feet within the siltstone and local lenses of volcanic ash, concretionary limestone, calcareous sandstone and thin sandstone beds.

The geologic structure within the area can be somewhat variable due to regional faulting and folding; however, bedding was identified and measured by Kleinfelder (2006) and found to dip 6 to 41 degrees consistently to the northeast. These dips correlate to an apparent dip of 8 to 39 degrees out of slope, for an adverse bedding condition within the slope adjacent to Enterprise.

Faulting

The site is not located within a fault-rupture hazard zone as defined by the Alquist-Priolo Special Studies Zones Act (California Geological Survey, 2018 and Hart and Bryant, 2007), and no evidence of active faulting was observed during this investigation or during rough grading operations. Also, based on mapping by the State (California Geological Survey, 2010), there are no active faults mapped at the site.

Using the USGS computer program (USGS, 2022) and the site coordinates of 33.5786 degrees north latitude and 117.7253 degrees west longitude, the controlling fault at the site is the San Joaquin Hills Blind Thrust Fault located 3.8 kilometers (≈ 2.4 miles) at depth below the site. The maximum moment magnitude for the Controlling Fault is 7.1 M_W. The other faults noted that can produce strong ground shaking at the site include the Newport-Inglewood (Offshore), Elsinore Glen Ivy and Oceanside. Based on review of published maps, historic aerial photographs, and topographic maps, the potential for primary ground rupture due to an earthquake is considered very low.

Seismic Hazards

The primary seismic hazard at the subject site is ground shaking due to a future earthquake on a major regional active fault, such as the San Joaquin Hills Blind Thrust Fault mentioned above. The site is not located in a seismic hazard zone for liquefaction as mapped by the State, but the slope adjacent to the site that ascends to Enterprise is located in a seismic hazard zone for earthquake induced landslides (CDMG, 2001a), likely due to the regional geology. Figure 2 shows the subject site in relation to the seismic hazard zones mapped by the State. Development of the site by the Mission Viejo Company included slope stabilization measures to mitigate this potential hazard.

Groundwater

Groundwater was encountered in the form of seepage zones by Kleinfelder (2006) at approximate elevations of 320 to 328 feet above msl, which is roughly 20 feet below the existing asphalt parking lot. Groundwater was not encountered by NMG during our prior study for the adjacent business development (NMG, 1997). Historic high groundwater is in excess of 30 feet below ground surface (bgs) (CDMG, 2001b).

LABORATORY TESTING

The Kleinfelder feasibility study did not include tabulated laboratory test results, but it did indicate the soils are corrosive to concrete and metals, have moderate to very high expansion potential, and have low shear strengths with an average friction angle of 12 degrees and a cohesion of 100 pounds per square foot (psf) along bedding and 25 degrees and 500 psf cohesion for across bedding (Kleinfelder, 2006).

Prior laboratory testing by NMG (1997) for the adjacent business development indicated the compacted fill soils are generally comprised of silty clay with liquid limits of 66 to 81 percent and plasticity indices of 37 to 49 percent (USCS classification of CH). Sieve analysis of the same compacted fill soils shows 74 to 82 percent passing the No. 200 sieve and 37 to 47 percent passing the two-micron sieve. Expansion indices ranged from 73 to 111, falling in the medium to high expansion potential range and direct shear tests indicated ultimate friction angles of 30 to 47 degrees with 0 to 200 psf cohesion.

GEOTECHNICAL CONDITIONS/CONSTRAINTS

Based on the geotechnical data provided in the referenced reports (References) and review of published geologic maps/reports, the following conditions are anticipated.

- Soil conditions across the site consist of artificial fill up to 20 to 40 feet thick within the buttress slope and the northeast portion of the site, and diatomaceous siltstone/claystone bedrock of the Monterey Formation exposed at existing grade for the southern and western portion of the existing parking lot.
- Overexcavation of both the bedrock and artificial fill materials should be anticipated, such that a minimum of 5 feet of new compacted fill underlies the building and footings.
- Groundwater in the form of seepage was previously encountered at a depth of 20 feet below the existing parking lot grades. Other nuisance seepage may be encountered in heavily landscaped areas.
- Storm water infiltration into the subsurface soils is <u>not</u> considered feasible due to the presence of clayey subgrade soils and diatomaceous siltstone bedrock.
- If grading/construction is proposed to encroach into the existing buttress slope, excavations into this slope may de-stabilize the slope and adversely impact Enterprise. Use of tie-back supported retaining structures and shoring should be anticipated during construction of the walls impacting this slope.
- The proposed parking structure and residential units may straddle a contact between siltstone bedrock and moderately deep artificial fill. Both of these earth units are considered compressible; thus, total and differential settlement under the heavy building load may be a significant constraint. Use of mat slab foundations, deep foundations and/or ground improvement (i.e., geopiers) may be required at the site.
- Laboratory testing by NMG and others indicates the expansion index (EI) for soils at the site range from medium to very high.
- Based on chemical testing by Kleinfelder and on our experience at the adjacent business park, the sulfate exposure of the onsite soils is in the severe ("S4") range and may also be categorized as "severely corrosive" with respect to ferrous metals.
- The site is not located in a seismic hazard zone for liquefaction, but the buttress slope along the western and northern border of the site is located in a seismic hazard zone for earthquake-induced landslides. We anticipate that the prior grading of the buttress slope has adequately mitigated the potential for earthquake induced landslides. The most significant seismic hazard at the site is strong ground shaking due to an earthquake on a nearby active fault, such as the San Joaquin Hills Blind Thrust, Newport-Inglewood (Offshore), Elsinore Glen Ivy and Oceanside Faults.

EXPLORATION, PLANNING AND DESIGN RECOMMENDATIONS

The following presents a summary of our recommendations during the next phase of due diligence and future design stages.

1. A detailed subsurface exploration and laboratory testing program should be performed to verify the geotechnical conditions described herein in light of the proposed development.
2. Coordination with the design team, including the structural engineers for the parking structure foundation, residential building foundation, and the perimeter retaining structure will be important during analysis of the collected data.
3. Engineering analysis should be performed based on the subsurface exploration and should include settlement analysis, slope stability analysis, seismic design parameters, and foundation and wall design parameters. A geotechnical exploration and design report should be prepared documenting the geotechnical findings and site-specific conditions.
4. Future rough and precise grading plans should be reviewed and a report prepared to provide geotechnical parameters for design in accordance with the most recent requirements of the California Building Code (CBC).
5. The structural and foundation plans should be reviewed to confirm that the parameters used for design are in accordance with the recommendations of the design report.
6. The street improvement and utility plans should be reviewed and recommendations provided as needed.

If you have any questions regarding this preliminary due diligence study, please contact our office. We appreciate the opportunity to offer our services.

Respectfully submitted,

NMG GEOTECHNICAL, INC.

Shahrooz "Bob" Karimi, RCE 54250
Principal Engineer

Lynne Yost, CEG 2317
Principal Geologist

LY/SBK/grd

Attachments: References
Figure 1 – Site Location Map
Figure 2 – Seismic Hazards Map

Distribution: Addressee (E-Mail)

REFERENCES

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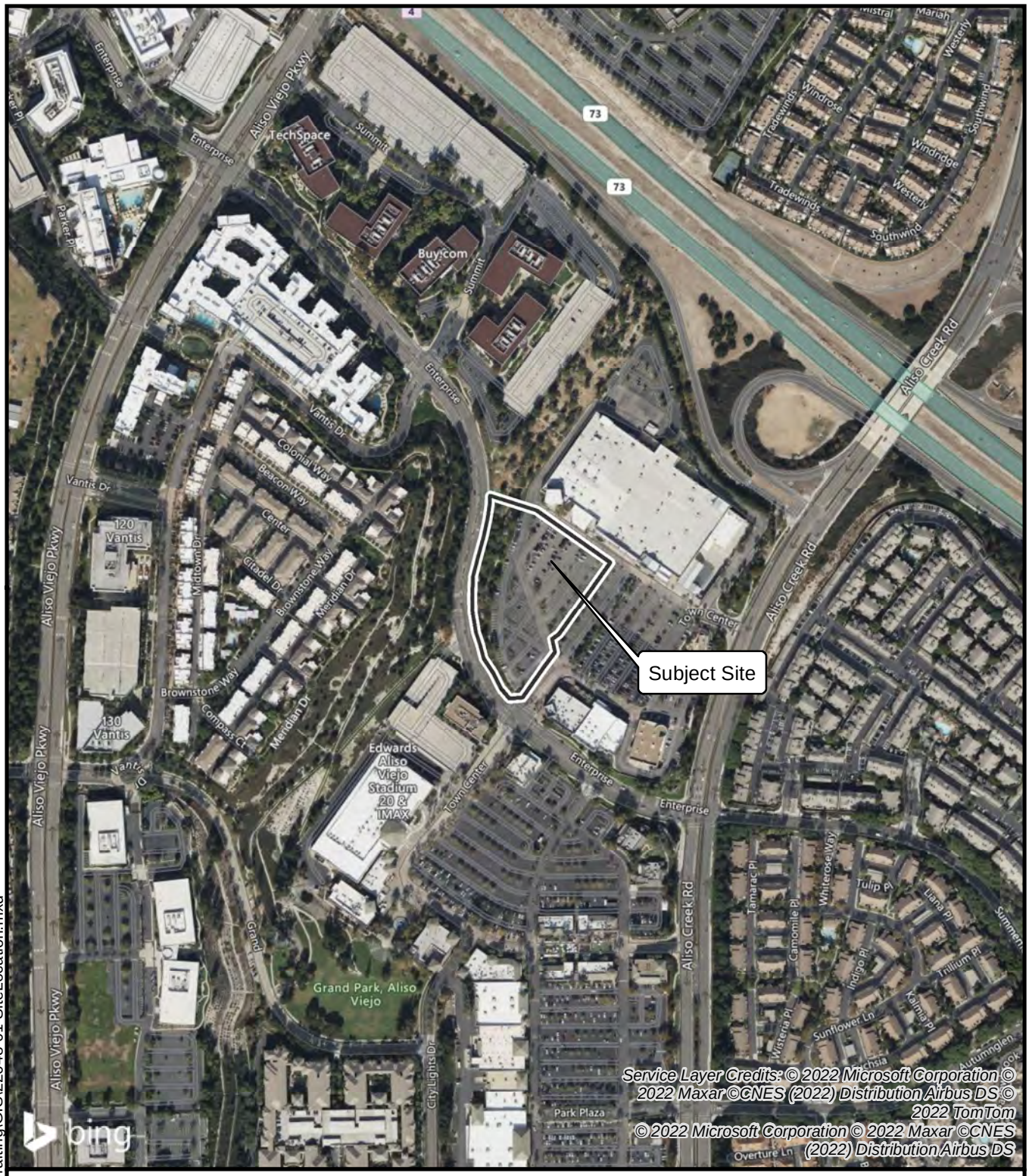

0 250 500 Feet

1 inch = 500 feet

N

SITE LOCATION MAP

PROPOSED RESIDENTIAL DEVELOPMENT
COMMONS AT ALISO VIEJO
ALISO VIEJO, California

Project Number: 22048-01 By: SBK/LY

Project Name: Avalon/Aliso Viejo

Date: 6/20/2022 Figure 1

NMG

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Legend

- Earthquake-Induced Landslide Zones
- Liquefaction Zones

0 250 500 Feet

1 inch = 1,000 feet

N

SEISMIC HAZARDS AND FAULT ZONES MAP

Base: California Geological Survey, Earthquake Zones of Required Investigation, San Juan Capistrano Quadrangle
Dated: December 21, 2001

PROPOSED RESIDENTIAL DEVELOPMENT
COMMONS AT ALISO VIEJO
ALISO VIEJO, California

Project Number: 22048-01 By: WG/TM
Project Name: Avalon/Aliso Viejo
Date: 6/20/2022 Figure 2

NMG

P:\2022\22048-01 Avalon - Aliso Viejo\Drafting\GIS\22048-01 SeismicHazards.mxd

NMG Geotechnical, Inc.

August 30, 2022

Project No. 22048-01

To: Avalon Bay Communities
11111 Santa Monica Boulevard Suite 1700
Los Angeles, California 90025

Attention: Mr. Christopher Bench

Subject: Preliminary Summary of Geotechnical Findings, Proposed Commons Mixed-Use Apartment Development, City of Aliso Viejo, California

References: Kleinfelder, Inc., 2006, Geotechnical Feasibility, Phase 3 Redevelopment, Enterprise and Town Center Drive, Aliso Viejo, California, Project No. 65579, dated November 1, 2006.

NMG Geotechnical, Inc., 2022, Preliminary Geotechnical Due Diligence Study, Proposed Commons Mixed-Use Apartment Development, City of Aliso Viejo, California, Project No. 22048-01, dated June 30, 2022

INTRODUCTION

At your request, NMG Geotechnical, Inc. (NMG) has prepared this preliminary summary of geotechnical findings for the proposed Commons project located northwest of the intersection of Aliso Creek Road and Enterprise in the city of Aliso Viejo. This summary is based on our geotechnical exploration, laboratory testing, review of the site plan prepared by Tait and Associates received by NMG on August 25, 2022, our preliminary due diligence summary previously provided to you (NMG, 2022), and discussion with you.

SITE LOCATION AND HISTORY

The approximately 4.1-acre site is located northwest of the intersection of Aliso Creek Road and Enterprise in the city of Aliso Viejo, California. The site currently consists of an asphalt-surface parking lot with planter medians and a 2H:1V slope that ascends up to 45 feet to Enterprise. The elevation across the asphalt parking lot is fairly flat, ranging from approximately 345 to 349 feet above mean sea level (msl).

The northwestern portion of the site consists of a 2H:1V buttress slope that ascends approximately 5 to 50 feet to Enterprise. We understand this slope was originally a design cut slope but was replaced as a compacted buttress fill slope with a subdrain system. Based on our knowledge of the development in Aliso Viejo, the site was mass graded in the early 1990s by the Mission Viejo

Company under the geotechnical observation and testing of The Earth Technology Corporation (Earth Tech), who also performed the initial investigation during the design stages of the site. We have not been able to obtain copies of these reports through requests from the City of Aliso Viejo or the County of Orange.

In 2006, Kleinfelder, Inc. performed a feasibility study and provided design parameters specific to the subject site for a prior land use plan. Their study included three bucket-auger borings and slope stability analysis along the buttress slope. Their report did not include geotechnical borings logs, but provided a description of the fill and bedrock encountered and included cross-sections showing the bedrock layers dipping out of slope. They concluded that excavation into the buttress slope would render it unstable, and as such, they recommended a tie-back anchor wall be designed and constructed (Kleinfelder, 2006).

PROPOSED DEVELOPMENT

Based on review of the site plan and discussions with you, the proposed mixed-use apartment development will be a wrap-style construction with up to six stories of retail and apartments around the perimeter, and a central eight-story parking structure, with one level of subterranean parking. The recreation area is anticipated to be constructed atop the parking structure. The preliminary site plan shows the buildings may encroach significantly into the adjacent buttress slope.

SUBSURFACE EXPLORATION

Our subsurface study was conducted on July 22, 2022. Our study consisted of excavation of five hollow-stem-auger borings (H-1 through H-3) drilled to a depth of 16.5 to 51.5 feet below ground surface (bgs). The boring locations were marked with stakes and cleared with DigAlert. Sampling of the borings included collection of drive samples using the modified California ring sampler and bulk samples. California ring samples were obtained from the exploratory borings with a 2.5-inch-inside-diameter, split-barrel sampler. The samplers were driven with a 140-pound automatic-trip safety hammer, free-falling 30 inches. The bulk and drive samples were used to assess soil types beneath the site and obtain relatively undisturbed samples for laboratory testing. Blow counts were used to obtain a measure of resistance of the soil to penetration (recorded as blows-per-foot on the geotechnical boring logs). Bulk samples of onsite soils were collected from the cuttings and used for additional soil identification purposes and laboratory testing. Soil samples were visually classified in accordance with the Unified Soil Classification System (USCS). Upon completion of logging, the borings were backfilled with native soils and tamped.

Based on our drilling, the majority of the site consists of sedimentary bedrock of the Monterey Formation, with only a thin veneer of artificial fill, up to 7.5 feet thick, along the eastern portion of the proposed development. The Monterey Formation bedrock consists predominately of light gray to light brown highly diatomaceous clayey siltstone, which is moist, stiff, and locally highly fractured and jointed. The clayey siltstone is interbedded with abundant sheared clay beds. Bedding is variable due to regional faulting and folding; however, bedding was identified and measured by Kleinfelder dipping 6 to 41 degrees consistently to the northeast. These dips correlate to an apparent dip of 8 to 39 degrees out of slope, for an adverse bedding condition within the slope adjacent to Enterprise.

Groundwater was encountered in only one boring at a depth of 49.5 feet bgs. However, the prior study by Kleinfelder encountered groundwater seepage at approximate elevations of 320 to 328 feet above msl, which is roughly 20 feet below the existing grades.

LABORATORY TESTING

In-situ moisture contents of the subsurface soils ranged from 33.2 to 114.9 percent and dry densities ranged from 58.8 to 86.7 pounds per cubic foot (pcf). Grain-size distribution tests were conducted on two soil samples collected in the upper five feet at the site. The results indicate the near-surface soils have fines contents (passing No. 200 sieve) ranging from 78 to 86 percent with clay contents ranging from 24 to 44 percent. Atterberg limits tests performed on four samples of the upper 5 feet indicated liquid limits in the range of 62 to 78 percent with plasticity indices in the range of 38 to 49 (USCS classification of CH).

Direct shear tests were conducted on relatively undisturbed ring samples of bedrock to evaluate the strength properties of the onsite soil materials. The results of this testing indicate ultimate internal friction angles of 27 and 29 degrees at cohesions of 150 to 400 pounds per square foot (psf). Peak values for friction angles are 27 and 31 degrees at cohesions of 700 and 850 psf, respectively.

Consolidation tests were performed on six relatively undisturbed ring samples of artificial fill and bedrock materials in order to evaluate the settlement potential at the site.

Two bulk samples collected within the upper 6 feet of the existing subgrade soils indicate "medium" expansion potential, with expansion indices of 84 and 87. Note that these values are very close to "high" expansion potential, and our experience in the area indicates that soils with "high" expansion potential should be expected at the site.

INFILTRATION FEASIBILITY

Storm water infiltration into the subsurface soils is <u>not</u> considered feasible due to the presence of clayey subgrade soils and diatomaceous siltstone bedrock. Storm water capture, filtration and discharge into suitable drainage devices should be assumed for the proposed development.

SLOPE STABILITY

The existing slope, which ascends to Enterprise, consists of an earthen buttress approximately 5 feet deep by 40 to 80 feet wide. The clayey siltstone and sheared claystone bedrock dips roughly 10 to 40 degrees to the northeast and the strength parameters assigned by Kleinfelder (2006) for the bedrock indicate an internal friction angle of 12 degrees with a cohesion of 100 psf.

The site plan we reviewed indicates significant cuts into the toe of the slope, up to 60 feet horizontally, which would essentially remove the earthen buttress and potentially create an unstable condition for the slope and the improvements above. Cutting into the buttress slope as designed will require construction of a nearly 30- to 40-foot-high anchored retaining wall (i.e., tiebacks, etc.).

Alternatively, the site plan may be modified to minimize encroachment into the adjacent slope, near the existing toe of the slope.

SETTLEMENT

The majority of the development consists of approximately 2 to 10 feet of artificial fill overlying sedimentary bedrock. In estimating the settlement potential of underlying soils due to fill and structural loads, we have assumed that the thickness of new fill placed at the site will be less than 3 feet above existing grades, the first level of the parking structure will be subterranean and the future parking structure column loads will not exceed 1,000 kips. The total settlement at the site due to fill and structural loads is estimated to be 1¾ inches, the differential settlement is typically estimated as ½ of the total settlement over a 40-foot span, provided that the remedial grading is performed as described below.

REMEDIAL EARTHWORK

The recommended geotechnical remedial removals across the site include removal of the weathered artificial fill and overexcavation of the bedrock. The anticipated depth of removals and overexcavation is generally on the order of 5 feet below existing grades throughout the site. The parking garage footprint should be overexcavated a minimum of 3 feet to provide a uniform compacted fill blanket beneath the slab.

Please note that the diatomaceous nature of the sedimentary bedrock exhibits a high inherent moisture, due to encapsulated moisture in the diatoms. Grading within this material requires significant moisture-conditioning to obtain the required compaction.

PRELIMINARY FOUNDATION DESIGN

Based upon our experience, our site investigation, and laboratory testing, and provided that the unsuitable soils are removed and replaced with compacted fill, the continuous building foundations at the subject site may be designed for a maximum allowable bearing capacity of 3,000 psf. The foundations should be a minimum of 12 inches wide and have a minimum embedment of 18 inches below the lowest adjacent grade. For shear wall and column pad footings, an allowable bearing pressure of 4,000 psf may be used for footings with minimum depth of 24 inches (measured from the bottom of the slab) to bottom of footing and a minimum width of 24 inches.

The allowable bearing pressure may be increased by one-third for wind and seismic loading. A coefficient of resistance of 0.32 against sliding is considered appropriate.

The garage slab should be a minimum of 6 inches thick, reinforced with minimum No. 4 bars at 18 inches on-center, over a minimum 6-inch-thick granular layer.

The design of foundations and slabs-on-grade for the apartment buildings should verify that the final design, at minimum, meets the requirements for expansive soils and the estimated settlement provided in this report. The following table provides our general guidelines and recommendations for design of post-tensioned foundations and slabs on expansive soil in accordance with the 2019

California Building Code (CBC) and Post-Tension Institute (PTI) DC 10.5 Edition provisions. These parameters will be reviewed upon adoption of the 2022 CBC and may need be updated in accordance with the updated code.

GEOTECHNICAL GUIDELINES
FOR DESIGN OF POST-TENSIONED SLABS

Parameter	*Recommendation*
Center Lift	
* Edge Moisture Variation Distance, e_m	7.5 feet
* Center Lift, y_m	0.92 inches
Edge Lift	
* Edge Moisture Variation Distance, e_m	3.9 feet
* Edge Lift, y_m	1.22 inch
Subgrade Modulus, k	50 pci
Modulus of Elasticity of Soils, Es	1,000 psi
Presaturation, as needed, to obtain the minimum moisture down to the minimum depth	1.4 x optimum down to 24 inches
****Based on method in CBC 2019***	

The thickness of the slabs for the structures at the site is the purview of the project structural engineer. For uniform-thickness post-tensioned slabs, we recommend that the slabs have a thickened edge such that the slab is embedded a minimum of 12 inches below the lowest adjacent grade. The thickened edge should be tapered and have a minimum width of 12 inches. If non-uniform (ribbed) post-tensioned slabs are used, we recommend minimum embedment of 18 inches below adjacent grades for the thickened edges.

In addition, as indicated in the DC 10.5 Edition of PTI, shape factor calculations should be performed by the project structural engineer in order to determine if strengthening/modification of foundations are necessary. Per PTI guidelines, the modifications to the foundation design should be considered if the shape factor (ratio of square of foundation perimeter over foundation area) exceeds 24.

The slabs should also be designed to satisfy the settlement criteria discussed previously.

EXISTING AND PROPOSED UTILITIES

Existing utilities, including a trunk sewer and domestic waterline, are present within some of the drive aisles and electrical conduit is present throughout the site. The utilities to be abandoned, should include complete removal of the pipeline (in order to remove the backfill soils overlying the utility). Due to the potential adverse bedding conditions, excavations to remove abandoned utilities as well as excavations for proposed utilities should be no steeper than 1.5H:1V (unless shored) as the soils are anticipated to be classified as Type C for CalOSHA trenching and shoring excavation requirements.

FUTURE PLANNING AND DESIGN

Coordination with the design team, including the structural engineers for the parking structure foundation, residential building foundation, and the perimeter retaining structure will be important during analysis of the collected data. Engineering analysis should be performed based on the subsurface exploration and should include settlement analysis, slope stability analysis, seismic design parameters, and foundation and wall design parameters. A geotechnical exploration and design report should be prepared documenting the geotechnical findings and site-specific conditions.

If you have any questions regarding this summary of preliminary findings, please contact our office. We appreciate the opportunity to offer our services.

Respectfully submitted,

NMG GEOTECHNICAL, INC.

Shahrooz "Bob" Karimi, RCE 54250
Principal Engineer

Lynne Yost, CEG 2317
Principal Geologist

LY/SBK/je

Distribution: Addressee (E-Mail)

Appendix D
Phase I ESA

California Environmental

ENVIRONMENTAL SITE ASSESSMENT - PHASE I

Undeveloped Property
APN 629-101-16 and a portion of 629-101-17 & 629-101-19
26501 Aliso Creek Road
Aliso Viejo, California 92656

FOR

AVALONBAY COMMUNITIES, Inc.
11111 Santa Monica Boulevard, Suite 1700
Los Angeles, California 90025
Attention: Christopher Bench, Senior Development Manager

CE Job No. EV0622-3644
June 2022

3644.PhI.Rpt.2022

30423 Canwood Street, Suite 208, Agoura Hills, CA 91301 • P: (818) 991-1542 • E: ceworks@calenviro.com

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1.0 EXECUTIVE SUMMARY

An Environmental Site Assessment - Phase I was prepared for the subject property located 26501 Aliso Creek Road, Aliso Viejo, California 92656. The scope of work for the Phase I meets ASTM E 1527-21 *Standard Practice for Environmental Site Assessments*. The purpose of the Phase I report is to provide information regarding the potential for hazardous material impacts to the soil and groundwater beneath the subject property. Such threats or material threats are identified in this report as Recognized Environmental Conditions (RECs). The presence of Historical Recognized Environmental Conditions (HRECs) and Controlled Recognized Environmental Conditions (CRECs) was also evaluated. The extent of this evaluation in conjunction with owner/client-supplied data is intended to satisfy the requirements of all appropriate inquiry into the previous ownership and uses of the property. The scope of the work included a site reconnaissance, research of land use records and other sources for preliminary indications of hazardous material use, storage, or disposal at the property and/or on contiguous parcels.

The subject property is located on the south side of California State Route 73 between Enterprise and Aliso Creek Road, in the City of Aliso Viejo, California. The current street address for the property is 26501 Aliso Creek Road. According to the Orange County Tax Assessor's office, the Assessor's Parcel Numbers (APNs) for the subject property are APN 629-101-16 and a portion of 629-101-17 & 629-101-19.

The subject property consists of one (1) complete irregular-shaped parcel of land and a portion of two (2) irregular-shaped parcels of land that encompasses approximately 4.2 acres. The central and eastern portions of the property are currently developed with an asphalt-paved parking lot and the remainder of the property is covered with landscaping. The subject property parcels are contiguous with the Commons at Aliso Viejo mall. The parking lot and mall were developed in approximately 1996. Access to the property is via Enterprise to the south and Aliso Creek Road to the east. Acquisition and residential redevelopment are proposed for the site.

Historical site utilization research indicates that the subject property was undeveloped until the currently existing parking lot was constructed in approximately 1996 as part of the Commons at Aliso Viejo mall.

A Phase I Environmental Site Assessment was completed by AEI Consultants for several parcels including the subject property in 2022. The report was prepared pursuant to the ASTM 1527-2013 Standard for Phase I Environmental Assessments using the All-Appropriate Inquiry (AAI) Standard. No Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) were identified in connection with the subject property.

The subject property address (26501 Aliso Creek Road) is identified on the standard environmental government sources researched in this report. The address is listed on the CIWQS, AST, HWTS, HAZNET, RCRA NONGEN/NLR, FINDS, HWTS, and AST databases. These listings are not associated with the subject property and are connected with the commercial structure that is directly adjacent to the east that shares the same address (26501 Aliso Creek Road). The nearest listed contaminated site to the subject property is the 76 Station #5743 LUST cleanup site located approximately 2,000 feet to the south. The site had a release of gasoline from several underground storage tanks (USTs) on the property that was discovered in 2008. Several assessments determined impacts were confined to soil. The site received case closure from the Orange County Health Care Agency on June 15, 2012. Due to the distance and downgradient location of this offsite release it is considered unlikely that it has impacted the subject property.

California Environmental has prepared an Environmental Site Assessment - Phase I in conformance with the scope and limitations of ASTM 1527-21 for the property located at 26501 Aliso Creek Road, Aliso Viejo, California. One (1) data failure was encountered during the preparation of this report. The owner questionnaire was not returned to CE. This does not alter the conclusions or recommendations made in this report. Review of recorded Land Title Records including environmental liens was excluded from this report. These records should be obtained and reviewed by the user.

No evidence of recognized environmental conditions (RECs), Historical Recognized Environmental Conditions (HREC), or Controlled Recognized Environmental Conditions (CRECs) was identified in connection with the subject property. No additional assessment is recommended.

2.0 INTRODUCTION

The following report presents the findings of the Environmental Site Assessment - Phase I prepared for the subject property located at 26501 Aliso Creek Road, Aliso Viejo, California. The scope of the Phase I study meets ASTM E 1527-21 *Standard Practice for Environmental Site Assessments* and included research of available land use records and other sources for preliminary indications of hazardous material use, storage or disposal at the property. The findings of this study are intended to provide information to the client regarding potential hazardous material impacts to the soil and groundwater beneath the site.

The scope of the investigation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments – Phase I, Environmental Site Assessment Process ASTM E 1527-21. The steps outlined in this process are intended to permit a user (client) to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide purchaser limitations on CERCLA liability. Specifically, this report along with certain obligations of the client, constitutes All Appropriate Inquiry (AAI) into the previous ownership and uses of the property consistent with the standard of care as practiced in this area by environmental professionals. A main component of the assessment is to identify recognized environmental conditions, controlled recognized environmental conditions, and historical recognized environmental conditions, as they may affect the subject property. As defined by ASTM E 1527-13, a recognized environmental condition (REC) means *"the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property."* A controlled recognized environmental condition (C-REC) is defined *as "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)." An historical recognized environmental condition (HREC) is defined as *"a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."*

An important component of complying with the ASTM E 1527-13 Standard is information to be obtained or in the possession of the client and/or seller of the property. Such information includes obtaining and review of a recent title report, any specialized information regarding the site or surrounding area which may give rise to identification of a recognized environmental condition, and/or reasons given by the seller should the purchase price be significantly lower than what would be reasonably expected for a property of similar size and value. Often a real estate appraiser is commissioned to evaluate the purchase or sale price of a property. Such an appraisal is outside the scope of this Phase I Assessment report.

The independent conclusions represent California Environmental's (CE) professional judgment based on the conditions that existed and the information and data available during the course of the study. Factual information regarding operations, conditions, and test data provided by the client, the owner or their representatives have been assumed to be correct and complete. This report includes **CONCLUSIONS AND RECOMMENDATIONS**, which together with the remainder of this report are subject to the **NOTICE** at the end of the report. **This report was prepared for the sole use and reliance by the client as identified on the title page of this report. Use of this report by other entities is expressly forbidden unless the client and CE grant permission.**

The scope of work included:

- A walkover of the site.
- Review of client/owner supplied information.

- Review of building and grading permits on file with the City of Aliso Viejo.
- A review of underground storage tank files and industrial waste records maintained by the Orange County Health Care Agency – Environmental Health Division (OCHCA-EHD).
- Review of historical USGS topographic maps and historical aerial photographs maintained by EDR Company.
- Research of historical Sanborn Fire Insurance Maps maintained by EDR Company.
- Contact with the California Environmental Protection Agency, Department of Toxic Substances Control to review their files.
- Contact with the California Environmental Protection Agency, Regional Water Quality Control Board to review their files.
- Contact with the South Coast Air Quality Management District to review their files.
- Review of oil well records maintained by the Geologic Energy Management Division.
- Review of the following lists and maps of suspect or known contaminated sites; a complete listing of these sources is contained within **APPENDIX IV**.
    - California Regional Water Quality Control Board, (RWQCB) - *Computer Case Listing of Reported Underground Tank Leaks*, covering Orange County.
    - California Department of Health Services - *Hazardous Waste and Substance Sites - Cortese List and Contaminated Wells List, which includes the Bond Expenditure Plan* (BEP) sites.
    - California Environmental Protection Agency, Facility and Manifest Data, HAZNET.
    - Historical California Environmental Protection Agency, Department of Toxic Substances Control - *CalSites List*.
    - California Department of Health Services, *Hazardous Waste Information System* (HWIS) and Tanner Report.
    - California Integrated Waste Management Board, *Solid Waste Information System* - (SWIS) List.
    - State Water Resources Control Board, *Toxic Pits Clean-up Act (Toxic Pits).*
    - State Water Resources Control Board, *Hazardous Substance Storage Container Database* (UST, LUST, SLIC, and WDS).
    - U.S. Environmental Protection Agency - *National Priorities List* (NPL).

  - U.S. Environmental Protection Agency - *Comprehensive Environmental Response, Compensation, and Liability Information System* (CERCLIS).
  - U.S. Environmental Protection Agency, *Toxic Release Inventory System* (TRIS).
  - U.S. Environmental Protection Agency, *Resource Conservation and Recovery Information, System Treatment, Storage and Disposal Facilities*, (RCRA-TSDF).
  - U.S. Environmental Protection Agency, *Resource Conservation and Recovery Information System, Large Quantity Generators*, (RCRA-LQG).
  - U.S. Environmental Protection Agency, Resource *Conservation and Recovery Information System, Small Quantity Generators*, (RCRA-SQG).
  - U.S. Environmental Protection Agency - *Superfund Amendment and Reauthorization Act, Title III*, (SARA Title III).
  - U.S. Environmental Protection Agency, *Emergency Response Notification System* (ERNS).
  - U.S. Environmental Protection Agency, *Facility Index System* (FINDS).
  - U.S. Environmental Protection Agency, *Civil Enforcement Docket* (DOCKET).
- A review of government records databases of suspect or known contaminated sites and historical city directories research was performed by EDR Company. The results of the search are summarized in this report. The EDR reports are enclosed in **APPENDICES II** and **IV**.
- Review of a previous Phase I environmental report prepared by AEI Consultants.
- Preparation of this report.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located on the south side of California State Route 73 between Enterprise and Aliso Creek Road, in the City of Aliso Viejo, California, see **FIGURE 1 - VICINITY MAP**. The current street address for the property is 26501 Aliso Creek Road. According to the Orange County Tax Assessor's office, the Assessor's Parcel Numbers (APNs) for the subject property are APN 629-101-16 and a portion of 629-101-17 & 629-101-19

3.2 DESCRIPTION OF PROPERTY / PROPOSED PROJECT

The subject property consists of one (1) complete irregular-shaped parcel of land and a portion of two (2) irregular-shaped parcels of land that encompasses approximately 4.2 acres. The central and eastern portions of the property are currently developed with an asphalt-paved parking lot and the remainder of the property is covered with landscaping, which is part of the Commons at Aliso Viejo mall. The parking lot and associated structures were developed in approximately 1996. Access to the property is via Enterprise to the south and Aliso Creek Road to the east. Acquisition and residential redevelopment are proposed for the site.

3.3 GEOLOGY AND HYDROGEOLOGY

The subject property is located within the San Juan Groundwater Basin. The basin is underlain by continental and marine sedimentary rocks with recent and Pleistocene alluvium deposits. The alluvium is poorly stratified and ranges from clay to gravel in size with the amount of fine-grained material increasing downstream towards the Pacific Ocean.

Groundwater level data was obtained from the RWQCB GeoTracker database for the Mobil #18-826 LUST cleanup site located approximately 2,500 feet to the north of the subject property. In 2015 the average depth to groundwater on this offsite property was approximately 15 feet bgs with a southeast direction of flow.

4.0 BACKGROUND INFORMATION

4.1 PREVIOUS WORK

A previous Phase I ESA report was prepared for the property by **AEI Consultants (AEI) - *Phase I Environmental Site Assessment, 26501-26505 Aliso Creek Road, Aliso Viejo, California 92656,* dated May 4, 2022**. The AEI Phase I ESA report encompassed several parcels including the subject property. The report was prepared pursuant to the ASTM 1527-2013 Standard for Phase I Environmental Assessments using the All-Appropriate Inquiry (AAI) Standard. No Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) were identified in connection with the property.

4.2 SITE UTILIZATION HISTORY

4.2.1 Historical City Directories

EDR Company was contacted to research historical city directories for the subject property and adjacent sites. The city directories were reviewed at approximately five-year intervals spanning from 1920-2014. A summary of city directories reviewed for the subject property is included in **TABLE I**. The EDR City Directory is attached in **APPENDIX II**.

TABLE I
Historical City Directories

Year	Use/User	Source
26501 Aliso Creek Road		
1997 & 1999	KMART Super Stores, Little Cesears, Perfuman 11A, Pizza Station	Pacific Bell
2009	K Tyner, KMART, Lowes	Cole Information Services
2014	Lowes, Lowes Home Improvement	Cole Information Services

4.2.2 Historical Aerial Photographs

Historical aerial photographs were reviewed as part of this study. The photographs are part of the aerial photograph collection maintained by the EDR Company. Fifteen (15) photographs (1938-2016) were reviewed for the subject property. The photographs are summarized below in **TABLE II**. The aerial photographs are attached in **APPENDIX II** of this report.

TABLE II
Historical Aerial Photographs

Date	Source	Description
1938	USDA	The subject property appears undeveloped with agricultural land to the southeast and a creek to the north.
1946	USGS	The subject property and surrounding area appear similar to the previous aerial photograph.
1952	USDA	The subject property and surrounding area appear similar to the previous aerial photograph.
1963	USGS	The subject property and surrounding area appear similar to the previous aerial photograph.
1967	USGS	The subject property and surrounding area appear similar to the previous aerial photograph.
1972	EDR	The subject property and surrounding area appear similar to the previous aerial photograph.
1977	USGS	The subject property and surrounding area appear similar to the previous aerial photograph.
1981	USDA	The subject property and surrounding area appear similar to the previous aerial photograph.
1989	USGS/DOQQ	The subject property and area to the north, south, and east appear to be partially graded and under development.
1994	USGS/DOQQ	The subject property is graded. Aliso Creek Road can be seen adjacent to the east and a large development of residential structures can be seen beyond.
2002	USDA/NAIP	The subject property appears developed with the currently existing parking lot. The surrounding area is densely developed with commercial and residential structures. The California 71 Freeway can be seen adjacent to the north and Enterprise can be see adjacent to the south and west
2005	USDA/NAIP	The subject property and surrounding area appear similar to the previous aerial photograph.
2009	USDA/NAIP	The subject property and surrounding area appear similar to the previous aerial photograph.
2012	USDA/NAIP	The subject property and surrounding area appear similar to the previous aerial photograph.
2016	USDA/NAIP	The subject property and surrounding area appear similar to the previous aerial photograph.

4.2.3 Historical Fire Insurance Maps

There is no Sanborn historical fire insurance map coverage for the subject property. The EDR response letter is included in **APPENDIX II** of this report.

4.2.4 Historical Topographic Maps

Historical USGS topographic maps were provided by EDR Company and from online database sources. Maps covering the subject property for ten (10) time periods were found. The subject property appears in an area of sparse development until at least 1995. Aliso Creek is located to the southeast.

4.3 RECORDS REVIEW INFORMATION

4.3.1 Building Information

No structures are currently present, or have been historically present on the property. The parking lot currently present the east side of the subject property was constructed in approximately 1996.

4.3.2 Underground Storage Tank & Hazardous Materials Research

The Orange County Health Care Agency – Environmental Health Division (OCHCA-EHD) was contacted by our personnel to research their files for underground storage tank (UST) permits and industrial waste records associated with the subject property. A response from OCHA-EHD indicates that there are several records associated with the structure located on the adjacent property to the east (Currently occupied by Michaels) that shares the same address (26501 Aliso Creek) as the subject property. There are no records that pertain to the subject property parcels. The inquiry and response letters are attached in **APPENDIX III.**

4.3.3 State Regulatory Agency File Review

The State of California Department of Toxic Substances Control (DTSC) Envirostor and the California Regional Water Quality Control Board (RWQCB) GeoTracker online databases were reviewed for any information they may have regarding soil, soil gas, water, or air contamination at the subject property. CE's review of the GeoTracker and Envirostor online databases indicates that no files are maintained for the subject property.

4.3.4 SCAQMD File Review

The SCAQMD online FIND database was researched for any active or inactive records related to the subject property. A review of the SCAQMD Facility Information Detail (FIND) database indicates that no records are maintained for the subject property address. The agency response is included in **APPENDIX III**.

4.4 SITE DRIVE-BY

A drive-by of the area within one-quarter mile of the property was conducted to help identify nearby sites that possibly use, store, or generate hazardous materials. The area surrounding the subject property consists of residential and commercial properties. No service stations are located on the properties adjacent to the subject property. A list of selected environmental risk sites identified within a one-quarter mile radius of the subject property is included in the **STANDARD ENVIRONMENTAL RECORDS SOURCES** section of this report.

5.0 SITE RECONNAISSANCE

The site conditions were observed during a reconnaissance conducted by Eric Koons of California Environmental on June 18, 2022. California Environmental completed a Field Reconnaissance Checklist during the site reconnaissance. The Environmental User Questionnaire was completed by Christopher Bench of AvalonBay. The Environmental Owner Questionnaire was not returned by the current property owner, ValueRock Realty The Environmental Field Reconnaissance Checklist and Environmental Owner Questionnaire are included in **APPENDIX I**. The features described below are shown on the enclosed **FIGURE 2 - PLOT PLAN**. Photographs of the subject property are attached in the **ILLUSTRATIONS** section of this report.

5.1 DESCRIPTION OF THE PROPERTY

The subject property consists of one (1) complete irregular-shaped parcel of land and a portion of two (2) irregular-shaped parcels of land that encompasses approximately 4.2 acres. The property is currently developed with an asphalt-paved parking lot with associated landscaping, which is part of the Commons at Aliso Viejo mall. The parking lot was developed in approximately 1996. Access to the property is via Enterprise to the south and Aliso Creek Road to the east. Acquisition and residential redevelopment are proposed for the site.

5.2 ADJACENT PROPERTIES

The subject property is bound to the north by , to the east by , to the south by , and to the west by .

5.3 TOPOGRAPHY AND DRAINAGE

The subject property has a gentle slope towards the east. The topographic elevation of the subject property ranges from approximately 400 to 350 feet above mean sea level. Drainage from the site is by sheetflow towards the adjacent city streets. No evidence of surface drains, catch basins, sumps or standing water was observed on the subject property at the time of the site reconnaissance.

5.4 PAST USES OF THE PROPERTY

No evidence of the past use, treatment, storage, disposal or generation of hazardous substances was observed on the subject property at the time of the site reconnaissance.

5.5 USE OF HAZARDOUS SUBSTANCES

No evidence of significant hazardous substance use was observed on the subject property at the time of the site reconnaissance.

5.6 STORAGE TANKS

No evidence of existing aboveground or underground storage tanks, clarifiers, sumps, or grease interceptors was observed on the subject property at the time of the site reconnaissance.

5.7 CONTAINERS OF HAZARDOUS OR UNIDENTIFIED SUBSTANCES

No evidence of containers of hazardous or unidentified substances was observed on the subject property at the time of the site reconnaissance.

5.8 SOLID WASTE DISPOSAL

No evidence of onsite disposal or landfill of solid waste material was observed on the subject property at the time of the site reconnaissance.

5.9 POLY-CHLORINATED BIPHENYL'S (PCBs)

No evidence of PCB containing transformers or equipment was observed on the subject property at the time of the site reconnaissance.

5.10 HEATING/COOLING EQUIPMENT

There are no structures currently located on the subject property.

5.11 ASBESTOS CONTAINING MATERIALS (ACM)

There are no structures currently located on the subject property.

5.12 WASTEWATER TREATMENT AND DISPOSAL SYSTEMS

No evidence of wastewater treatment or disposal systems was observed on the subject property at the time of the site reconnaissance.

5.13 RADON

Radon hazard assessment was not included in the scope of this study. However, the EDR research report indicates the levels of radon at two (2) of seventy four (74) sites located within the 92656 zip code in Orange County exceeded four picoCurie per Liter (4 pCi/L), the Federal Action level. The 2015 California Dept. of Conservation Orange County Radon Potential Map shows the subject site in the Moderate Potential Risk Area for radon.

5.14 LEAD

There are no structures currently located on the subject property.

5.15 WELLS

No evidence of dry wells, irrigation wells, injection wells, abandoned wells, monitoring wells or other wells was observed on the subject property at the time of the site reconnaissance.

5.16 ODOR

No evidence of strong, pungent or noxious odors was noted on the subject property at the time of the site reconnaissance.

5.17 STRESSED VEGETATION

No evidence of stressed vegetation was observed on the subject property at the time of the site reconnaissance.

5.18 STAINING OR RESIDUE

No evidence of significant staining or residue was observed on the subject property at the time of the site reconnaissance.

5.19 PITS, PONDS, OR LAGOONS

No evidence of pits, ponds, and/or lagoons was observed on the subject property at the time of the site reconnaissance.

5.20 POTABLE WATER SUPPLY

Water is supplied to the subject property by the Moulton Niguel Water District.

5.21 SEWAGE DISPOSAL SYSTEM

The subject property is connected to the public sewage disposal system.

5.22 OTHER CONDITIONS OF CONCERN

No other conditions of environmental concern regarding potential sources for soil and groundwater contamination were observed on the subject property at the time of the site reconnaissance.

6.0 NEARBY CONTAMINATED SITES

6.1 LANDFILLS

The Major Waste System maps for Los Angeles County, the Solid Waste Information Systems (SWIS), and the Waste Management Unit Database (WMUD) were reviewed to identify landfills and transfer stations located near the property. The EDR database report indicates that there are no landfills or transfer stations located within a 2,000-foot radius of the subject property.

6.2 OIL FIELD MAPS/METHANE HAZARD ZONES

The California Geologic Energy Management Division's (CalGEM) online mapping system (Well Finder) was researched to determine if oil production occurred on or near the subject property. The CalGEM Well Finder database indicates no oil fields or oil wells are located within a 2,000-foot radius of the site.

6.3 STANDARD ENVIRONMENTAL RECORD SOURCES

In addition to the above records, agency database lists were reviewed for known or suspected contaminated sites and for sites that store, generate or use hazardous materials near the subject property. The subject property address is identified on the standard environmental government sources researched in this report. The property address is listed on the CIWQS, AST, HWTS, HAZNET, RCRA NONGEN/NLR, FINDS, HWTS, and AST databases. These listings are not associated with the

subject property parcels and are actually associated with the commercial structure that is directly adjacent to the east of the subject property and shares the same address as the subject property parcels (26501 Aliso Creek Road).

The nearest listed contaminated site to the subject property is the 76 Station #5743 LUST cleanup site located approximately 2,000 feet to the south. The site had a release of gasoline from several underground storage tanks (USTs) on the property that was discovered in 2008. Several assessments determined impacts were confined to soil. The site received case closure from the Orange County Health Care Agency on June 15, 2012. Due to the distance and downgradient location of this offsite release it is considered unlikely that it has impacted the subject property.

The environmental sites listed on the databases researched for this report located within a one-half mile radius of the subject property are presented in **TABLE III**, below.

TABLE III
Standard Environmental Record Sources

Database	Number of Sites		
	<1/8 Mile	1/8 – 1/4 Mile	1/4 to 1/2 Mile
Federal NPL site list	0	0	0
Federal Delisted NPL Site list	0	0	0
Federal CERCLIS list	0	0	0
Federal CERCLIS NFRAP site list	0	0	0
Federal RCRA CORRACTS facilities list	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0	0	0
Federal RCRA generators list	2	1	--
Federal institutional controls / engineering controls registries	0	0	0
Federal ERNS list	0	--	--
State- and tribal - equivalent NPL	0	0	0
State- and tribal - equivalent CERCLIS	0	0	0
State and tribal landfill and/or solid waste disposal site lists	0	0	0
State and tribal leaking storage tank lists	0	0	1
State and tribal registered storage tank lists	0	0	--
State and tribal voluntary cleanup sites	0	0	0
State and tribal Brownfields sites	0	0	0
Local Brownfield lists	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0	0	1
Local Lists of Hazardous waste / Contaminated Sites	4	3	0
Local Lists of Registered Storage Tanks	0	0	--
Local Land Records	0	0	0
Records of Emergency Release Reports	0	--	--
Other Ascertainable Records	5	6	1
EDR Exclusive Records	0	0	0
Exclusive Recovered Govt. Archives	0	--	--
	Totals		
	11	**10**	**3**

Note: A search of public information databases may omit some nearby contaminated sites due to missing or inaccurate information in the public record.

Selected environmental risk sites found to exist within one-quarter mile radius of the property are discussed below:

- **Former Lowes** – 26501 Aliso Creek Road (adjacent & east)
  Listed on CIWQS, AST, HWTS, HAZNET, RCRA NONGEN/NLR, FINDS, HWTS, and AST database. The former Lowes store is part of the Commons at Aliso Viejo mall. These listings are associated with a diesel generator on the offsite, adjacent property. The facility also produced small quantities of photo processing waste, organic waste, and alkaline waste between 1996 and 2019. These listings are not considered an environmental concern for the subject property.

6.4 POTENTIAL VAPOR ENCROACHMENT CONDITION (p-VEC)

The State of California has adopted the Vapor Intrusion Guidance document issued by CalEPA DTSC in October 2011. Potential sources for vapor intrusion to indoor air include degassing of solvents and other compounds from contaminated soil and contaminated groundwater. No evidence of soil and groundwater contamination that would suggest the potential impact of vapor encroachment into onsite structure(s) was noted within the scope of this investigation.

7.0 APPARENT PROBLEMS AND CONCERNS

- No recognized environmental conditions (RECs), historical recognized environmental conditions (HREC), or controlled recognized environmental conditions (CRECs) were identified in connection with the subject property.

8.0 CONCLUSIONS AND RECOMMENDATIONS

California Environmental has prepared an Environmental Site Assessment - Phase I in conformance with the scope and limitations of ASTM 1527-21 for the property located at 26501 Aliso Creek Road, Aliso Viejo, California. One data failure was encountered during the preparation of this report. The owner questionnaire was not returned to CE. This does not alter the conclusions or recommendations made in this report. Review of recorded Land Title Records including environmental liens was excluded from this report. These records should be obtained and reviewed by the user.

No evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HREC), or controlled recognized environmental conditions (CRECs) was identified in connection with the subject property. No additional assessment is recommended.

This report is subject to the following **NOTICE**:

9.0 OPINION OF ENVIRONMENTAL PROFESSIONAL

All properties are subject to some element of environmental risk and the risk cannot be eliminated. Industrial and commercial properties developed prior to modern environmental laws are especially risk prone to environmental hazards which include, but are not limited to, wastes which may be toxic, ignitable, corrosive or reactive. The potential for these environmental hazards to impact the use of the property can be reduced by the identification and mitigation of the hazards prior to development or redevelopment of the property. Due to the difficulty in locating underground wastes, in some cases it is not always possible to ascertain that hazardous wastes are present on the property prior to development.

A Phase I environmental site assessment does not utilize subsurface exploration to check for the presence of hazardous wastes on the property. The experience of the assessor, along with the research of available reports, aerial photographs and land use records are used to evaluate the potential for hazardous wastes to occur on the site. Based on the information gained from the historical research, subsurface exploration may be recommended to check for the presence of hazardous wastes. Preexisting environmental problems such as the presence of hazardous wastes in the soil or groundwater, can be concealed by grading activities and site improvements. If such wastes are present these wastes cannot be observed.

The undersigned, Charles I. Buckley declares that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312 and I have the specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20.

This report was prepared with the skill and competence as commonly used by environmental professionals in this area. No warranty, expressed or implied, of any kind is made or intended in connection with this report, or by the fact you are being furnished this report, or by any other oral or written statement.

Should you have any questions or desire any additional information, please contact the undersigned.

Respectfully submitted,

PROFESSIONAL GEOLOGIST
CHARLES I. BUCKLEY
No. 4035
STATE OF CALIFORNIA

Charles I. Buckley
Professional Geologist No. 4035
Certified Engineering Geologist No. 1250
Certified Hydrogeologist No. 55

Eric S. Koons
Staff Environmental Scientist

10.0 REFERENCES AND QUALIFICATIONS

1. ASTM International, Designation: E1527-21, *Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process*, 2021.

2. ASTM International, Designation: E2600-10, *Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions*, 2010.

3. DTSC, Preliminary Endangerment Assessment Guidance Manual, January 1994 Revised October 2015.

4. SCAQMD, *File Review*, June 2022.

5. OCHCA, *File Review*, June 2022.

6. RWQCB, *File Review*, June 2022.

7. DTSC, *File Review*, June 2022.

8. EDR Aerial Photo Decade Package, *Inquiry No. 7008319.9*, June 2022.

9. EDR Historical Topographic Map Report, *Inquiry No. 7008319.4*, June 2022.

10. EDR-Radius Map with Geocheck, *Inquiry No. 7008319.2s*, June 2022.

11. EDR-City Directory, *Inquiry No. 7008319.5*, June 2022.

12. Certified Sanborn® Map Report, *Inquiry No. 7008319.3*, June 2022.

13. California Geologic Energy Management Division (CalGEM), *Well Finder Database, 2022.*

14. USGS 7.5-minute Topographic Map, *San Juan Capistrano Quadrangle*, 2018.

15. AEI Consultants, *Phase I Environmental Site Assessment, 26501-26505 Aliso Creek Road, Aliso Viejo, California 92656,* May 4, 2022.

CHARLES I. BUCKLEY, JR.
30423 Canwood Street, Suite 208
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EDUCATION:

- **Masters** Work in Hydrogeology
  California State University, Los Angeles, 1980-1988
- **Bachelor of Science**, Engineering Geology
  University of California, Los Angeles, 1978

REGISTRATIONS AND APPOINTMENTS:

- State Mining and Geology Board, State of California, Dept. of Conservation, Former Member, (Appointed by Gov. Pete Wilson and State Senate confirmed to 4 year term, 1997-2001)
- State of California, Certified Hydrogeologist, No. 55
- State of California, Professional Geologist No. 4035
- State of California, Certified Engineering Geologist No. 1250
- CA Contractors State License Board #732377A-Haz

PROFESSIONAL EXPERIENCE:

Jan 88-Present CALIFORNIA ENVIRONMENTAL
CEO - Principal Hydrogeologist

- Founded California Environmental in January of 1988. Clients include Fortune 500 Corporations, County Government, Municipal Agencies, Financial Institutions, Land Developers, and Consultants. Principal Investigator for groundwater supply and groundwater contamination investigations. Project leader for groundwater remediation at a State of California Superfund Sites. Principal hydrogeologist for design and implementation of a groundwater-monitoring network for an existing Sanitary Landfill. Lead investigator to delineate structure of a California Groundwater Basin; Pioneered use of a cost effective soil/gas vapor technique used to track groundwater plumes. Conducted over 3,400 Phase I Environmental Investigations in California. These investigations included the use and interpretation of historic topographic maps, Sanborn Insurance Maps, aerial photography, and other historic data sources. Successfully completed remedial clean-up on 500+ sites in southern California; including impacts associated with fuels, PCBs, metals, asbestos and chlorinated solvents. Expert consultant for environmental impairment of soil and groundwater: Expert for the Port of Los Angeles, L.A. County Counsel, L.A. City Recreation and Parks and private attorneys.

CHARLES I. BUCKLEY, JR.
30423 Canwood Street, Suite 208
Agoura Hills, California 91301

PROFESSIONAL EXPERIENCE: (continued)

Mar 84-Dec 87 KOVACS-BYER AND ASSOCIATES
Manager Environmental Services Group

- Spearheaded the development into the groundwater and environmental segments of consulting market. Ascended from project geologist status to manager of Environmental Services Group. Responsible for all aspects of project management including; organization and staffing, developing technical requirements needed to complete projects, client and agency liaison.

- Provided technical leadership for groundwater testing including design and analysis of aquifer pump tests. Lead Geotechnical Investigator for remedial repair of complex landslide terrains. Prepared Seismic Analysis for critical facilities. Recommended specialized drainage systems for abatement of groundwater problems. Project Consultant for award winning projects on which severe geotechnical problems were overcome.

Mar 80-Mar 84 GEOTECHNICAL SERVICES GROUP
BUREAU OF ENGINEERING
CITY OF LOS ANGELES
Assistant Engineering Geologist

- Performed geologic mapping in hillside areas of the City of Los Angeles. Reviewed Geotechnical Reports submitted to the City of Los Angeles for private development. Directed landslide investigations. Prepared Expert Opinion documents regarding groundwater and geologic issues for the City Engineer and City Attorney. Conducted field monitoring of known landslides within the City of Los Angeles.

Aug 79-Mar 80 UNITED STATES GEOLOGICAL SURVEY
Field Assistant

- Assisted in geological mapping for a uranium resource development project sponsored by the Department of Energy and the United States Geological Survey.

CHARLES I. BUCKLEY, JR.
30423 Canwood Street, Suite 208
Agoura Hills, California 91301

CONTINUING EDUCATION:

- "Advanced Data Analysis Techniques for Evaluating and Quantifying Natural Attenuation for Remediation of Contaminated Sites", NGWA Short Course, March 2007.
- "Technical Guidance for Indoor Air Vapor Intrusion", Severn Trent Laboratory, San Pedro, CA, 1/2005.
- "Low Cost Remediation Techniques", AGSE, San Francisco, CA 2002.
- "Remediation of MtBE", AGSE, Anaheim, CA 2002.
- "Assessment and Management of MtBE Impacted Sites", San Francisco, January 1999.
- "Workshop on MtBE Water Issues", Los Angeles, June 1997.
- "Management Action Programs Seminar", Newport Beach, November 1996.
- "ACWA - Groundwater Workshop", Monterey, June 1995.
- "SeSoil Modeling Workshop" GSC, San Francisco, CA, October 1994
- "Groundwater Monitoring and Remediation", Short Course AEG, October 1992
- "Microbial Processes in Biodegradation", AGSE, Albuquerque NM, February, 1991
- "Introduction to Groundwater Geochemistry", National Water Well Association, San Francisco, CA 1988
- "Fate and Transport of Contaminants in the Subsurface", United States Environmental Protection Agency, San Francisco, CA, December, 1987.
- "How to Monitor and Sample the Vadose Zone "National Water Well Association, San Diego, CA, 1988.
- "Treatment Technology for Contaminated Groundwater" UCLA Fall, 1986.
- "Groundwater Contamination Detection, Monitoring and Cleanup", UCLA, April, 1986.
- "Introduction to Groundwater Modeling", National Water Well Association, Fullerton, CA 1985.

ORAL PRESENTATIONS AND SEMINARS:

- "Environmental Geology and Hydrogeology", Guest Undergraduate Course Lecturer, UCLA Department of Geology, ESS Class 139, Spring 2017.
- "Environmental Issues and Careers", Guest Lecturer, USC Department of Geology, Spring 1992.
- "Overview of Environmental Regulations, State and Federal Laws" Guest Lecturer, University of Southern California, 1991.
- "Environmental Risks and Underground Tank Leaks, Commercial Property Inspection" California Real Estate Inspectors Association, California, May, 1988/2015
- "Modified Technique for Soil/Gas Surveys to Detect Groundwater Contamination". Association of Engineering Geologists, Southern California Section meeting. December, 1987.

CHARLES I. BUCKLEY, JR.
30423 Canwood Street, Suite 208
Agoura Hills, California 91301

ORAL PRESENTATIONS AND SEMINARS (Continued):

- "Historic Aerial Photographic Evidence of Landslide Development, Potrero Canyon, CA." Association of Engineering Geologists Annual Meeting, San Francisco, CA., October, 1986.

PROFESSIONAL PAPERS:

- "Geology, Landslides and Slope Stabilization, Potrero Canyon Park, Pacific Palisades, CA."
- Association of Engineering Geologists Guidebook, June 20, 1987.
- "Red Rose Landslide Stabilization, 3358-3400 Red Rose Drive, CA., with Hollingsworth, R.A.; Association of Engineering Geologists Guidebook. June 20, 1987.
- "Residential Development and Landsliding, Castellammare Mesa area, Los Angeles, CA."
- Association of Engineering Geologists Guidebook June 2, 1984.

AFFILIATIONS:

- Association of Engineering Geologists.
- Association of Groundwater Scientists and Engineers.
- California Groundwater Association.
- Hazardous Waste Association of California.
- Hydrology Section-American Geophysical Union.
- National Water Well Association

ILLUSTRATIONS

Site Photographs – Plates 1-2
Figure 1 - Vicinity Map
Figure 2 - Plot Plan

View to the north across the subject property.
26501 Aliso Creek Road, Aliso Viejo, California 92656

View along west property line of the subject property.
26501 Aliso Creek Road, Aliso Viejo, California 92656

PLATE 1

View of landscaped area on the west side of the subject property.
26501 Aliso Creek Road, Aliso Viejo, California 92656

View to the south across the subject property.
26501 Aliso Creek Road, Aliso Viejo, California 92656

PLATE 2

Scale

0 1000 2000 ft.

1 inch = 2000 feet

N W E S

References: USGS 7.5' San Juan Capistrano Quadrangle, 2018.

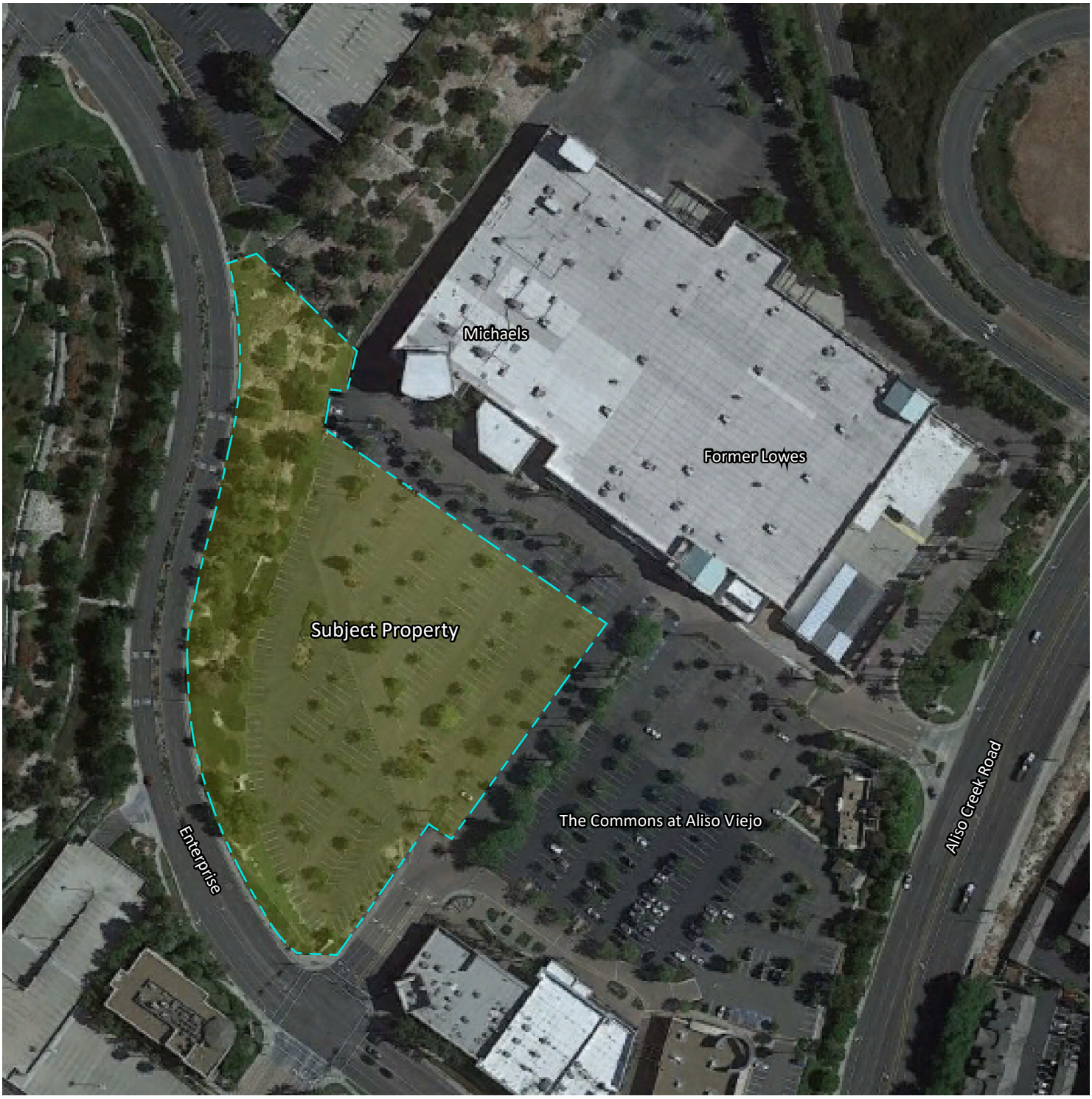
FIGURE 1 - VICINITY MAP

26501 Aliso Creek Road,
Aliso Viejo, California

Drawn By: ESK	Job # EV0622-3644
Checked By: CIB	Date: June 2022

California Environmental

3644 Vicinity Map



Scale

0 75 150 ft.

1 inch = 1500 feet

N W E S

References: Google Earth

FIGURE 2 - PLOT PLAN

26501 Aliso Creek Road,
Aliso Viejo, California

Drawn By: ESK	Job # EV0622-3644
Checked By: CIB	Date: June 2022

California Environmental

3644 Plot Plan

APPENDIX I

Environmental Field Reconnaissance Checklist and User Questionnaire

ENVIRONMENTAL FIELD
RECONNAISSANCE CHECKLIST (PART A)

Completed By: Eric Koons Title: Env Scientist

Property Address: 26501 Aliso Creek Road Date: 6/18/22

USES OF THE PROPERTY	
1. Name of present occupants of the property (include business names and addresses or unit numbers):	The Commons Mall
2. Describe the present use(s) of the property:	Parking Lot
3. Describe the present of adjacent properties:	Commercial
4. Is the property used for an industrial use?	No
5. Is any adjoining property used for an industrial use?	No
6. Is the property used as a gasoline station, auto repair facility, commercial printing facility, dry cleaners, photo developing laboratory, or junkyard? If so, identify which and give the name of the business(es):	No
7. Is the property used as a landfill or a waste treatment, storage, processing, recycling, or disposal facility?	No
8. Is any adjoining property used as a gasoline station, auto repair facility, commercial printing facility, dry cleaners, photo developing laboratory, or junkyard? If so, identify which and give the name of the business(es):	No
9. Is any adjoining property used as a landfill or a waste treatment, storage, processing, recycling, or disposal facility?	No
10. Is the property used for agricultural purposes?	No
PROPERTY CONDITIONS	
11. Are there or have there been any damaged or discarded industrial or automotive batteries on the property?	No
12. Are there currently any solvents, paints, fuels, pesticides, herbicides, or other chemicals, in individual containers larger than 5 gallons or totaling more than 50 gallons, used on or stored at the property?	No
13. Are there currently any industrial drums (typically 55 gallons) or sacks of chemicals located on the property?	No
14. Is there any visible evidence fill dirt has been brought onto the property from a contaminated site?	No
15. Is there any visible evidence fill dirt has been brought onto the property from an unknown site?	No
16. Are there any waste treatment or waste disposal ponds, pits or lagoons on the property?	No
17. Is there any stained soil, or soil emitting unusual odors, on the property?	No

18. Are there any flooring, drains, or walls in the facility that are stained by substances other than water or have emitted unusual odors?	No
19. Is there heating and cooling equipment onsite?	No
20. What is the fuel source for any onsite heating and cooling equipment?	N/A
21. Is there any visible evidence of storage tanks (underground or aboveground) at the property?	No
22. Are there currently or have there been any vent pipes, fill pipes, fill ports, or surface covers indicating possible fill ports on the property or adjacent to any building located on the property?	No
23. Is there visible evidence of geotechnical and/or environmental subsurface assessments such as patched borings or groundwater monitoring well covers?	No
24. Are there any oil wells, drilling sumps, mud pits, or oil pipelines on or adjacent to the property?	No
25. Are there any pipelines on, beneath, or adjacent to the property, other than water, sewer, and natural gas utilities serving the property?	No
26. Is the property known to be located in a methane hazard area due to oil fields, natural seepage, or landfill gas?	No
27. Does the property or any facility at the property produce wastewater other than domestic sewage and storm water runoff?	No
28. Are there any waste water treatment systems (clarifiers, oil/water separators, grease traps, filtration systems, etc.) at the property?	No
29. How is waste water from the property disposed of? Sanitary sewer. Septic system. Surface water. Pond, pit, sump, or well. Other (describe).	No
30. Does the property or any facility at the property produce solid waste other than domestic trash and greenwaste?	No
31. How is solid waste from the property disposed of? Municipal or private trash service. Recycling. Onsite dumping or burial. Other (describe).	N/A
32. How is solid waste stored at the property?	N/A
33. Does the property or any facility at the property generate hazardous or special waste in the course of normal operation? Examples include spent solvents, photo processing waste, waste oil, used filters, etc. Provide copies of generator notification or waste manifests.	No
34. If hazardous or special wastes are generated at the property, how are they stored?	No

35. Are pesticides or herbicides stored, mixed, or disposed of on the property?	No
36. Are there any transformers, capacitors, or hydraulic equipment on the property that are known or suspected of containing PCBs?	No
37. Are there any building materials on the property known or suspected to contain asbestos? Please describe:	No
ENVIRONMENTAL COMPLIANCE	
38. Does the property or any occupant of or facility on the property have any licenses, permits, registrations, or notifications for tanks, pipelines, industrial waste, wastewater treatment, wastewater discharge, stormwater discharge, waste disposal, waste storage or treatment, air emissions, chemical use, or chemical storage?	No
39. Is there visible evidence of any spills, leaks, or other releases or threatened releases of any hazardous substances or petroleum products from the property to soil, groundwater, or surface water?	No
40. Is there visible evidence of any release or threatened release of any hazardous substances or petroleum products from another location to soil, groundwater, or surface water at the property?	No
41. Is there visible evidence of the current or past existence of environmental violations on the property or in any facility located on the property?	No
42. Does the property discharge waste water, other than storm water runoff, into a storm drain or onto adjacent properties or streets?	No
43. Does the property discharge waste water, other than storm water, into a sanitary sewer system?	No
44. Is there visible evidence that hazardous substances, petroleum products, unidentified waste materials, tires, batteries, or any other waste materials have been dumped, buried, or burned on the property?	No

ceworks@calenviro.com
Fax: 818-991-1544

USER QUESTIONNAIRE (PART C)

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Action of 2001 (the *"Brownfields Amendments"*), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *"all appropriate inquiry"* is not complete.

The purpose of this section, defined in ASTM E1527-13, Section 6.1 *Users Responsibilities*, is to describe tasks to be performed by the user that will help identify the possibility of *recognized environmental conditions* in connection with the property. These tasks do not require the technical expertise of an *environmental professional* and are generally not performed by *environmental professionals* performing a *Phase I Environmental Site Assessment*. The purpose of this *User Questionnaire is* to assist the *environmental professional* in gathering information from the *user* that may be material to *identifying recognized environmental conditions*.

Completed By: Christopher Bench Title: Sr. Development Manager
Property Address: 26501 Aliso Creek Road, Aliso Viejo, CA Date: 5/27/2022

1. Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, sate or local law?	None.
2. Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded is a registry under federal, tribal, state or local law?	None.
3. 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 specialized knowledge of the property other than the current tenants in place at the neighboring retail buildings.
4. Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you concluded 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*?	The purchase price explicitly assumes no environmental conditions.
5. Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,	
a. Do you know the past uses of the *property*?	Used as a parking lot. No previously known use.
b. Do you know of specific chemicals that are present or once were present at the *property*?	None.
c. Do you know of spills or other chemical releases that have taken place at the *property*?	None.
6. Do you know of any environmental cleanups that have taken place at the property?	None.
7. 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*?	Perhaps oil/gas from cars parking on the property.

APPENDIX II

EDR City Directory, Aerial Photographs, Sanborn Maps, and Topographic Maps

AVB - Aliso Creek

26501 Aliso Creek Road

Aliso Viejo, CA 92656

Inquiry Number: 7008319.3

June 06, 2022

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

06/06/22

Site Name:	Client Name:
AVB - Aliso Creek	California Environmental
26501 Aliso Creek Road	30423 Canwood Street Suite 208
Aliso Viejo, CA 92656	Agoura Hills, CA 93012
EDR Inquiry # 7008319.3	Contact: Eric Koons

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by California Environmental 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 # 2A54-4CB6-8C3D

PO # 3644

Project AVB- Aliso Viejo

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 #: 2A54-4CB6-8C3D

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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AVB - Aliso Creek

26501 Aliso Creek Road

Aliso Viejo, CA 92656

Inquiry Number: 7008319.4

June 06, 2022

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

06/06/22

Site Name:	Client Name:
AVB - Aliso Creek	California Environmental
26501 Aliso Creek Road	30423 Canwood Street Suite 208
Aliso Viejo, CA 92656	Agoura Hills, CA 93012
EDR Inquiry # 7008319.4	Contact: Eric Koons

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by California Environmental 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.# 3644

Project: AVB- Aliso Viejo

Coordinates:

Latitude:	33.578231 33° 34' 42" North
Longitude:	-117.725438 -117° 43' 32" West
UTM Zone:	Zone 11 North
UTM X Meters:	432677.39
UTM Y Meters:	3715628.40
Elevation:	344.86' above sea level

Maps Provided:

2018
2015
2012
1981
1974
1965, 1968
1949
1948
1942
1902

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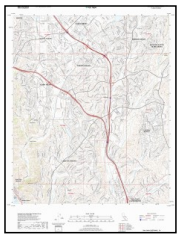
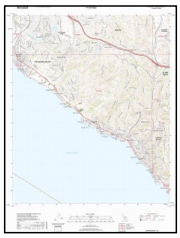
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2018 Source Sheets

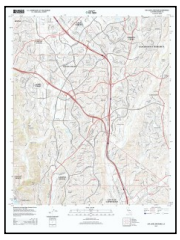


San Juan Capistrano
2018
7.5-minute, 24000



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

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

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

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

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

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1942 Source Sheets

SANTA ANA
1942
15-minute, 50000

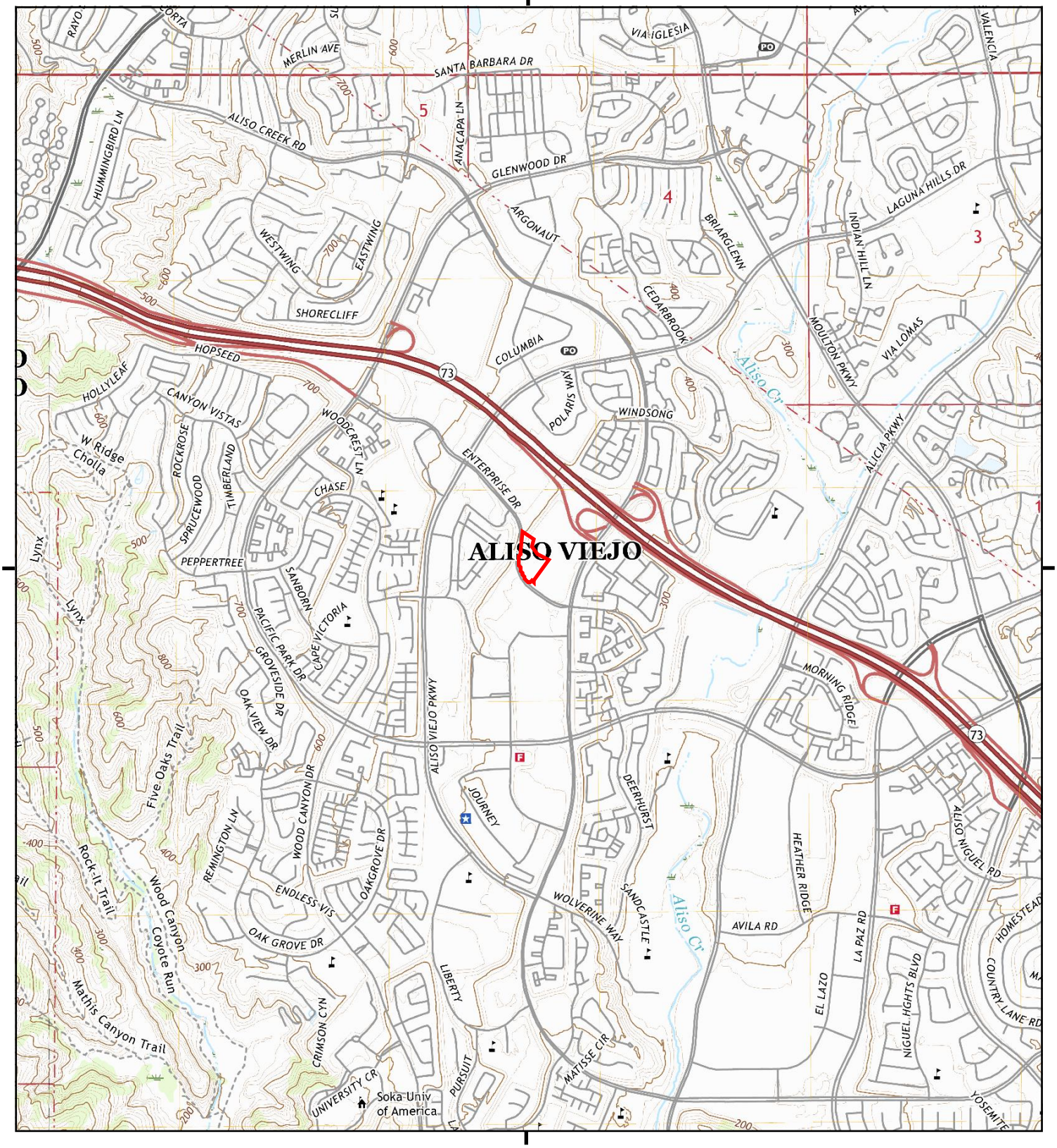
SANTIAGO PEAK
1942
15-minute, 50000

1902 Source Sheets

Corona
1902
30-minute, 125000

Historical Topo Map

2018



This report includes information from the following map sheet(s).

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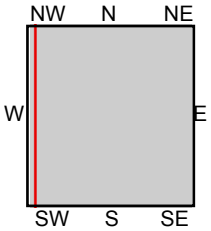


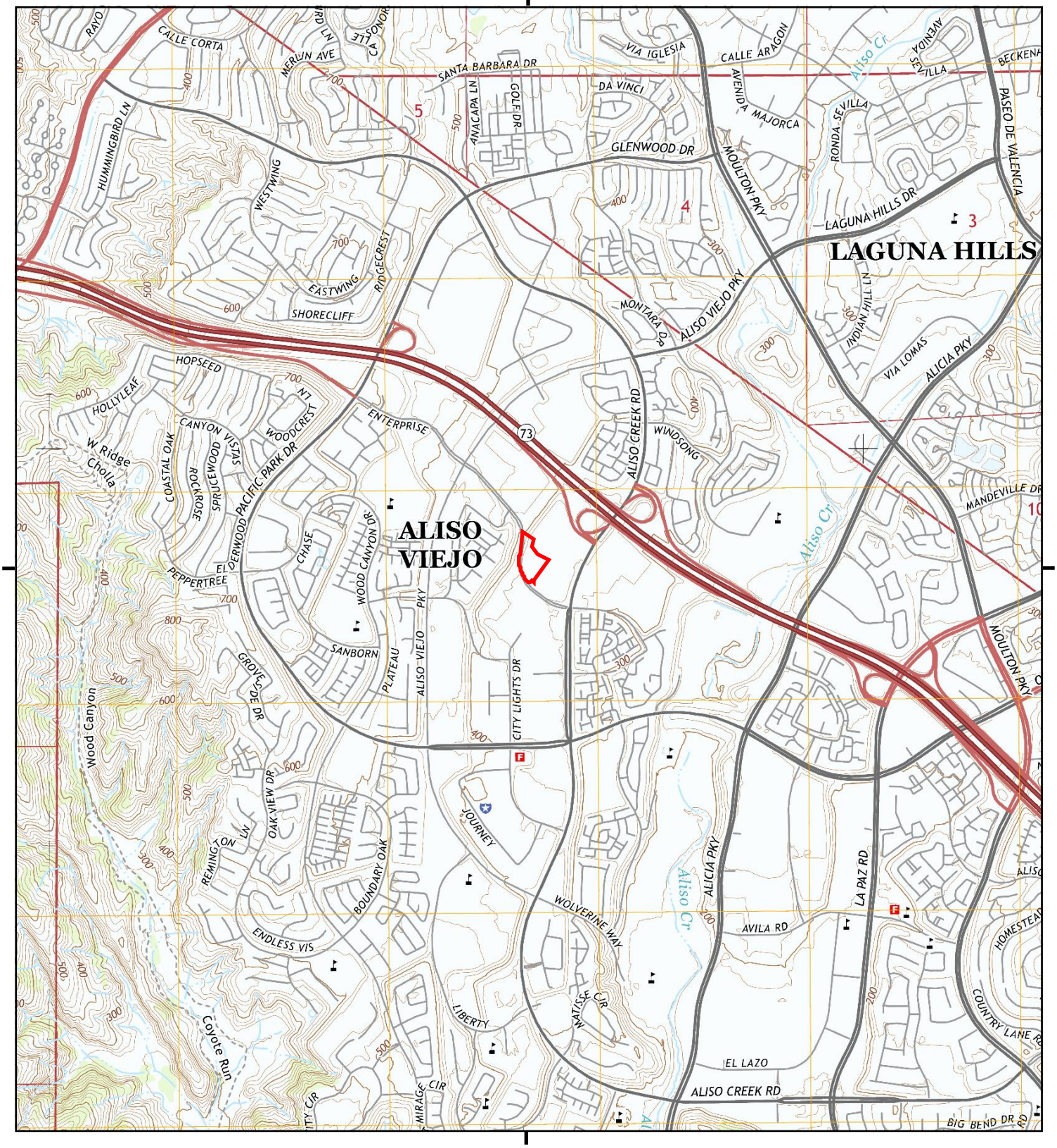
TP, San Juan Capistrano, 2018, 7.5-minute
W, Laguna Beach, 2018, 7.5-minute

SITE NAME: AVB - Aliso Creek
ADDRESS: 26501 Aliso Creek Road
Aliso Viejo, CA 92656
CLIENT: California Environmental

N

Historical Topo Map

2015



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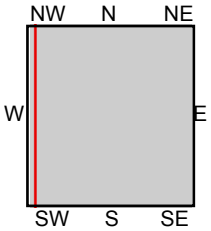


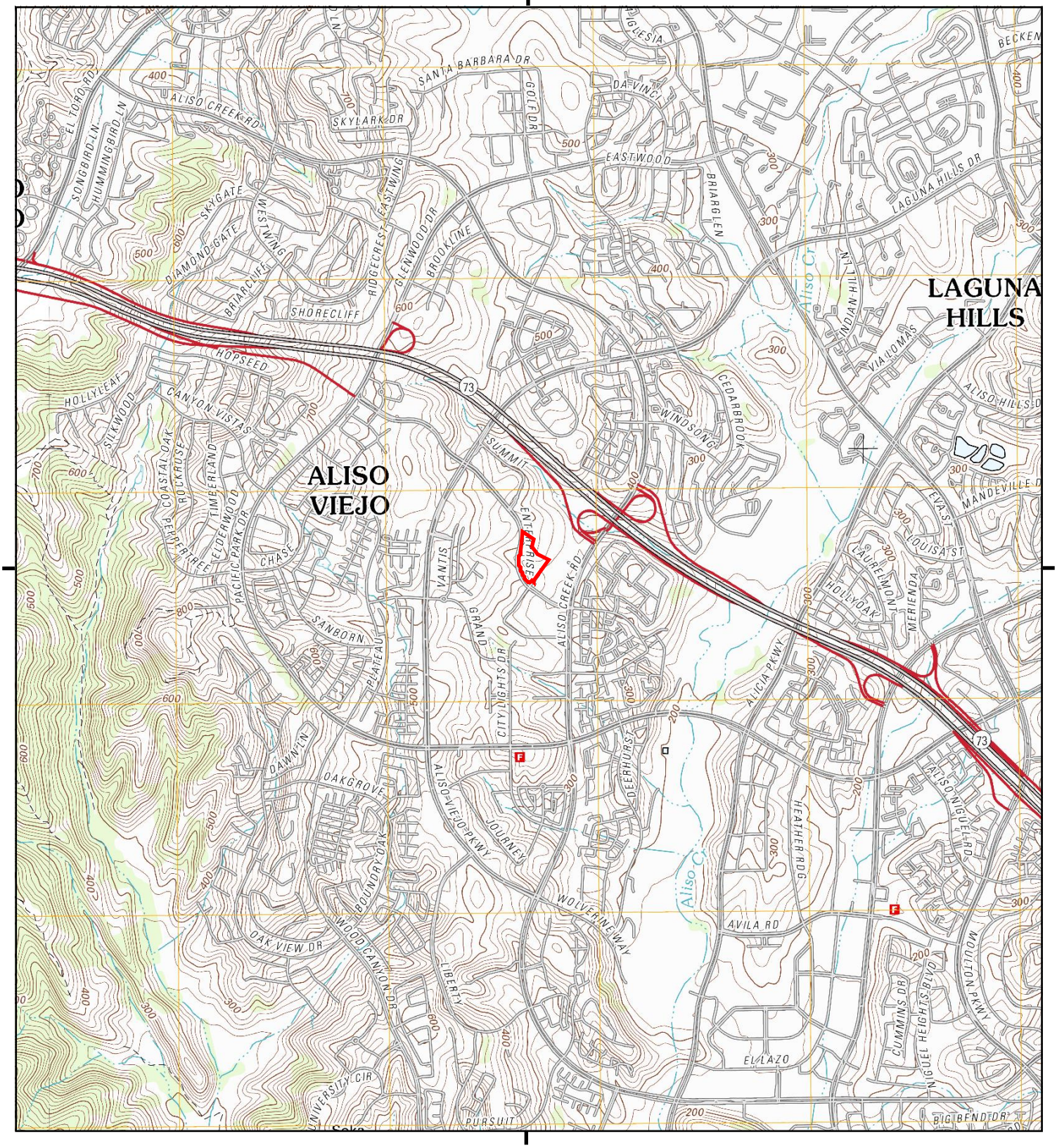
TP, San Juan Capistrano, 2015, 7.5-minute
W, Laguna Beach, 2015, 7.5-minute

SITE NAME: AVB - Aliso Creek
ADDRESS: 26501 Aliso Creek Road
Aliso Viejo, CA 92656
CLIENT: California Environmental

N

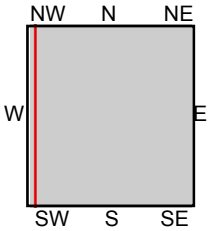
Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



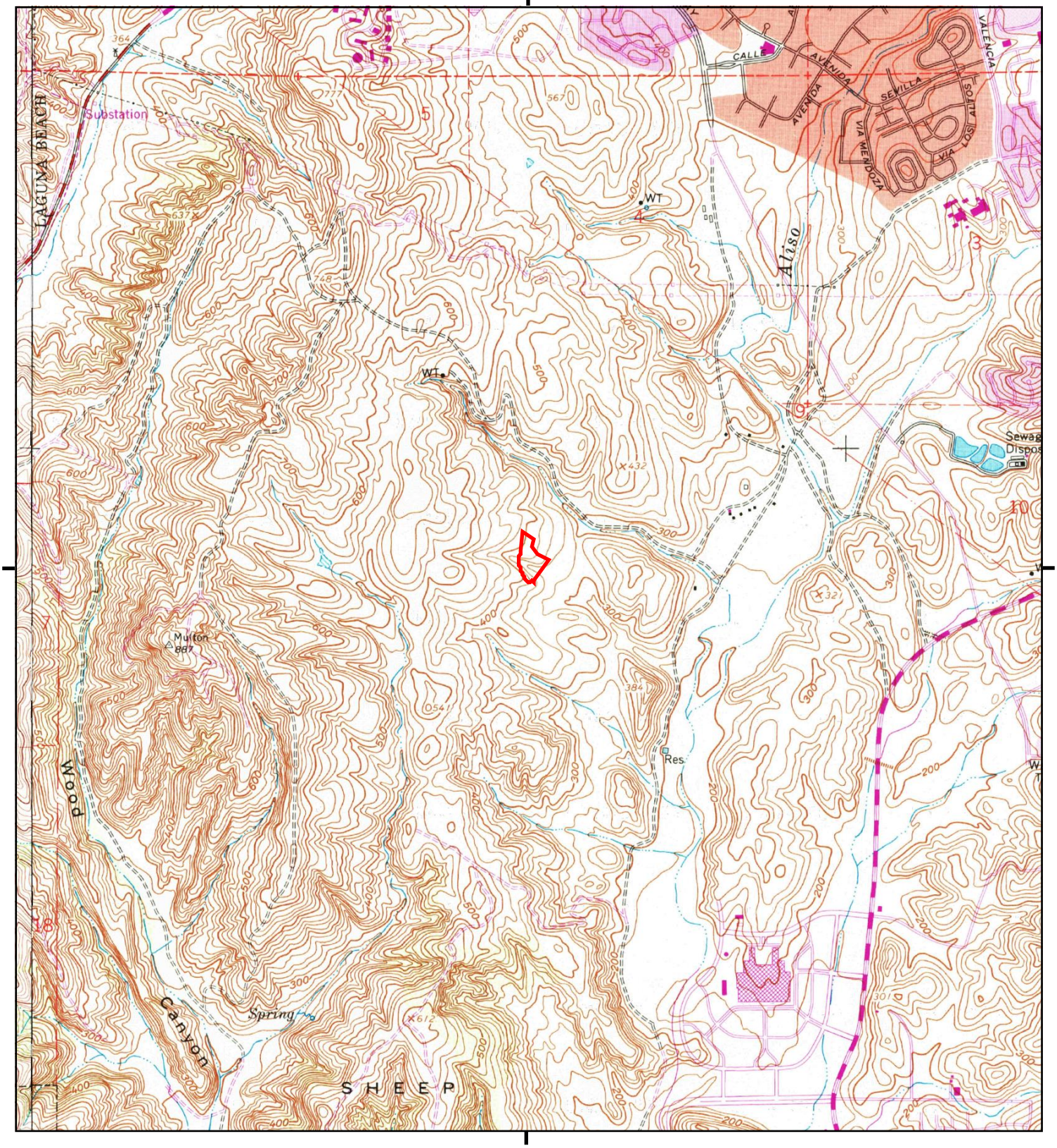
TP, San Juan Capistrano, 2012, 7.5-minute
W, Laguna Beach, 2012, 7.5-minute

SITE NAME: AVB - Aliso Creek
ADDRESS: 26501 Aliso Creek Road
Aliso Viejo, CA 92656
CLIENT: California Environmental

N

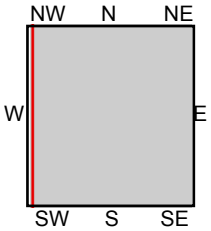
Historical Topo Map

1981



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



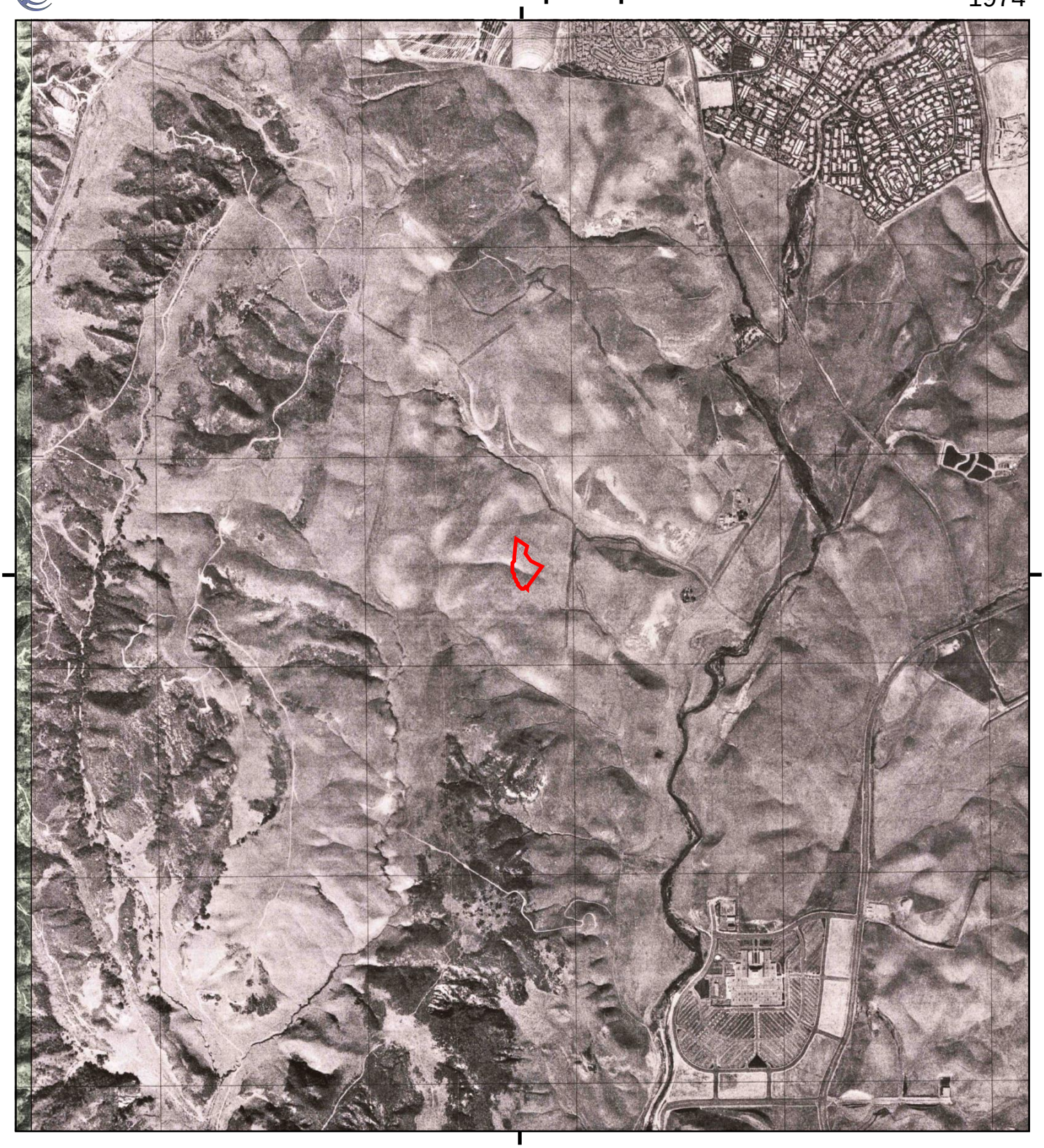
TP, San Juan Capistrano, 1981, 7.5-minute
W, Laguna Beach, 1981, 7.5-minute

SITE NAME: AVB - Aliso Creek
ADDRESS: 26501 Aliso Creek Road
Aliso Viejo, CA 92656
CLIENT: California Environmental

N

Historical Topo Map

1974



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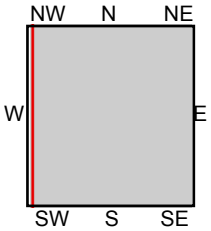
0 Miles 0.25 0.5 1 1.5



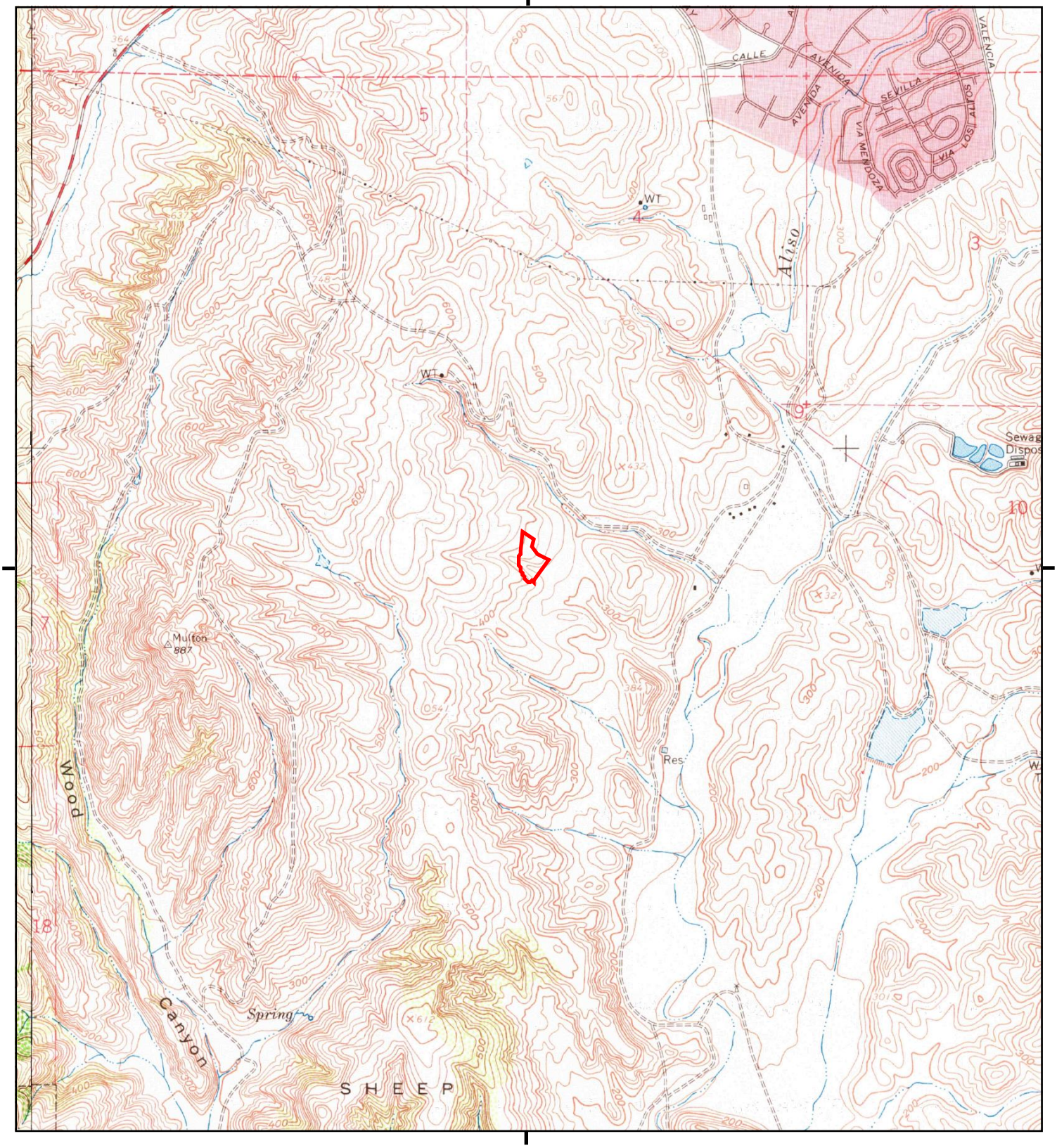
TP, San Juan Capistrano, 1974, 7.5-minute
W, Laguna Beach, 1974, 7.5-minute

SITE NAME: AVB - Aliso Creek
ADDRESS: 26501 Aliso Creek Road
Aliso Viejo, CA 92656
CLIENT: California Environmental

N

Historical Topo Map

1965, 1968



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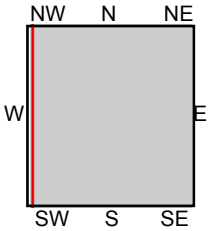
0 Miles 0.25 0.5 1 1.5



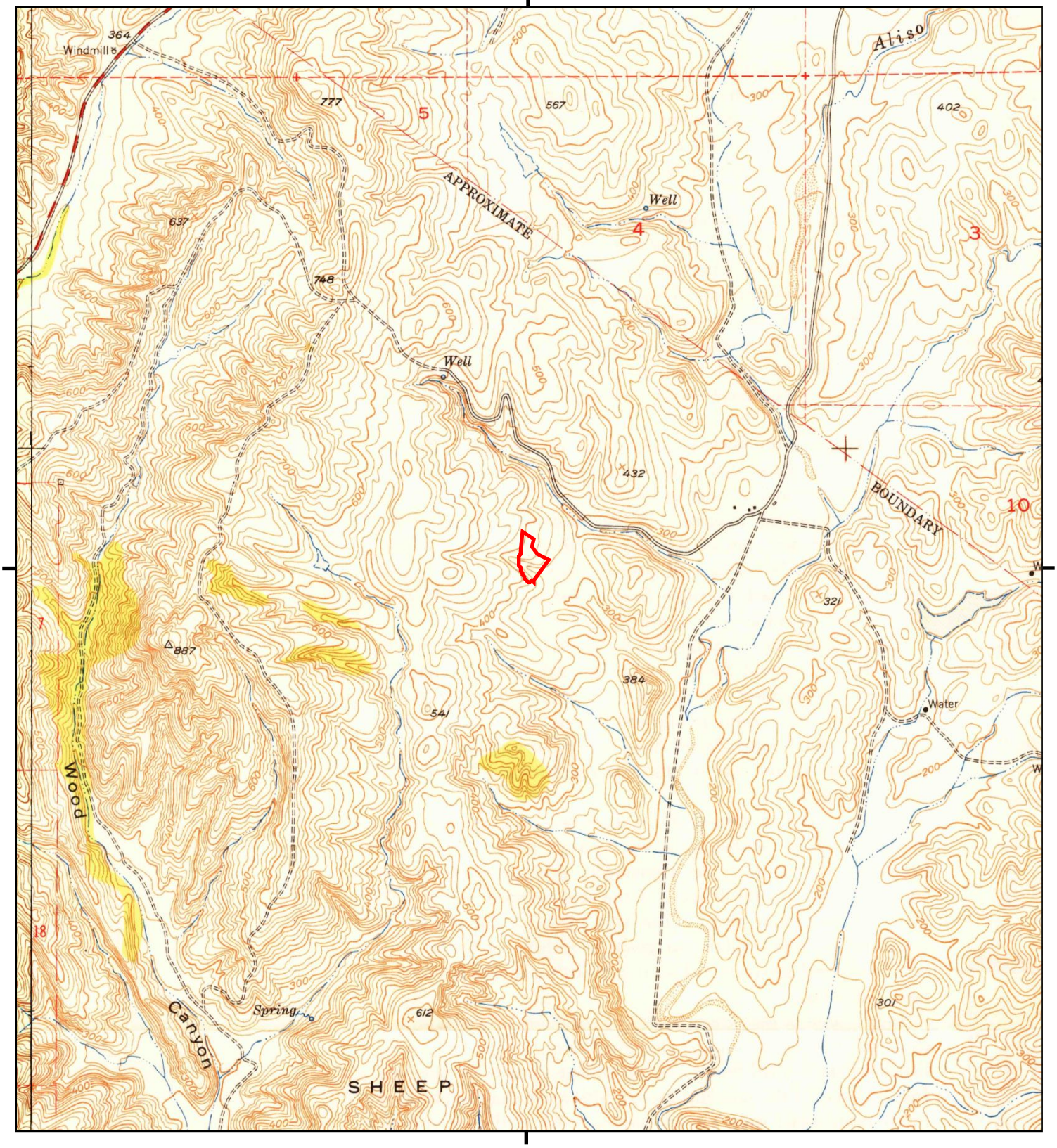
TP, San Juan Capistrano, 1968, 7.5-minute
W, Laguna Beach, 1965, 7.5-minute

SITE NAME: AVB - Aliso Creek
ADDRESS: 26501 Aliso Creek Road
Aliso Viejo, CA 92656
CLIENT: California Environmental

N

Historical Topo Map

1949



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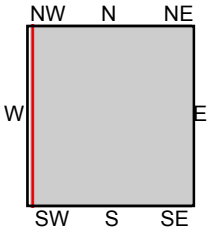
0 Miles 0.25 0.5 1 1.5



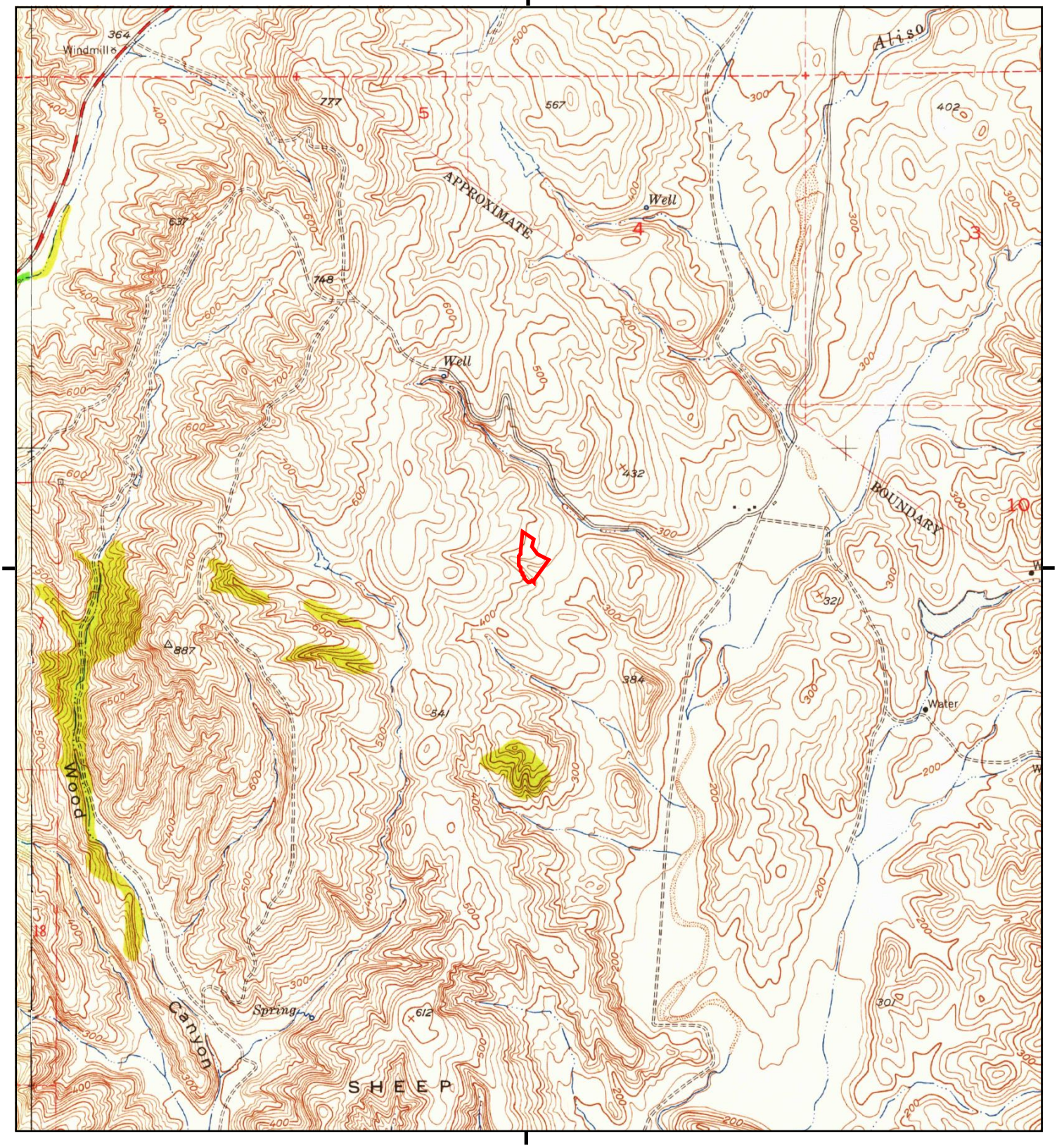
TP, San Juan Capistrano, 1949, 7.5-minute
W, Laguna Beach, 1949, 7.5-minute

SITE NAME: AVB - Aliso Creek
ADDRESS: 26501 Aliso Creek Road
Aliso Viejo, CA 92656
CLIENT: California Environmental

N

Historical Topo Map

1948



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

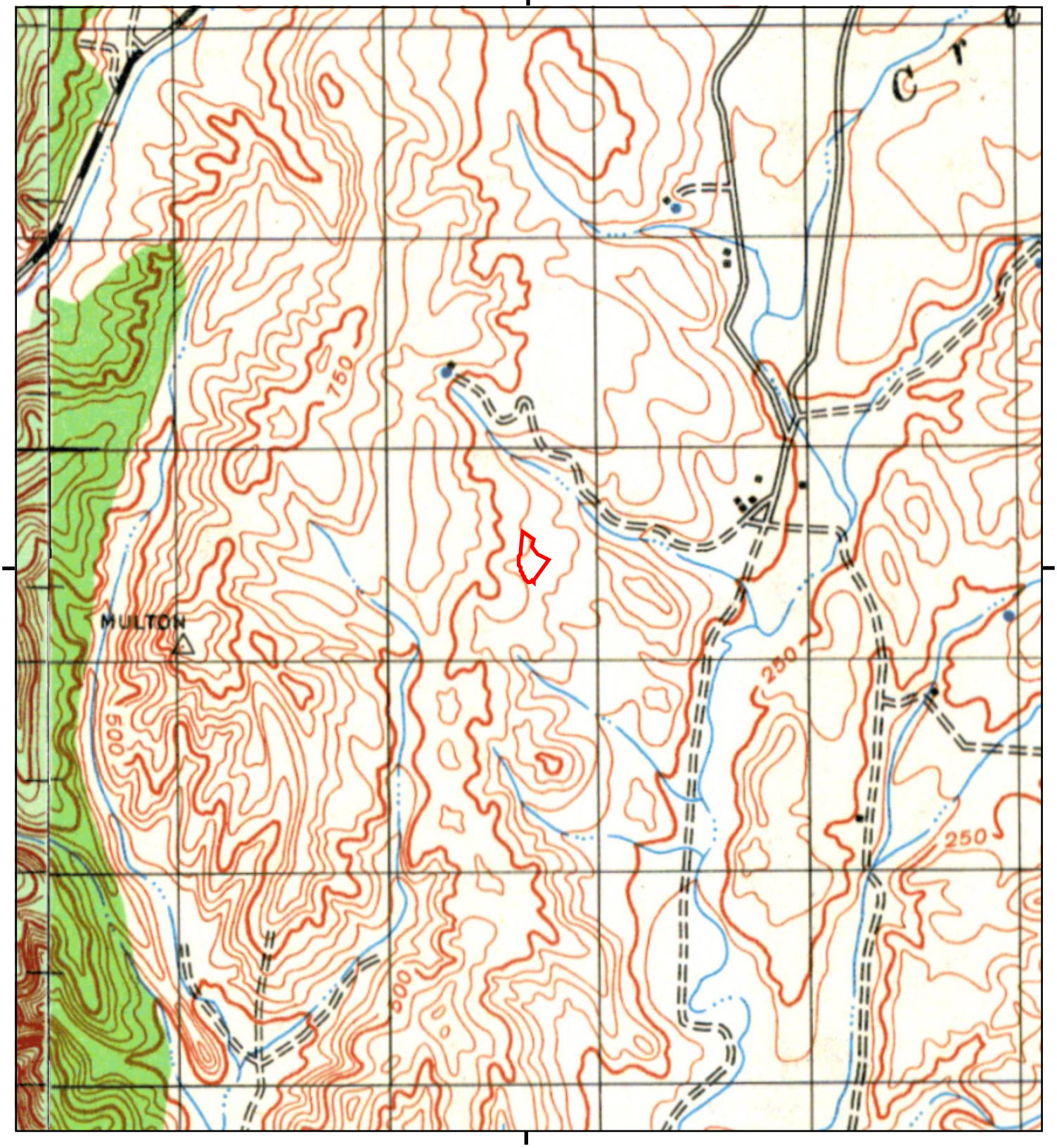
TP, San Juan Capistrano, 1948, 7.5-minute
W, Laguna Beach, 1948, 7.5-minute

SITE NAME: AVB - Aliso Creek
ADDRESS: 26501 Aliso Creek Road
Aliso Viejo, CA 92656
CLIENT: California Environmental

N

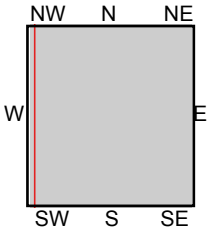
Historical Topo Map

1942



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



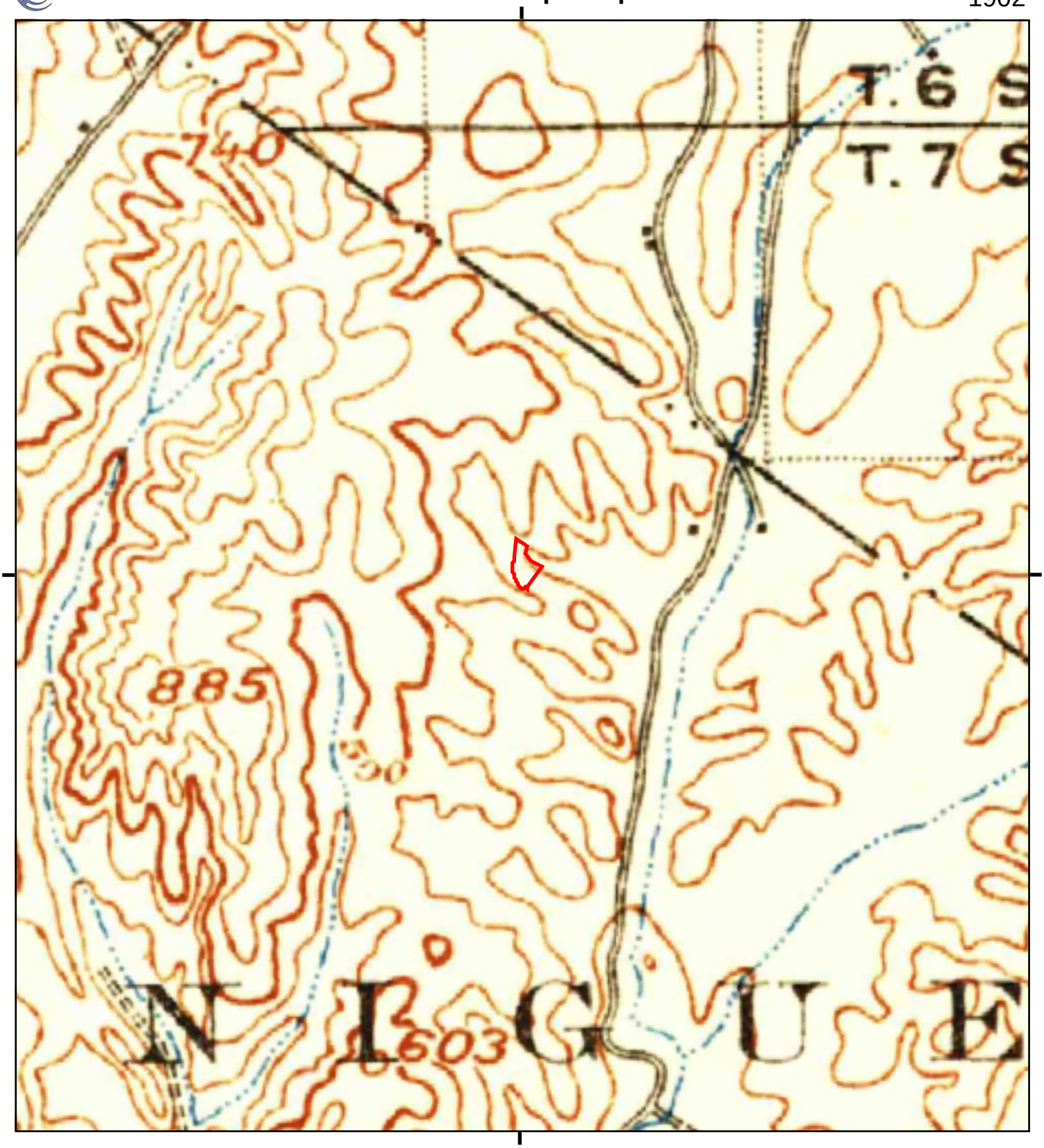
TP, SANTIAGO PEAK, 1942, 15-minute
W, SANTA ANA, 1942, 15-minute

SITE NAME: AVB - Aliso Creek
ADDRESS: 26501 Aliso Creek Road
Aliso Viejo, CA 92656
CLIENT: California Environmental

N

Historical Topo Map

1902



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: AVB - Aliso Creek
ADDRESS: 26501 Aliso Creek Road
Aliso Viejo, CA 92656
CLIENT: California Environmental

N

AVB - Aliso Creek

26501 Aliso Creek Road

Aliso Viejo, CA 92656

Inquiry Number: 7008319.8

June 06, 2022

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

06/06/22

Site Name:

AVB - Aliso Creek
26501 Aliso Creek Road
Aliso Viejo, CA 92656
EDR Inquiry # 7008319.8

Client Name:

California Environmental
30423 Canwood Street Suite 208
Agoura Hills, CA 93012
Contact: Eric Koons

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*
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 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
1977	1"=500'	Flight Date: January 18, 1977	EDR Proprietary Brewster Pacific
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 21, 1938	USDA

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INQUIRY #: 7008319.8

YEAR: 2016

= 500'

N

EDR

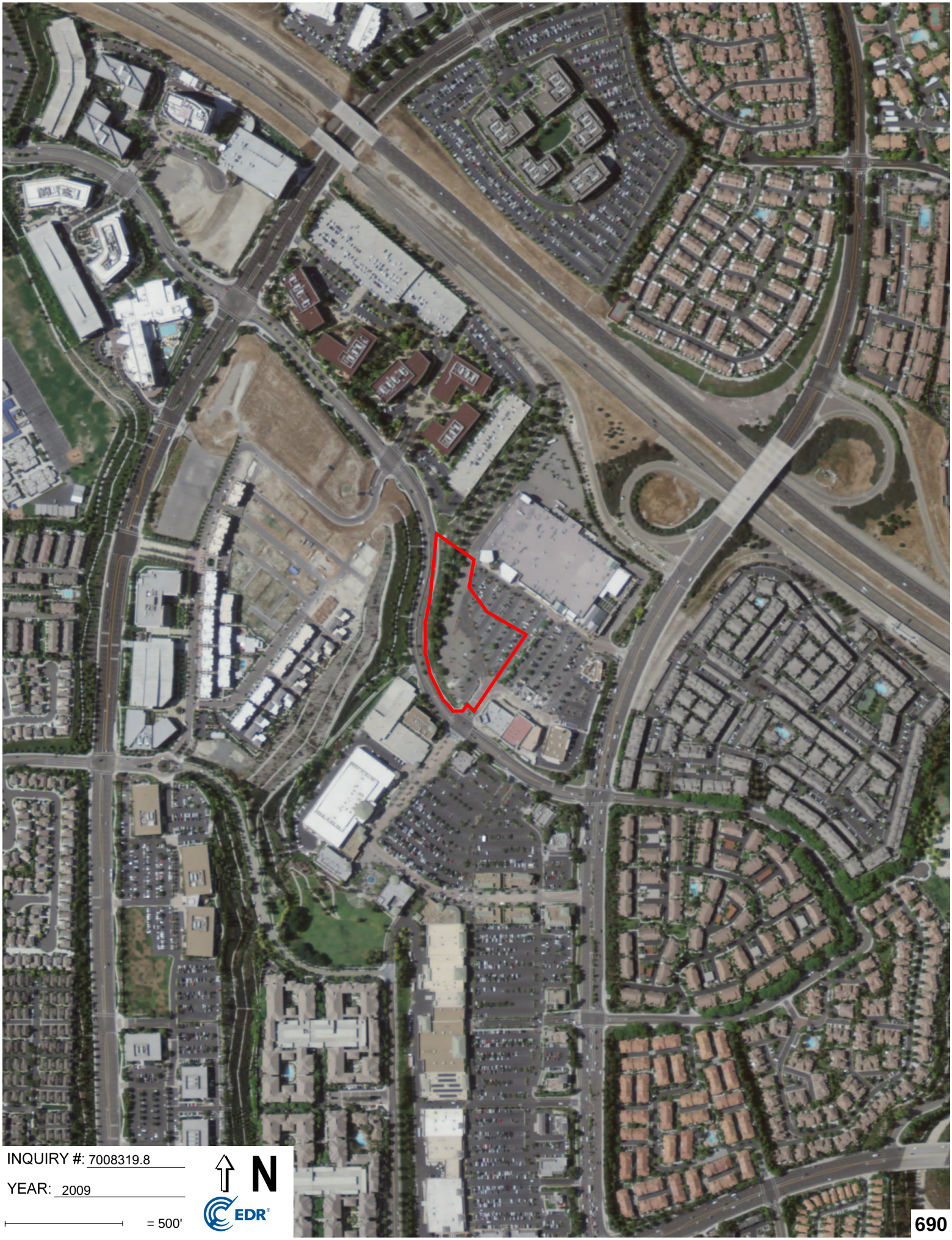
INQUIRY #: 7008319.8

YEAR: 2012

= 500'

N

EDR



INQUIRY #: 7008319.8

YEAR: 2009

= 500'

N

EDR

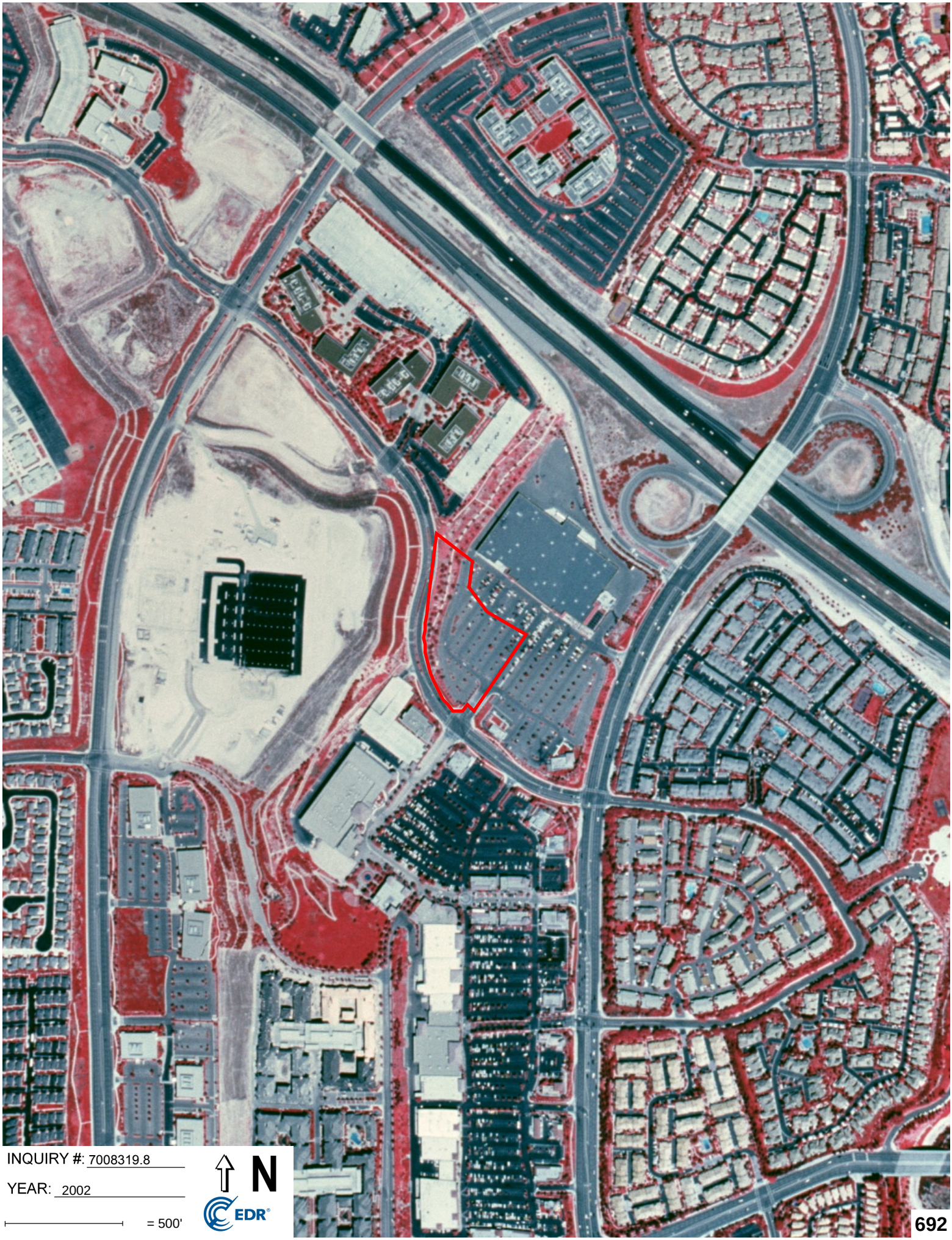
INQUIRY #: 7008319.8

YEAR: 2005

= 500'

N

EDR



INQUIRY #: 7008319.8

YEAR: 2002

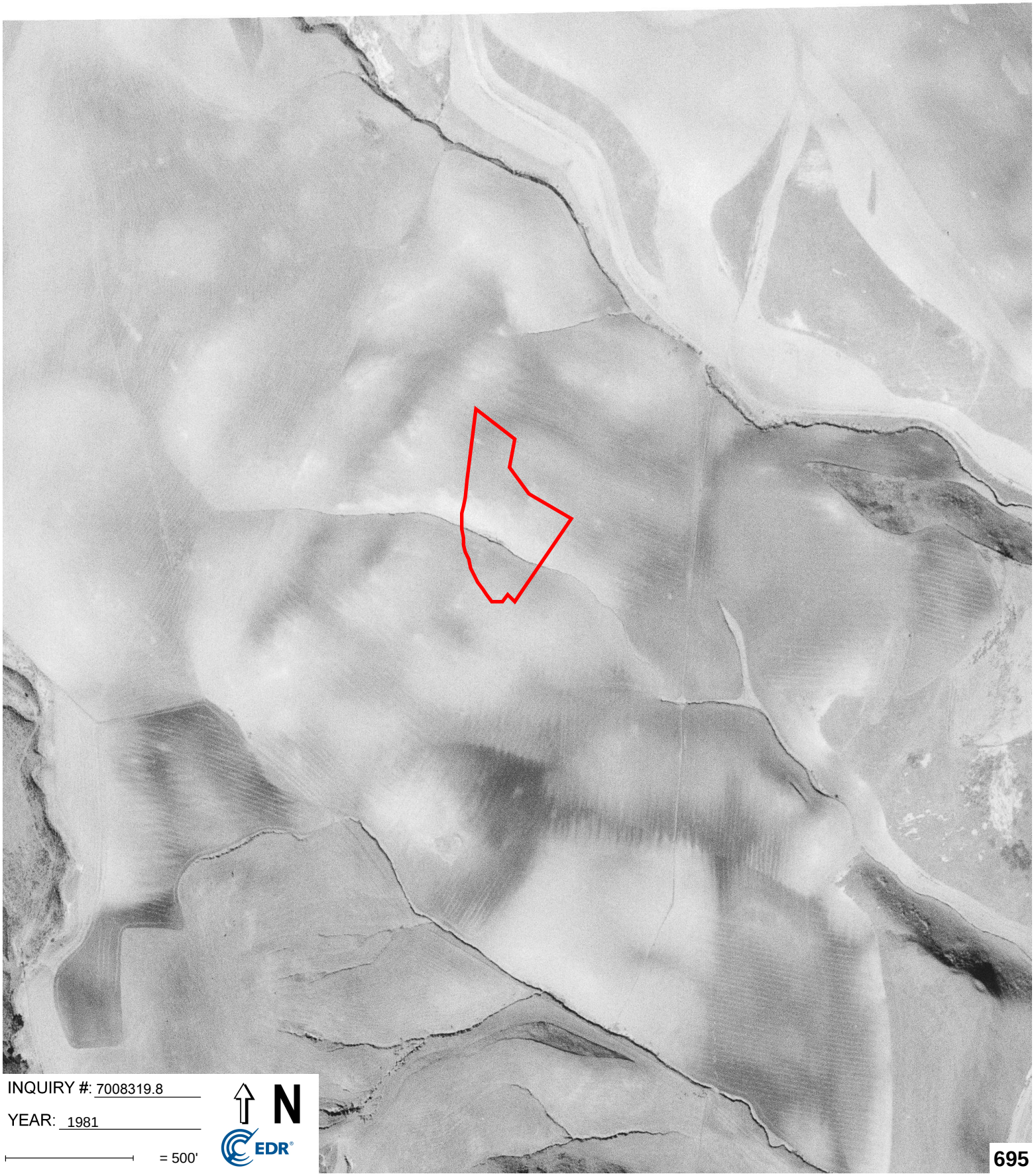
= 500'

N

EDR

INQUIRY #: 7008319.8
YEAR: 1994
= 500'
N
EDR
693

INQUIRY #: 7008319.8
YEAR: 1989
= 500'
N
EDR
694



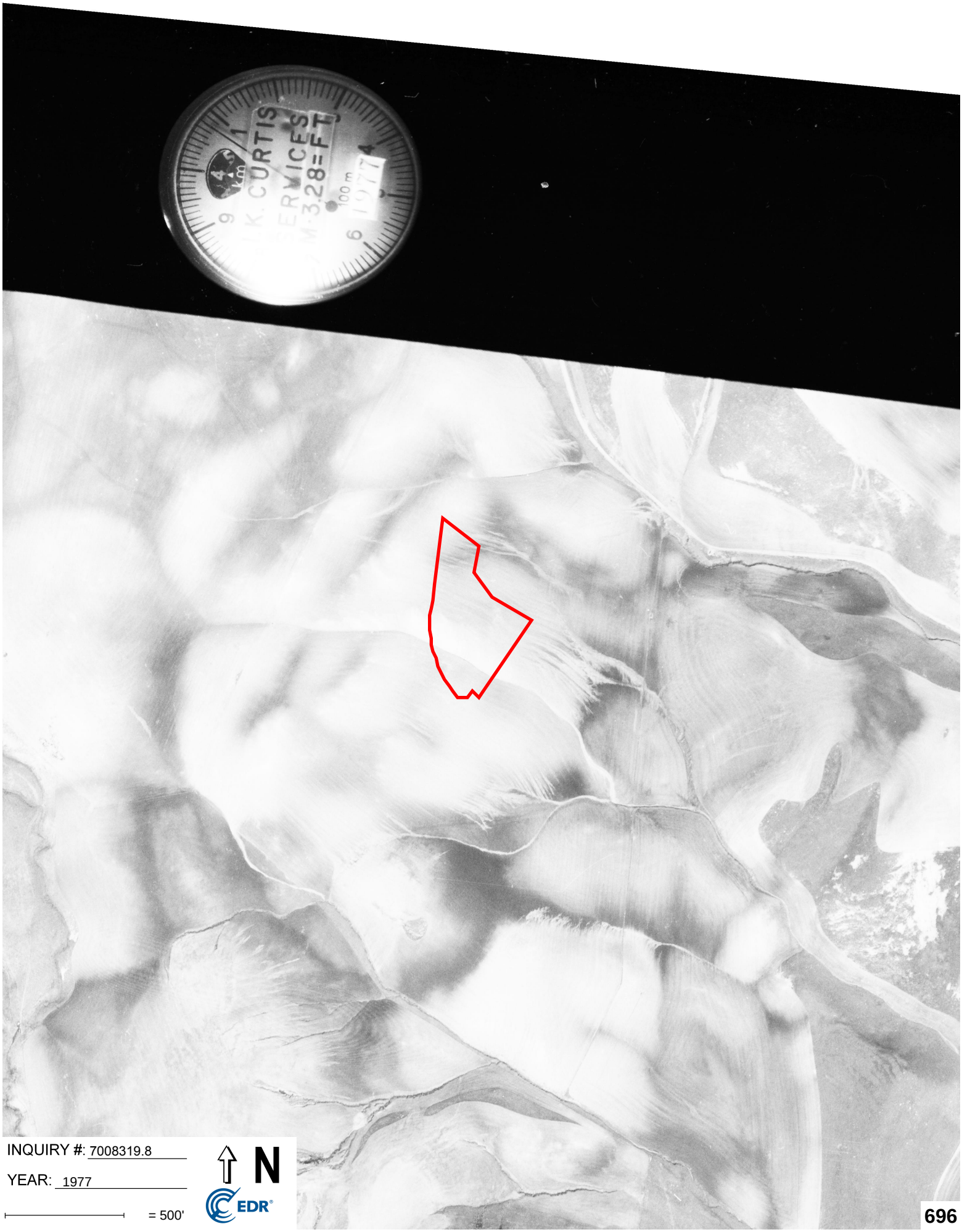
INQUIRY #: 7008319.8

YEAR: 1981

= 500'

N

EDR



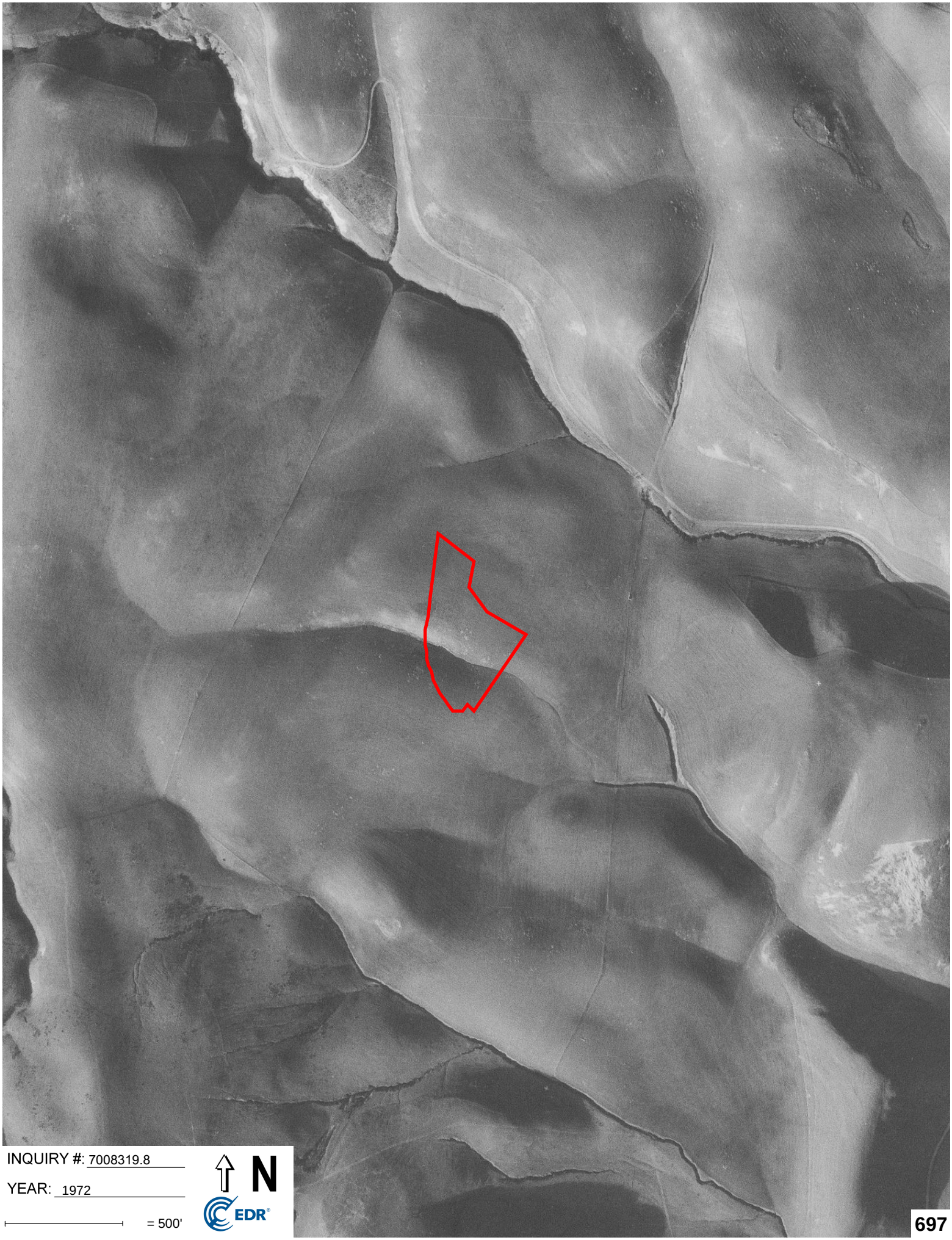
INQUIRY #: 7008319.8

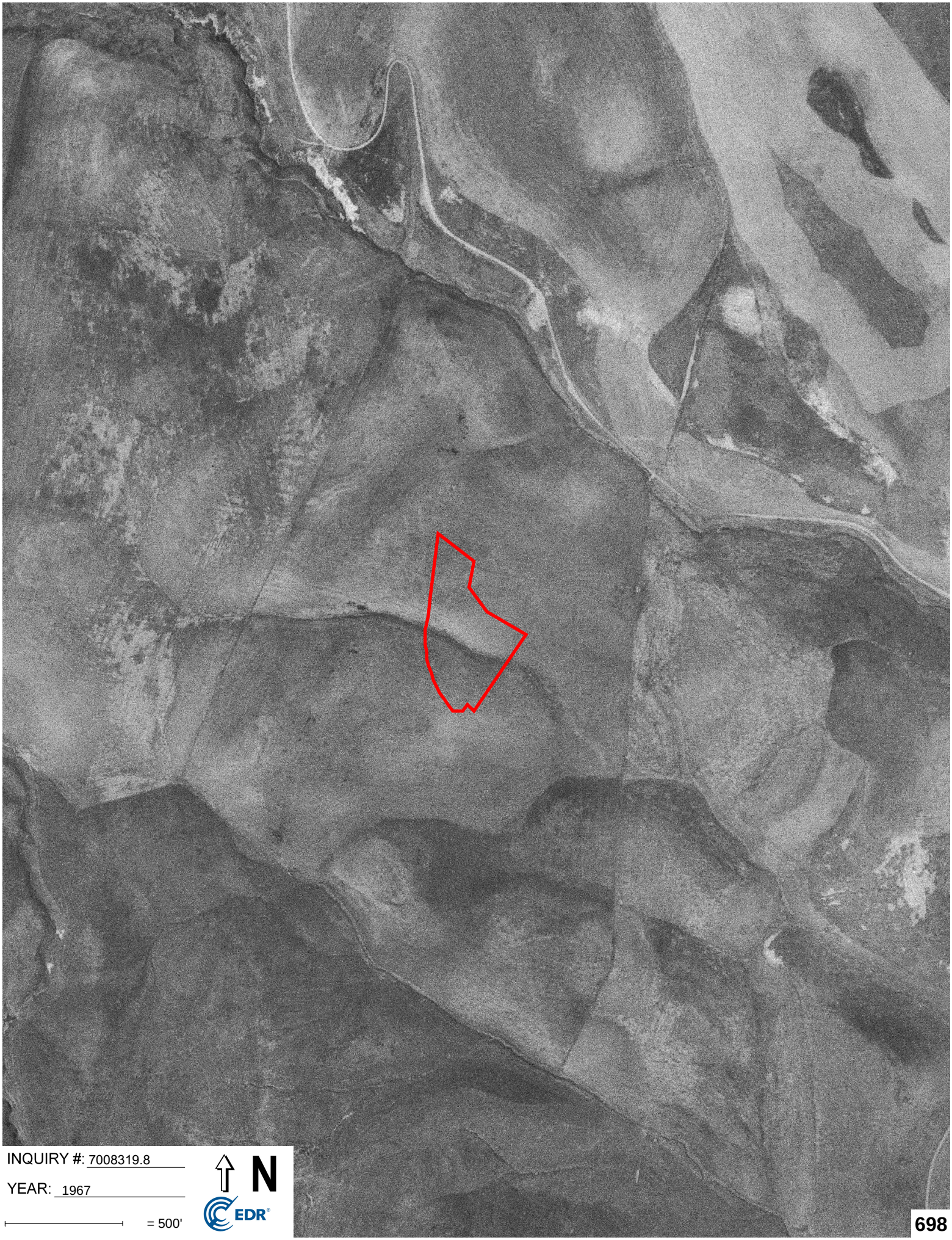
YEAR: 1977

= 500'

N

EDR


INQUIRY #: 7008319.8
YEAR: 1972
= 500'
N
EDR
697



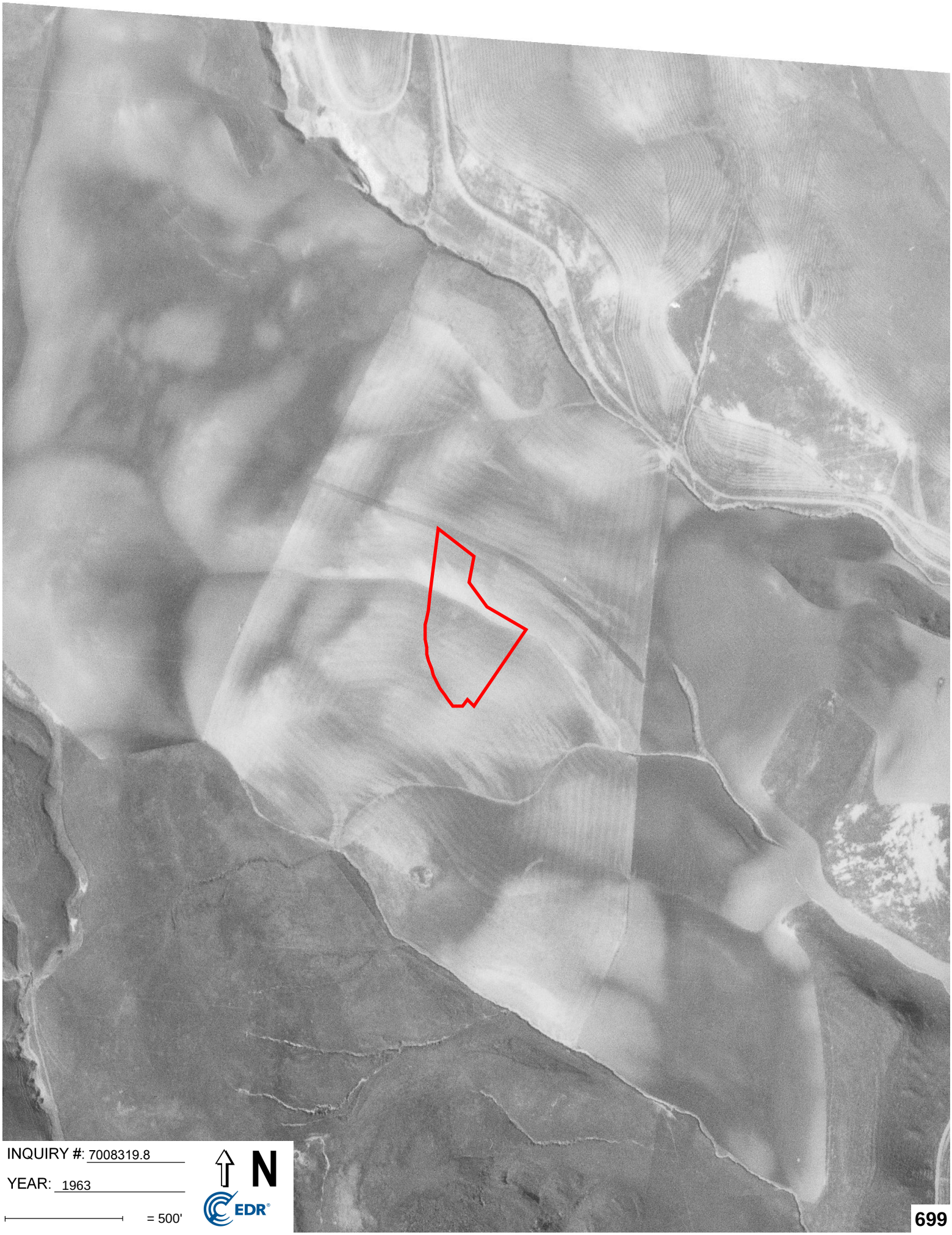
INQUIRY #: 7008319.8

YEAR: 1967

= 500'

N

EDR



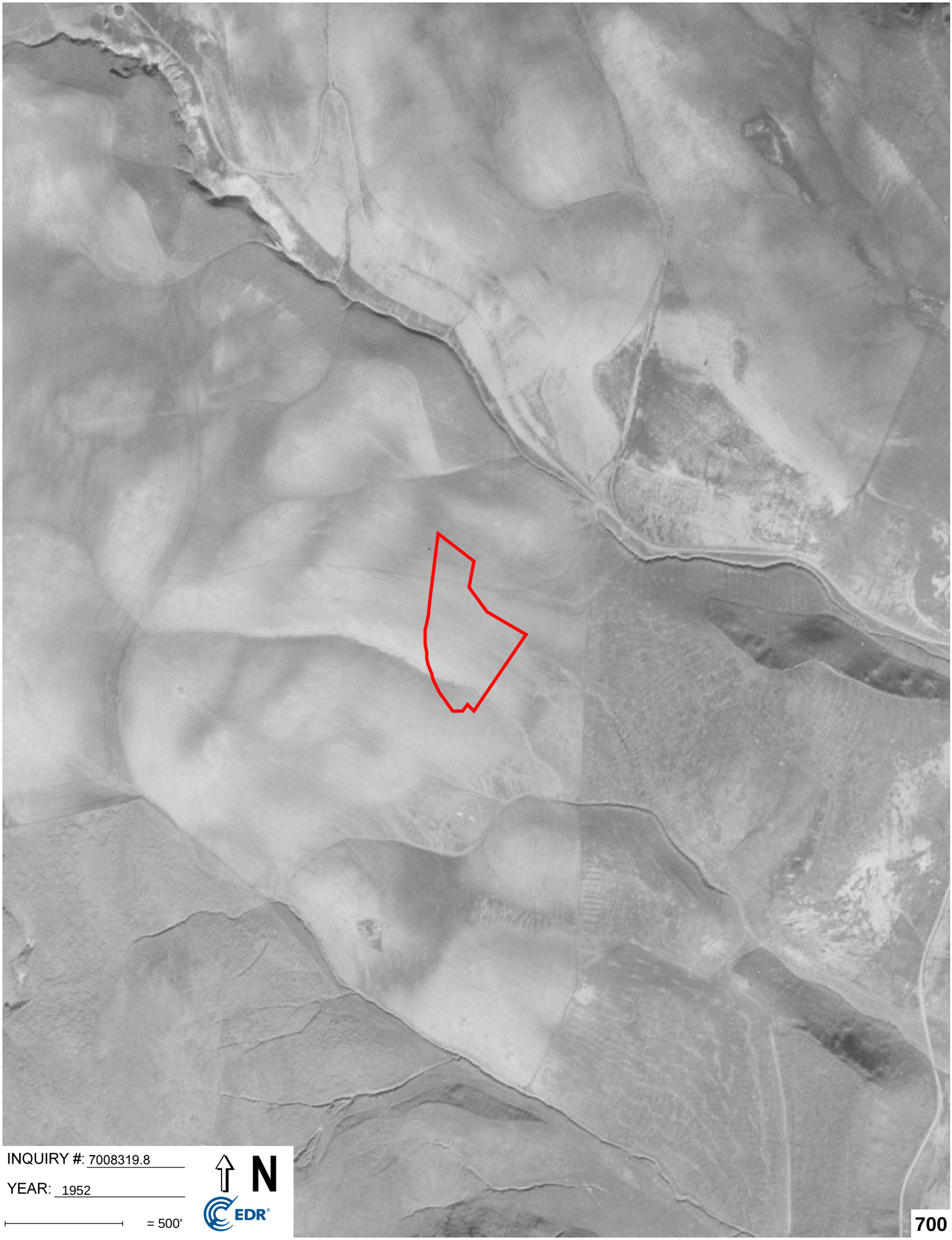
INQUIRY #: 7008319.8

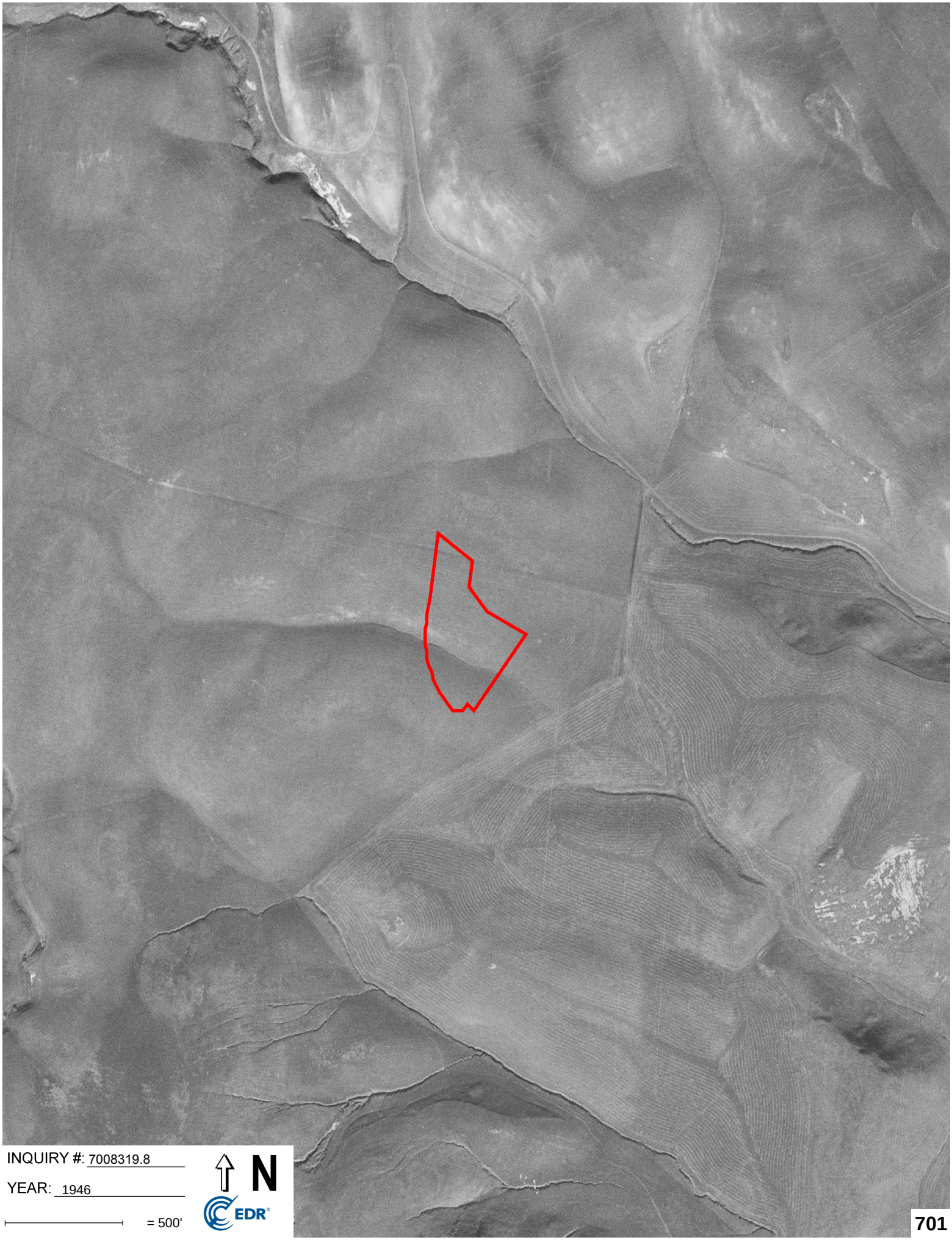
YEAR: 1963

= 500'

N

EDR


INQUIRY #: 7008319.8
YEAR: 1952
= 500'
N
EDR
700


INQUIRY #: 7008319.8
YEAR: 1946
= 500'
N
EDR

INQUIRY #: 7008319.8
YEAR: 1938
= 500'
N
EDR
702

AVB - Aliso Creek
26501 Aliso Creek Road
Aliso Viejo, CA 92656

Inquiry Number: 7008319.5
June 07, 2022

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

Thank you for your business.
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 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 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by infoUSA®

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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
2014	Cole Information Services	X	X	X	-
2009	Cole Information Services	-	-	X	-
	Cole Information Services	X	-	X	-
2004	Cole Information Services	-	X	X	-
2002	Haines Company	-	X	X	-
2001	Pacific Telephone	-	-	-	-
1999	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
1997	Pacific Bell	X	-	X	-
	Pacific Telephone	-	-	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1995	Pacific Bell	-	-	-	-
1994	Cole Information Services	-	-	-	-
1992	Pacific Bell	-	-	-	-
1991	Pacific Bell	-	-	-	-
1986	Pacific Bell	-	-	-	-
1980	Pacific Telephone	-	-	-	-
1975	Luskey Brothers & Co., Inc.	-	-	-	-
1971	Luskey Brothers Co., Inc.	-	-	-	-
1970	Ross Publications	-	-	-	-
1966	Pacific Telephone	-	-	-	-
1965	Luskey Brothers	-	-	-	-
1961	Luskey Brothers & Co.,	-	-	-	-
1960	Unknown	-	-	-	-
1956	Luskey Brothers & Co., Inc.	-	-	-	-
1955	The Pacific Telephone and Telegraph Co.	-	-	-	-
1952	Luskeys Directory Service Co.	-	-	-	-
1950	West Directory Co.	-	-	-	-
1946	Southern California Telephone Co.	-	-	-	-
1945	McCutcheon & Bragonier	-	-	-	-
1941	Southern California Telephone Co.	-	-	-	-
1936	Western Directory Co.	-	-	-	-
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*
26502 Also Creek Road	Client Entered	
26504 Aliso Creek Road	Client Entered	
26505 Aliso Creek Road	Client Entered	X
26503 Aliso Creek Road	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

26501 Aliso Creek Road
Aliso Viejo, CA 92656

FINDINGS DETAIL

Target Property research detail.

ALISO CREEK RD

26501 ALISO CREEK RD

Year	Uses	Source
2014	LOWES	Cole Information Services
	LOWES HOME IMPROVEMENT	Cole Information Services
2009	K TYNER	Cole Information Services
	KMART	Cole Information Services
	LOWES	Cole Information Services
1999	BORICS	Cole Information Services
	K TYNER	Cole Information Services
	KMART LITTLE CAESARS PIZZA STATION	Cole Information Services
	KMART SUPER CENTERS	Cole Information Services
	LITTLE CAESARS PIZZA STATION IN KMART	Cole Information Services
	PERFUMANIA	Cole Information Services
1997	KMART SUPER CENTERS	Pacific Bell
	LITTLE CAESARS	Pacific Bell
	PERFUMAN 11 A	Pacific Bell
	PIZZA STATION IN KMART	Pacific Bell

26503 ALISO CREEK RD

Year	Uses	Source
2009	MICHAELS STORES	Cole Information Services

26505 ALISO CREEK RD

Year	Uses	Source
2014	CAP LEASE	Cole Information Services

FINDINGS

Year	Uses	Source
2009	TUESDAY MORNING	Cole Information Services

Aliso Creek Road

26503 Aliso Creek Road

Year	Uses	Source
2009	MICHAELS STORES	Cole Information Services

26505 Aliso Creek Road

Year	Uses	Source
2014	CAP LEASE	Cole Information Services
2009	TUESDAY MORNING	Cole Information Services

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ALISO CREEK RD

26521 ALISO CREEK RD

Year	Uses	Source
2014	TACO BELL	Cole Information Services
	COTTI FOODS TACO BELL	Cole Information Services
2004	TACO BELL	Cole Information Services
2002	TACOBELL	Haines Company
1999	TACO BELL	Cole Information Services

26531 ALISO CREEK RD

Year	Uses	Source
2004	APPLEBEES NGHBRHD GRILL & BAR	Cole Information Services
2002	OLANOER 9 Mchaui	Haines Company
	GRILLSBAR	Haines Company
	NEIGHBRHD	Haines Company
	e APPLEBEES	Haines Company
1999	APPLEBEES NEIGHBORHOOD GRILL & BAR	Cole Information Services

26541 ALISO CREEK RD

Year	Uses	Source
2014	TMOBILE	Cole Information Services
	PARAISO CULINARY VENTURES	Cole Information Services
	TRADER JOES	Cole Information Services
	PANERA BREAD	Cole Information Services
	TMOBILE ALISO VIEJO	Cole Information Services
	GROWERS DIRECT	Cole Information Services

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
26521 ALISO CREEK RD	2014, 2009, 2004, 2001, 1999, 1997, 1995, 1994, 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
26521 ALISO CREEK RD	2009, 2002, 2001, 1997, 1995, 1994, 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
26531 ALISO CREEK RD	2014, 2009, 2002, 2001, 1997, 1995, 1994, 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
26531 ALISO CREEK RD	2014, 2009, 2004, 2001, 1999, 1997, 1995, 1994, 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
26541 ALISO CREEK RD	2009, 2004, 2002, 2001, 1999, 1997, 1995, 1994, 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
26501 Aliso Creek Road	2004, 2002, 2001, 1995, 1994, 1992, 1991, 1986, 1980, 1975, 1971, 1970, 1966, 1965, 1961, 1960, 1956, 1955, 1952, 1950, 1946, 1945, 1941, 1936, 1930, 1926, 1925, 1922, 1921, 1920

APPENDIX III

Agency Inquiry and Response Letters

Public Health Services
Environmental Health Division – Records

Name: Eric Koons **Email:** eric@calenviro.c **Date:** 6/10/22

1. Please use this from to specify the records you need.

2. So that we **can help you** obtain the appropriate records, please describe the reason the records are being requested.

   I am requesting environmental cleanup, hazardous waste, underground storage

3. For information on one or more sites (e.g., all sites on one street) please provide in the Portal specific address number/s for each site. We are unable to search by APN #, map coordinates, or cross streets.

4. Attach this form to your request at the records Portal: orangecounty.nextrequest.com

Restaurants, Markets, Food Vehicles, Cottage Food, & other Food Facilities
Recent inspection records for most food establishments are available at: ocfoodinfo.com
Additional lists and other information is available at ochealthinfo.com/eh/home/reports

- ☐ Complaint Investigation
- ☐ Health Permit (Current year)
- ☐ Application for the Health Permit (not available for all types of records)
- ☐ Inspection Report dated older than 2 years **Date(s) from:** _____ **to:** _____
- ☐ Food Plan Check Record **SR Number:** _____

Hotel/Motel, Residential Housing

- ☐ Complaint Investigation
- ☐ Inspection Report **Date(s) from:** _____ **to:** _____
- ☐ Notices sent to Owner

Site Remediation/Site Assessment:
Note: Most records for Leaking Underground Storage Tank sites are immediately available on Geotracker: https://geotracker.waterboards.ca.gov
Additional Site remediation cases are available at ochealthinfo.com/eh/home/reports

- ☑ Local Oversight Program (Leaking Underground Storage Tank Site)
- ☑ Industrial Clean-Up Program (Industrial Clean-up Site)
- ☑ Orange County UST Program (Non-fuel UST Cleanup Site)

Hazardous Materials & Hazardous Waste Records **Date(s) from:** _____ **to:** _____
Facility lists are available at ochealthinfo.com/eh/home/reports

CUPA (Please contact **Anaheim** Fire Dept to obtain CUPA records for addresses within Anaheim city limits.)

- ☑ Hazardous Materials Business Plan File (CA Environmental Reporting System/CERS submittals)
  (Please contact these cities directly for Hazardous Materials Business Plan File, Chemical Disclosure, and/or Electronic Submittal; **Fountain Valley, Fullerton, Huntington Beach, La Habra, Orange**)
- ☑ Above Ground Petroleum Storage Tank (APST)
- ☑ Underground Storage Tank (Please contact **Fullerton**, **Orange** directly for UST records in those cities)
- ☑ Hazardous Waste
- ☑ Tiered Permitting
- ☑ CalARP

☐ Complaint record(s) _____

Other Program Records **Date(s) from:** _____ **to:** _____
Beach Closures can be found at ocbeachinfo.com

☐ Medical Waste _____

☐ Body Art _____

☐ Public Pools/Spa; Please note the **name** of the **complex** where the pool is located:

_____

- ☐ Pool Complaint Record
- ☐ Pool Inspection Report
- ☐ Pool Plan Check Record **SR Number:** _____

☐ Cross Connection: backflow *tester* list can be found at ochealthinfo.com/eh/water/bftesters

☐ Liquid Waste Hauling. Truck name or address: _____

☐ Solid Waste Facility

☐ Well records (Please contact these cities directly for information on wells: **Anaheim, Buena Park, Fountain Valley, Orange, San Clemente**)

- ☐ Water Wells
- ☐ Monitoring Wells
- ☐ Soil Boring
- ☐ Other Well: _____

☑ Other Records**:**_____

APPENDIX IV

EDR Radius Map with GeoCheck

AVB - Aliso Creek
26501 Aliso Creek Road
Aliso Viejo, CA 92656

Inquiry Number: 7008319.2s
June 06, 2022

The EDR Radius Map™ Report with GeoCheck®

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

FORM-LBC-TFS

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GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

26501 ALISO CREEK ROAD
ALISO VIEJO, CA 92656

COORDINATES

Latitude (North):	33.5782310 - 33ˆ 34' 41.63''
Longitude (West):	117.7254380 - 117ˆ 43' 31.57''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	432675.9
UTM Y (Meters):	3715435.2
Elevation:	341 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	12015919 SAN JUAN CAPISTRANO, CA
Version Date:	2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140603
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
26501 ALISO CREEK ROAD
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	ALISO COMMONS AT TOW	26501 ALISO CREEK RD	CIWQS		TP
A2	LOWE'S #1900	26501 ALISO CREEK RD	AST		TP
A3	KMART #4957	26501 ALISO CREEK RD	HAZNET, HWTS		TP
A4	26501 ALISO CREEK RD	26501 ALISO CREEK RD	CIWQS		TP
A5	LOWES HIW - ALISO VI	26501 ALISO CREEK RD	HAZNET, HWTS		TP
A6	LOWE'S OF ALISO VIEJ	26501 ALISO CREEK RO	RCRA NonGen / NLR		TP
A7	LOWE'S #1900	26501 ALISO CREEK RD	FINDS		TP
A8	LOWE'S OF ALISO VIEJ	26501 ALISO CREEK RD	HWTS		TP
A9		26501 ALISO CREEK RD	AST		TP
A10	LOWE'S OF ALISO VIEJ	26501 ALISO CREEK RO	FINDS		TP
A11	LOWE'S OF ALISO VIEJ	26501 ALISO CREEK RO	ECHO		TP
B12	NUVASIVE SPECIALIZED	101 ENTERPRISE STE 1	RCRA-SQG	Higher	235, 0.045, North
B13	NUVASIVE SPECIALIZED	101 ENTERPRISE STE 1	CERS HAZ WASTE, CERS	Higher	235, 0.045, North
14	HOAG HEALTH CENTER A	26671 ALISO CREEK RO	RCRA NonGen / NLR	Higher	301, 0.057, South
C15	WALGREENS #11241	26531 ALISO CREEK RD	CERS HAZ WASTE, HAZNET, HWTS	Lower	445, 0.084, SE
C16	WALGREENS #11241	26531 ALISO CREEK RD	RCRA-SQG	Lower	445, 0.084, SE
C17	TRADER JOES 195	26541 ALISO CREEK RD	RCRA NonGen / NLR	Lower	493, 0.093, ESE
C18	TRADER JOE'S #195	26541 ALISO CREEK RD	CERS HAZ WASTE, CERS	Lower	493, 0.093, ESE
B19	VERTOS MEDICAL	95 ENTERPRISE STE 32	RCRA NonGen / NLR	Higher	507, 0.096, NNW
20	COBHAM COLORADO SPRI	85 ENTERPRISE	RCRA NonGen / NLR	Higher	613, 0.116, NNW
D21	MICHAELS STORES INC	26503 ALISO CREEK RD	CERS HAZ WASTE, HAZNET, HWTS	Lower	647, 0.123, ENE
D22	MICHAELS STORES INC	26503 ALISO CREEK RD	RCRA NonGen / NLR	Lower	647, 0.123, ENE
23	RITZ CAMERA NO 1749	26601 ALISO CREEK RD	RCRA-SQG	Lower	761, 0.144, SSE
E24	ONE MEDICAL GROUP IN	26741 ALISO CREEK RD	RCRA NonGen / NLR	Higher	863, 0.163, South
E25	ONE MEDICAL GROUP, I	26741 ALISO CREEK RD	CERS HAZ WASTE, HWTS	Higher	863, 0.163, South
F26	THE VITAMIN SHOPPE S	26831 ALISO CREEK RD	RCRA NonGen / NLR	Lower	1052, 0.199, SSE
G27	BANFIELD PET HOSPITA	26761 ALISO CREEK RD	RCRA NonGen / NLR	Higher	1207, 0.229, South
G28	PETSMART #0102	26761 ALISO CREEK RD	RCRA NonGen / NLR	Higher	1207, 0.229, South
G29	PETSMART #0102	26761 ALISO CREEK RD	CERS HAZ WASTE	Higher	1207, 0.229, South
F30	DOLLAR TREE #08702	26775 ALISO CREEK RD	RCRA NonGen / NLR	Lower	1270, 0.241, SSE
F31	AARON BROTHERS #0214	26775 ALISO CREEK RD	RCRA NonGen / NLR	Lower	1270, 0.241, SSE
F32	DOLLAR TREE #08702	26775 ALISO CREEK RD	CERS HAZ WASTE, CERS, HWTS	Lower	1270, 0.241, SSE
33	76 STATION #5743	26871 ALISO CREEK	LUST, Cortese, CERS	Lower	1911, 0.362, SSE
34	RALPHS GROCERY #755	26901 ALISO CREEK RD	SWRCY, HAZNET, HWTS	Higher	2247, 0.426, South

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
ALISO COMMONS AT TOW 26501 ALISO CREEK RD ALISO VIEJO, CA 92656	CIWQS	N/A
LOWE'S #1900 26501 ALISO CREEK RD ALISO VIEJO, CA 92656	AST Database: AST, Date of Government Version: 07/06/2016	N/A
KMART #4957 26501 ALISO CREEK RD ALISO VIEJO, CA 92656	HAZNET GEPAID: CAL000175140 HWTS	N/A
26501 ALISO CREEK RD 26501 ALISO CREEK RD ALISO VIEJO, CA 92656	CIWQS	N/A
LOWES HIW - ALISO VI 26501 ALISO CREEK RD ALISO VIEJO, CA 92656	HAZNET GEPAID: CAL000285431 GEPAID: CAR000280040 HWTS	N/A
LOWE'S OF ALISO VIEJ 26501 ALISO CREEK RO ALISO VIEJO, CA 92656	RCRA NonGen / NLR EPA ID:: CAR000280040	CAR000280040
LOWE'S #1900 26501 ALISO CREEK RD ALISO VIEJO, CA 92656	FINDS Registry ID:: 110066097191	N/A
LOWE'S OF ALISO VIEJ 26501 ALISO CREEK RD ALISO VIEJO, CA 92656	HWTS	N/A
26501 ALISO CREEK RD 26501 ALISO CREEK RD ALISO VIEJO, CA	AST Database: AST, Date of Government Version: 07/06/2016	N/A
LOWE'S OF ALISO VIEJ 26501 ALISO CREEK RO ALISO VIEJO, CA 92656	FINDS	N/A

EXECUTIVE SUMMARY

Registry ID:: 110070206317

LOWE'S OF ALISO VIEJ 26501 ALISO CREEK RO ALISO VIEJO, CA 92656	ECHO Registry ID: 110070206317	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

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-LQG ..... RCRA - Large Quantity Generators
RCRA-VSQG ..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

EXECUTIVE SUMMARY

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

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
UST ..... Active UST 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
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
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
PFAS	PFAS Contamination Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing

Local Lists of Registered Storage Tanks

SWEEPS UST	SWEEPS UST Listing
HIST UST	Hazardous Substance Storage Container Database
CA FID UST	Facility Inventory Database
CERS TANKS	California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
Orange Co. Industrial Site	List of Industrial Site Cleanups
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	ICE
HIST CORTESE	Hazardous Waste & Substance Site List
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
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
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)
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

EDR Hist Auto..... EDR Exclusive Historical Auto Stations
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 02/28/2022 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
NUVASIVE SPECIALIZED EPA ID:: CAL000419432	101 ENTERPRISE STE 1	N 0 - 1/8 (0.045 mi.)	B12	76

Lower Elevation	Address	Direction / Distance	Map ID	Page
WALGREENS #11241 EPA ID:: CAL000338646	26531 ALISO CREEK RD	SE 0 - 1/8 (0.084 mi.)	C16	129
RITZ CAMERA NO 1749 EPA ID:: CAR000177972	26601 ALISO CREEK RD	SSE 1/8 - 1/4 (0.144 mi.)	23	164

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.

Lower Elevation	Address	Direction / Distance	Map ID	Page
76 STATION #5743	***26871 ALISO CREEK***	***SSE 1/4 - 1/2 (0.362 mi.)***	***33***	***193***

Database: ORANGE CO. LUST, Date of Government Version: 01/14/2022
Database: LUST, Date of Government Version: 05/23/2022
Status: Completed - Case Closed
Facility Id: 08UT006
Global Id: T10000000036

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 03/07/2022 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RALPHS GROCERY #755	***26901 ALISO CREEK RD***	***S 1/4 - 1/2 (0.426 mi.)***	***34***	***195***

Cert Id: RC295666.001

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 01/18/2022 has revealed that there are 7 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NUVASIVE SPECIALIZED	***101 ENTERPRISE STE 1***	***N 0 - 1/8 (0.045 mi.)***	***B13***	***79***
ONE MEDICAL GROUP, I	***26741 ALISO CREEK RD***	***S 1/8 - 1/4 (0.163 mi.)***	***E25***	***169***
PETSMART #0102	26761 ALISO CREEK RD	S 1/8 - 1/4 (0.229 mi.)	G29	179

Lower Elevation	Address	Direction / Distance	Map ID	Page
WALGREENS #11241	***26531 ALISO CREEK RD***	***SE 0 - 1/8 (0.084 mi.)***	***C15***	***87***
TRADER JOE'S #195	***26541 ALISO CREEK RD***	***ESE 0 - 1/8 (0.093 mi.)***	***C18***	***136***
MICHAELS STORES INC	***26503 ALISO CREEK RD***	***ENE 0 - 1/8 (0.123 mi.)***	***D21***	***145***

Lower Elevation	Address	Direction / Distance	Map ID	Page
DOLLAR TREE #08702	***26775 ALISO CREEK RD***	***SSE 1/8 - 1/4 (0.241 mi.)***	***F32***	***189***

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 02/28/2022 has revealed that there are 11 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HOAG HEALTH CENTER A EPA ID:: CAL000444029	26671 ALISO CREEK RO	S 0 - 1/8 (0.057 mi.)	14	84
VERTOS MEDICAL	95 ENTERPRISE STE 32	NNW 0 - 1/8 (0.096 mi.)	B19	140
COBHAM COLORADO SPRI EPA ID:: CAC003008264	85 ENTERPRISE	NNW 0 - 1/8 (0.116 mi.)	20	142
ONE MEDICAL GROUP IN	26741 ALISO CREEK RD	S 1/8 - 1/4 (0.163 mi.)	E24	167
BANFIELD PET HOSPITA EPA ID:: CAL000189942	26761 ALISO CREEK RD	S 1/8 - 1/4 (0.229 mi.)	G27	174
PETSMART #0102 EPA ID:: CAL000400887	26761 ALISO CREEK RD	S 1/8 - 1/4 (0.229 mi.)	G28	177

Lower Elevation	Address	Direction / Distance	Map ID	Page
TRADER JOES 195 EPA ID:: CAL000435336	26541 ALISO CREEK RD	ESE 0 - 1/8 (0.093 mi.)	C17	134
MICHAELS STORES INC EPA ID:: CAL000371424	26503 ALISO CREEK RD	ENE 0 - 1/8 (0.123 mi.)	D22	161
THE VITAMIN SHOPPE S	26831 ALISO CREEK RD	SSE 1/8 - 1/4 (0.199 mi.)	F26	172
DOLLAR TREE #08702	26775 ALISO CREEK RD	SSE 1/8 - 1/4 (0.241 mi.)	F30	184
AARON BROTHERS #0214 EPA ID:: CAL000407511	26775 ALISO CREEK RD	SSE 1/8 - 1/4 (0.241 mi.)	F31	187

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 12/16/2021 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

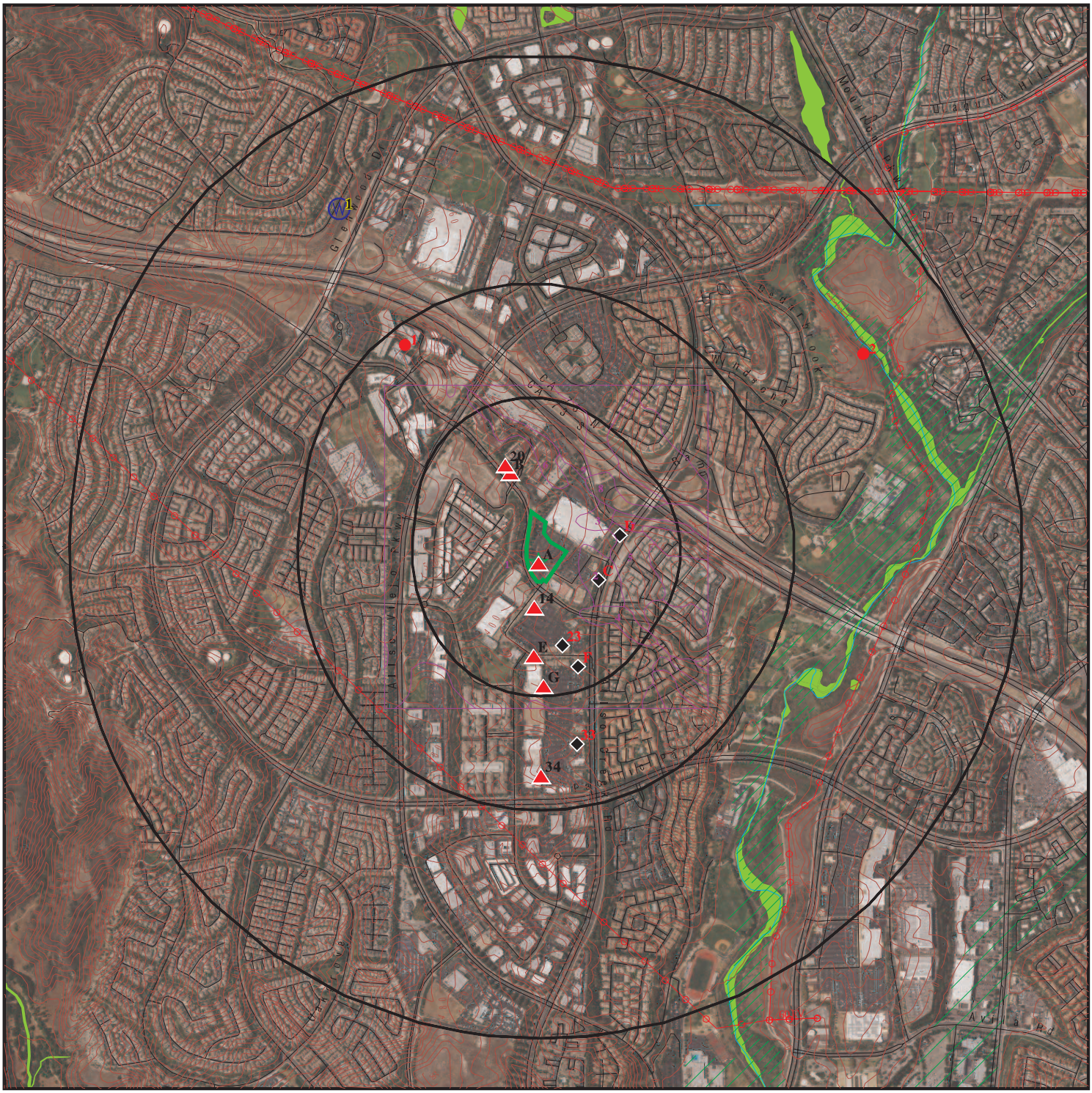
Lower Elevation	Address	Direction / Distance	Map ID	Page
76 STATION #5743 Cleanup Status: COMPLETED - CASE CLOSED	***26871 ALISO CREEK***	***SSE 1/4 - 1/2 (0.362 mi.)***	***33***	***193***

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name	Database(s)
WC LA PAZ RD & ALISO CREEK RD	CIWQS
FORD CLEANERS, JOHN. SHELTON	DRYCLEANERS

OVERVIEW MAP - 7008319.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

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: AVB - Aliso Creek	CLIENT: California Environmental
ADDRESS: 26501 Aliso Creek Road Aliso Viejo CA 92656	CONTACT: Eric Koons
LAT/LONG: 33.578231 / 117.725438	INQUIRY #: 7008319.2s DATE: June 06, 2022 8:02 pm

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DETAIL MAP - 7008319.2S

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

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

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:	AVB - Aliso Creek	CLIENT:	California Environmental
ADDRESS:	26501 Aliso Creek Road Aliso Viejo CA 92656	CONTACT:	Eric Koons
		INQUIRY #:	7008319.2s
LAT/LONG:	33.578231 / 117.725438	DATE:	June 06, 2022 8:02 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
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		0	0	NR	NR	NR	0
RCRA-SQG	0.250		2	1	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	0.001		0	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		0	0	NR	NR	NR	0
AST	0.250	2	0	0	NR	NR	NR	2
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	1	NR	NR	1
HAULERS	0.001		0	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	0.001		0	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	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		4	3	NR	NR	NR	7
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	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
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
Orange Co. Industrial Site	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250	1	5	6	NR	NR	NR	12
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	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	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	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001	2	0	NR	NR	NR	NR	2
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001	1	0	NR	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	1	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001	2	0	NR	NR	NR	NR	2
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001	2	0	NR	NR	NR	NR	2
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
HWTS	TP	3	NR	NR	NR	NR	NR	3
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	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
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		13	11	10	3	0	0	37

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 Target Property | **ALISO COMMONS AT TOWN CTR** | **CIWQS** | **S121619329**
26501 ALISO CREEK RD | **N/A**
ALISO VIEJO, CA 92656

Site 1 of 11 in cluster A

Actual: 341 ft.

CIWQS:

Name:	ALISO COMMONS AT TOWN CTR
Address:	26501 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Agency:	Aliso Commons LLC
Agency Address:	1223 Wilshire Blvd Ste G, Santa Monica, CA 90405
Place/Project Type:	Construction - Commercial
SIC/NAICS:	Not reported
Region:	9
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	99-08DW
WDID:	9 30C325492
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	01/14/2004
Termination Date:	09/16/2004
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.579295
Longitude:	-117.722177

A2 Target Property | **LOWE'S #1900** | **AST** | **A100421995**
26501 ALISO CREEK RD | **N/A**
ALISO VIEJO, CA 92656

Site 2 of 11 in cluster A

Actual: 341 ft.

AST:

Name:	LOWE'S #1900
Address:	26501 ALISO CREEK RD
City/Zip:	ALISO VIEJO,92656
Certified Unified Program Agencies:	Not reported
Owner:	Lowe's Home Centers, LLC
Total Gallons:	Not reported
CERSID:	10415962
Facility ID:	Not reported
Business Name:	Lowe's HIW, Inc.
Phone:	(888) 429-6281
Fax:	949-676-7728
Mailing Address:	1000 Lowe's Blvd., Mail Code A2ELP
Mailing Address City:	Mooresville
Mailing Address State:	NC
Mailing Address Zip Code:	28117
Operator Name:	Lowe's HIW, Inc
Operator Phone:	(949) 616-7725
Owner Phone:	(704) 758-6033
Owner Mail Address:	1605 Curtis Bridge Rd, Mailcode A2ELP

LOWE'S #1900 (Continued) **A100421995**

Owner State:	NC
Owner Zip Code:	28697
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000285431

A3 Target Property **KMART #4957** **HAZNET S113092224**
26501 ALISO CREEK RD **HWTS N/A**
ALISO VIEJO, CA 92656

Site 3 of 11 in cluster A

Actual: 341 ft.

HAZNET:

Name:	KMART #4957
Address:	26501 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 926560000
Contact:	BOB MCDUFFEE, LOSS PREVENTION ANLST
Telephone:	2486374574
Mailing Name:	Not reported
Mailing Address:	3100 W BIG BEAVER RD
Year:	1998
Gepaid:	CAL000175140
TSD EPA ID:	CAD981402522
CA Waste Code:	541 - Photochemicals/photoprocessing waste
Disposal Method:	R01 - Recycler
Tons:	0.2918
Year:	1997
Gepaid:	CAL000175140
TSD EPA ID:	CAL000121946
CA Waste Code:	541 - Photochemicals/photoprocessing waste
Disposal Method:	R01 - Recycler
Tons:	0.0625
Year:	1997
Gepaid:	CAL000175140
TSD EPA ID:	CAD981402522
CA Waste Code:	541 - Photochemicals/photoprocessing waste
Disposal Method:	R01 - Recycler
Tons:	0.07
Year:	1996
Gepaid:	CAL000175140
TSD EPA ID:	CAL000121946
CA Waste Code:	541 - Photochemicals/photoprocessing waste
Disposal Method:	R01 - Recycler
Tons:	0.02

KMART #4957 (Continued) **S113092224**

Additional Info:

Year:	1996
Gen EPA ID:	CAL000175140
Shipment Date:	19960909
Creation Date:	5/30/1997 0:00:00
Receipt Date:	19960913
Manifest ID:	95732702
Trans EPA ID:	CAL000121946
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000121946
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	541 - Photochemicals / photo processing waste
RCRA Code:	D011
Meth Code:	R01 - Recycler
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

Additional Info:

Year:	1997
Gen EPA ID:	CAL000175140
Shipment Date:	19971218
Creation Date:	7/23/1998 0:00:00
Receipt Date:	19971224
Manifest ID:	97291059
Trans EPA ID:	CAD982433575
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981402522
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	541 - Photochemicals / photo processing waste
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.07
Waste Quantity:	140
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

KMART #4957 (Continued) **S113092224**

Shipment Date:	19971126
Creation Date:	7/23/1998 0:00:00
Receipt Date:	19971126
Manifest ID:	96712573
Trans EPA ID:	CAL000121946
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000121946
Trans Name:	Not reported
TSDF Alt EPA ID:	CAL000121946
TSDF Alt Name:	Not reported
Waste Code Description:	541 - Photochemicals / photo processing waste
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.0225
Waste Quantity:	45
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:	19970620
Creation Date:	12/4/1997 0:00:00
Receipt Date:	19970627
Manifest ID:	96804675
Trans EPA ID:	CAL000121946
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000121946
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	541 - Photochemicals / photo processing waste
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.04
Waste Quantity:	80
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 Info:

Year:	1998
Gen EPA ID:	CAL000175140

Shipment Date:	19981211
Creation Date:	1/28/1999 0:00:00
Receipt Date:	19981215
Manifest ID:	98473386
Trans EPA ID:	CAD982433575

KMART #4957 (Continued) **S113092224**

Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981402522
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	541 - Photochemicals / photo processing waste
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.1251
Waste Quantity:	30
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:	19981211
Creation Date:	1/28/1999 0:00:00
Receipt Date:	19981215
Manifest ID:	98473386
Trans EPA ID:	CAD982433575
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981402522
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	541 - Photochemicals / photo processing waste
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.0417
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:	19981023
Creation Date:	12/10/1998 0:00:00
Receipt Date:	19981027
Manifest ID:	98582823
Trans EPA ID:	CAD982433575
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981402522
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	541 - Photochemicals / photo processing waste
RCRA Code:	D011

KMART #4957 (Continued) **S113092224**

Meth Code:	R01 - Recycler
Quantity Tons:	0.0417
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:	19980810
Creation Date:	10/20/1998 0:00:00
Receipt Date:	19980814
Manifest ID:	98582719
Trans EPA ID:	CAD982433575
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981402522
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	541 - Photochemicals / photo processing waste
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.05
Waste Quantity:	100
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:	19980317
Creation Date:	5/26/1998 0:00:00
Receipt Date:	19980324
Manifest ID:	97273177
Trans EPA ID:	CAD982433575
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981402522
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD981402522
TSDF Alt Name:	Not reported
Waste Code Description:	541 - Photochemicals / photo processing waste
RCRA Code:	D011
Meth Code:	R01 - Recycler
Quantity Tons:	0.0333
Waste Quantity:	8
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

KMART #4957 (Continued) **S113092224**

HWTS:

Name:	KMART #4957
Address:	26501 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000175140
Inactive Date:	06/30/2003
Create Date:	09/09/1996
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	3100 W BIG BEAVER RD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	TROY, MI 480843163
Owner Name:	KMART CORPORATION
Owner Address:	3100 W BIG BEAVER RD
Owner Address 2:	Not reported
Owner City,State,Zip:	TROY, MI 480843163
Contact Name:	BOB MCDUFFEE, LOSS PREVENTION ANLST
Contact Address:	3100 W BIG BEAVER RD
Contact Address 2:	Not reported
City,State,Zip:	TROY, MI 480843163
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.570016
Longitude:	-117.723335

NAICS:

EPA ID:	CAL000175140
Create Date:	2002-03-14 16:36:28.000
NAICS Code:	45211
NAICS Description:	Department Stores
Issued EPA ID Date:	1996-09-09 00:00:00
Inactive Date:	2003-06-30 00:00:00
Facility Name:	KMART #4957
Facility Address:	26501 ALISO CREEK RD
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	926560000

A4 Target Property **26501 ALISO CREEK RD** **CIWQS** **S121615040**
26501 ALISO CREEK RD **N/A**
ALISO VIEJO, CA 92656

Site 4 of 11 in cluster A

Actual: 341 ft.

CIWQS:

Name:	26501 ALISO CREEK RD
Address:	26501 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Agency:	K Mart Corp
Agency Address:	3100 W Big Beaver Rd, Troy, MI 48084
Place/Project Type:	Construction - Commercial
SIC/NAICS:	Not reported
Region:	9

26501 ALISO CREEK RD (Continued) **S121615040**

Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	99-08DW
WDID:	9 30C303347
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	04/01/1994
Termination Date:	12/17/1998
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	Not reported
Longitude:	Not reported

A5
Target
Property

LOWES HIW - ALISO VIEJO #1900 **HAZNET** **S113133514**
26501 ALISO CREEK RD **HWTS** **N/A**
ALISO VIEJO, CA 92656

Site 5 of 11 in cluster A

Actual:
341 ft.

HAZNET:

Name:	LOWE'S OF ALISO VIEJO #1900
Address:	26501 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 281170000
Contact:	BOBBI TENBORG
Telephone:	7047582955
Mailing Name:	Not reported
Mailing Address:	1000 LOWE'S BLVD
Year:	2019
Gepaid:	CAR000280040
TSD EPA ID:	CAD008364432
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.51900
Year:	2019
Gepaid:	CAR000280040
TSD EPA ID:	NVD980895338
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.13000
Year:	2019
Gepaid:	CAR000280040
TSD EPA ID:	CAD008364432
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:	0.09600

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Year:	2018
Gepaid:	CAL000285431
TSD EPA ID:	CAD008364432
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.06150

Year:	2018
Gepaid:	CAL000285431
TSD EPA ID:	AZR000515924
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:	0.29800

Year:	2018
Gepaid:	CAL000285431
TSD EPA ID:	CAD008364432
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.37350

Year:	2018
Gepaid:	CAR000280040
TSD EPA ID:	CAD008364432
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.97800

Year:	2018
Gepaid:	CAR000280040
TSD EPA ID:	CAD008364432
CA Waste Code:	122 - Alkaline solution without metals pH >= 12.5
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.05850

Year:	2018
Gepaid:	CAR000280040
TSD EPA ID:	AZR000515924
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:	1.20950

Year:	2018
Gepaid:	CAR000280040
TSD EPA ID:	NVD980895338
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.17800

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Click this hyperlink while viewing on your computer to access
66 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:

Year:	2013
Gen EPA ID:	CAL000285431
Shipment Date:	20131205
Creation Date:	2/7/2014 22:15:07
Receipt Date:	20131216
Manifest ID:	000652616PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.0565
Waste Quantity:	113
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20131205
Creation Date:	2/7/2014 22:15:07
Receipt Date:	20131216
Manifest ID:	000652616PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.043
Waste Quantity:	86
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Shipment Date:	20131205
Creation Date:	2/7/2014 22:15:07
Receipt Date:	20131216
Manifest ID:	000652616PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.3585
Waste Quantity:	717
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:	20131205
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000652616PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.133
Waste Quantity:	266
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:	20131205
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000652616PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.139
Waste Quantity:	278
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:	20131205
Creation Date:	2/7/2014 22:15:07
Receipt Date:	20131216
Manifest ID:	000652616PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.044
Waste Quantity:	88
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:	20130923
Creation Date:	11/16/2013 22:15:06
Receipt Date:	20131004
Manifest ID:	000608082PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0255
Waste Quantity:	51
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130923
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000608082PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1275
Waste Quantity:	255
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:	20130923
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000608082PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.2025
Waste Quantity:	405
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130923
Creation Date:	11/16/2013 22:15:06
Receipt Date:	20131004
Manifest ID:	000608082PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0825
Waste Quantity:	165
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 Info:

Year:	2010
Gen EPA ID:	CAL000285431
Shipment Date:	20100322
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000070621MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Shipment Date:	20100322
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000070621MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
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:	20100322
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000070621MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.026
Waste Quantity:	52
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:	20100322
Creation Date:	6/1/2011 14:07:21
Receipt Date:	20100324
Manifest ID:	000070621MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0225
Waste Quantity:	45
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:	20100322
Creation Date:	6/1/2011 14:07:21
Receipt Date:	20100324
Manifest ID:	000070621MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0675
Waste Quantity:	135
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20100322
Creation Date:	6/1/2011 14:07:21
Receipt Date:	20100324
Manifest ID:	000070621MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0
Waste Quantity:	0
Quantity Unit:	0
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:	20100322
Creation Date:	6/1/2011 14:07:21
Receipt Date:	20100324
Manifest ID:	000070621MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.173
Waste Quantity:	346
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D003
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20100322
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000070621MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAL000285431
Shipment Date:	20151012
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151019
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D018
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.0795
Waste Quantity:	159
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:	20151012
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.2945
Waste Quantity:	589
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

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Shipment Date:	20151012
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151019
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.039
Waste Quantity:	78
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:	20151012
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.011
Waste Quantity:	22
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:	20151012
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0945
Waste Quantity:	189
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151012
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0415
Waste Quantity:	83
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151012
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151019
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.0625
Waste Quantity:	125
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20151012
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151019
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.049
Waste Quantity:	98
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151012
Creation Date:	5/4/2016 22:16:02
Receipt Date:	20151020
Manifest ID:	001124996PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0055
Waste Quantity:	11
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151012
Creation Date:	5/4/2016 22:16:02
Receipt Date:	20151020
Manifest ID:	001124996PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.016
Waste Quantity:	32
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 Info:

Year:	2014
Gen EPA ID:	CAL000285431
Shipment Date:	20141013
Creation Date:	12/26/2014 22:14:59
Receipt Date:	20141016
Manifest ID:	000869139PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.0595
Waste Quantity:	119
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20141013

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000869139PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1075
Waste Quantity:	215
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:	20141013
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000869139PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1125
Waste Quantity:	225
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:	20141013
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000869139PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20141013
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000869139PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0335
Waste Quantity:	67
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:	20141013
Creation Date:	12/26/2014 22:14:59
Receipt Date:	20141016
Manifest ID:	000869139PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0555
Waste Quantity:	111
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141013
Creation Date:	12/26/2014 22:14:59
Receipt Date:	20141016
Manifest ID:	000869139PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0355
Waste Quantity:	71
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:	20141013
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000869139PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.2275
Waste Quantity:	455
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141013
Creation Date:	12/26/2014 22:14:59
Receipt Date:	20141016
Manifest ID:	000869139PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1105
Waste Quantity:	221
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140812
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000826765PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1765
Waste Quantity:	353
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 Info:

Year:	2008
Gen EPA ID:	CAL000285431

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Shipment Date:	20081031
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	002943823JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	P012
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:	D016
Additional Code 2:	D011
Additional Code 3:	D008
Additional Code 4:	D006
Additional Code 5:	Not reported

Shipment Date:	20081031
Creation Date:	1/14/2009 18:30:19
Receipt Date:	20081103
Manifest ID:	002943823JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D018
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
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:	20081031
Creation Date:	1/14/2009 18:30:19
Receipt Date:	20081103
Manifest ID:	002943823JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20081031
Creation Date:	1/14/2009 18:30:19
Receipt Date:	20081103
Manifest ID:	002943823JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0175
Waste Quantity:	35
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20081031
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	002943823JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.1

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Waste Quantity:	200
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:	20081031
Creation Date:	1/14/2009 18:30:19
Receipt Date:	20081103
Manifest ID:	002943823JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.05
Waste Quantity:	100
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:	20081031
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	002943823JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Shipment Date:	20080516
Creation Date:	8/4/2008 18:30:28
Receipt Date:	20080516
Manifest ID:	002941474JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.09
Waste Quantity:	180
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported

Shipment Date:	20080516
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	002941474JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.15
Waste Quantity:	300
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:	20080516
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	002941474JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
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 Info:

Year:	2009
Gen EPA ID:	CAL000285431
Shipment Date:	20090813
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005466155JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20090813
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005466155JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0365
Waste Quantity:	73
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:	20090813
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005466155JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	P012
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	D016
Additional Code 2:	D011
Additional Code 3:	D008
Additional Code 4:	D006
Additional Code 5:	Not reported
Shipment Date:	20090813
Creation Date:	10/29/2009 18:30:26
Receipt Date:	20090819
Manifest ID:	005466155JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
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

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

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:	20090813
Creation Date:	10/29/2009 18:30:26
Receipt Date:	20090819
Manifest ID:	005466155JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.1155
Waste Quantity:	231
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20090813
Creation Date:	10/29/2009 18:30:26
Receipt Date:	20090819
Manifest ID:	005466155JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.039
Waste Quantity:	78
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090813
Creation Date:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Receipt Date:	Not reported
Manifest ID:	005466155JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.206
Waste Quantity:	412
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:	20090304
Creation Date:	4/16/2009 18:30:10
Receipt Date:	20090305
Manifest ID:	002931572JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.143
Waste Quantity:	286
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported

Shipment Date:	20090304
Creation Date:	4/16/2009 18:30:10
Receipt Date:	20090305
Manifest ID:	002931572JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D035
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:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090304
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	002931572JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.0825
Waste Quantity:	165
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 Info:

Year:	2004
Gen EPA ID:	CAL000285431
Shipment Date:	20041119
Creation Date:	1/20/2005 18:31:32
Receipt Date:	20041119
Manifest ID:	23765983
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	NA
Meth Code:	T01 - Treatment, Tank

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Quantity Tons:	0.06
Waste Quantity:	120
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 Info:

Year:	2005
Gen EPA ID:	CAL000285431
Shipment Date:	20050728
Creation Date:	10/12/2005 18:35:03
Receipt Date:	20050728
Manifest ID:	23768079
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	T01 - Treatment, Tank
Quantity Tons:	0.1
Waste Quantity:	200
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:	20050728
Creation Date:	10/12/2005 18:35:03
Receipt Date:	20050728
Manifest ID:	23768079
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050728
Creation Date:	10/12/2005 18:35:03
Receipt Date:	20050728
Manifest ID:	23768079
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
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:	20050728
Creation Date:	10/12/2005 18:35:03
Receipt Date:	20050728
Manifest ID:	23768079
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D006
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.01
Waste Quantity:	20
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:	20050121
Creation Date:	6/3/2005 18:31:06
Receipt Date:	20050121
Manifest ID:	23786175
Trans EPA ID:	CAD008364432

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	T01 - Treatment, Tank
Quantity Tons:	0.15
Waste Quantity:	300
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:	20050121
Creation Date:	6/3/2005 18:31:06
Receipt Date:	20050121
Manifest ID:	23786175
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	T01 - Treatment, Tank
Quantity Tons:	0.15
Waste Quantity:	300
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:	20050121
Creation Date:	6/3/2005 18:31:06
Receipt Date:	20050121
Manifest ID:	23786175
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	NA

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Meth Code:	T01 - Treatment, Tank
Quantity Tons:	0.15
Waste Quantity:	300
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 Info:

Year:	2006
Gen EPA ID:	CAL000285431
Shipment Date:	20060329
Creation Date:	7/27/2006 18:34:20
Receipt Date:	20060330
Manifest ID:	24580367
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	T01 - Treatment, Tank
Quantity Tons:	0.07
Waste Quantity:	140
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:	20060329
Creation Date:	7/27/2006 18:34:20
Receipt Date:	20060330
Manifest ID:	24580367
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	T01 - Treatment, Tank
Quantity Tons:	0.03
Waste Quantity:	60
Quantity Unit:	P
Additional Code 1:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060329
Creation Date:	7/27/2006 18:34:20
Receipt Date:	20060330
Manifest ID:	24580367
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.006
Waste Quantity:	12
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:	20060329
Creation Date:	7/27/2006 18:34:20
Receipt Date:	20060330
Manifest ID:	24580367
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.025
Waste Quantity:	50
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 Info:

Year:	2016
Gen EPA ID:	CAL000285431

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Shipment Date:	20151012
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.011
Waste Quantity:	22
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:	20151012
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0945
Waste Quantity:	189
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151012
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151019
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.039
Waste Quantity:	78
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:	20151012
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151019
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D018
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.0795
Waste Quantity:	159
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:	20151012
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151019
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Quantity Tons:	0.0625
Waste Quantity:	125
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20151012
Creation Date:	12/16/2015 22:15:07
Receipt Date:	20151019
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.049
Waste Quantity:	98
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151012
Creation Date:	5/4/2016 22:16:02
Receipt Date:	20151020
Manifest ID:	001124996PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0055
Waste Quantity:	11
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Additional Code 5:	Not reported
Shipment Date:	20151012
Creation Date:	5/4/2016 22:16:02
Receipt Date:	20151020
Manifest ID:	001124996PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.016
Waste Quantity:	32
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:	20151012
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.2945
Waste Quantity:	589
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:	20151012
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001125004PSC
Trans EPA ID:	CAD008364432

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.442
Waste Quantity:	884
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 Info:

Year:	2007
Gen EPA ID:	CAL000285431
Shipment Date:	20070910
Creation Date:	12/10/2007 18:30:07
Receipt Date:	20070910
Manifest ID:	000272805JJK
Trans EPA ID:	CAD082699562
Trans Name:	NRC ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H135 - Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Quantity Tons:	11.55
Waste Quantity:	3500
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:	20070723
Creation Date:	11/5/2007 18:30:06
Receipt Date:	20070723
Manifest ID:	000272594JJK
Trans EPA ID:	CAD082699562
Trans Name:	NRC ENVIROMENTAL SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

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:	Not reported
Meth Code:	H135 - Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Quantity Tons:	11.55
Waste Quantity:	3500
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:	20070104
Creation Date:	4/19/2007 18:31:46
Receipt Date:	20070105
Manifest ID:	000505739JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.035
Waste Quantity:	70
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:	20070104
Creation Date:	4/19/2007 18:31:46
Receipt Date:	20070105
Manifest ID:	000505739JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U002
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.07

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Waste Quantity:	140
Quantity Unit:	P
Additional Code 1:	D035
Additional Code 2:	D018
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20070104
Creation Date:	4/19/2007 18:31:46
Receipt Date:	20070105
Manifest ID:	000505739JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20070104
Creation Date:	4/19/2007 18:31:46
Receipt Date:	20070105
Manifest ID:	000505739JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.025
Waste Quantity:	50
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

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Additional Info:

Year:	2011
Gen EPA ID:	CAL000285431
Shipment Date:	20111026
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000123072MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0365
Waste Quantity:	73
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:	20111026
Creation Date:	7/25/2012 18:30:17
Receipt Date:	20111028
Manifest ID:	000123072MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20111026
Creation Date:	7/25/2012 18:30:17
Receipt Date:	20111028

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Manifest ID:	000123072MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20111026
Creation Date:	7/25/2012 18:30:17
Receipt Date:	20111028
Manifest ID:	000123072MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20111026
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000123072MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20111026
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000123072MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1125
Waste Quantity:	225
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:	20111026
Creation Date:	7/25/2012 18:30:17
Receipt Date:	20111028
Manifest ID:	000123072MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Waste Quantity:	15
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:	20111026
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000123072MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.04
Waste Quantity:	80
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:	20111026
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000123072MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Shipment Date:	20110817
Creation Date:	7/19/2012 22:00:08
Receipt Date:	20110819
Manifest ID:	000126752MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0205
Waste Quantity:	41
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2017
Gen EPA ID:	CAL000285431
Shipment Date:	20171127
Creation Date:	7/5/2018 18:31:14
Receipt Date:	20171208
Manifest ID:	001713170PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0425
Waste Quantity:	85
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171127
Creation Date:	7/5/2018 18:31:14
Receipt Date:	20171208

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Manifest ID:	001713170PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.039
Waste Quantity:	78
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20171127
Creation Date:	7/5/2018 18:31:14
Receipt Date:	20171208
Manifest ID:	001713170PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
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:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001713170PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

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:	0.0835
Waste Quantity:	167
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:	20171127
Creation Date:	7/5/2018 18:31:14
Receipt Date:	20171208
Manifest ID:	001713170PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0545
Waste Quantity:	109
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001713170PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.372
Waste Quantity:	744

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

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:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001713170PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.072
Waste Quantity:	144
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:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001713170PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.3085
Waste Quantity:	617
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

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Shipment Date:	20170920
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001656784PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0115
Waste Quantity:	23
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170920
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	001656784PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.046
Waste Quantity:	92
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 Info:

Year:	2012
Gen EPA ID:	CAL000285431

Shipment Date:	20121206
Creation Date:	3/1/2013 22:15:08
Receipt Date:	20121220

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Manifest ID:	010580386JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.1005
Waste Quantity:	201
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20121206
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010580386JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20121206
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010580386JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20121206
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010580386JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1465
Waste Quantity:	293
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:	20121206
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010580386JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.325
Waste Quantity:	650

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

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:	20121206
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010580386JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20121206
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010580386JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Shipment Date:	20121206
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010580386JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20121206
Creation Date:	3/1/2013 22:15:08
Receipt Date:	20121220
Manifest ID:	010580386JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.059
Waste Quantity:	118
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	D005
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20121206
Creation Date:	3/1/2013 22:15:08
Receipt Date:	20121220
Manifest ID:	010580386JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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

HWTS:

Name:	LOWES - ALISO VIEJO #1900
Address:	26501 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000285431
Inactive Date:	01/25/2017
Create Date:	08/10/2004
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	1000 LOWE'S BLVD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	MOORESVILLE, NC 281170000
Owner Name:	LOWES HOME CENTERS, LLC
Owner Address:	1000 LOWE'S BLVD
Owner Address 2:	Not reported
Owner City,State,Zip:	MOORESVILLE, NC 281170000
Contact Name:	ROB GASS
Contact Address:	1000 LOWE'S BLVD
Contact Address 2:	Not reported
City,State,Zip:	MOORESVILLE, NC 28117
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.569997
Longitude:	-117.723333

NAICS:

EPA ID:	CAL000285431
Create Date:	2006-03-27 16:36:26.000
NAICS Code:	44411
NAICS Description:	Home Centers
Issued EPA ID Date:	2004-08-10 08:58:54.93300
Inactive Date:	2017-01-25 00:00:00
Facility Name:	LOWES - ALISO VIEJO #1900
Facility Address:	26501 ALISO CREEK RD
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported

LOWES HIW - ALISO VIEJO #1900 (Continued) **S113133514**

Facility State: CA
Facility Zip: 92656

A6 Target Property **LOWE'S OF ALISO VIEJO #1900**
26501 ALISO CREEK ROAD
ALISO VIEJO, CA 92656

RCRA NonGen / NLR **1024089948**
CAR000280040

Site 6 of 11 in cluster A

Actual: 341 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20200103
Handler Name:	LOWE'S OF ALISO VIEJO #1900
Handler Address:	26501 ALISO CREEK ROAD
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAR000280040
Contact Name:	BOBBI TENBORG
Contact Address:	LOWES BLVD., MAIL STOP A3WLP
Contact City,State,Zip:	MOORESVILLE, NC 28117
Contact Telephone:	704-758-2955
Contact Fax:	877-658-9885
Contact Email:	BOBBI.L.TENBORG@LOWES.COM
Contact Title:	ENVIRONMENTAL COMPLIANCE SUPERVISOR
EPA Region:	09
Land Type:	Private
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:	LOWES BLVD., MAIL STOP A3WLP
Mailing City,State,Zip:	MOORESVILLE, NC 28117
Owner Name:	LOWE'S HOME CENTERS, LLC
Owner Type:	Private
Operator Name:	LOWE'S HOME CENTERS, LLC
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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported

LOWE'S OF ALISO VIEJO #1900 (Continued) **1024089948**

Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20200103
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
Waste Code:	D002
Waste Description:	CORROSIVE 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:	D009

LOWE'S OF ALISO VIEJO #1900 (Continued) **1024089948**

Waste Description: MERCURY

Waste Code: D011
Waste Description: SILVER

Waste Code: D016
Waste Description: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

Waste Code: D018
Waste Description: BENZENE

Waste Code: D035
Waste Description: METHYL ETHYL KETONE

Waste Code: U154
Waste Description: METHANOL (I) (OR) METHYL ALCOHOL (I)

Handler - Owner Operator:

Owner/Operator Indicator: Operator
Owner/Operator Name: LOWE'S HOME CENTERS, LLC
Legal Status: Private
Date Became Current: 20040827
Date Ended Current: Not reported
Owner/Operator Address: 1605 CURTIS BRIDGE RD
Owner/Operator City,State,Zip: WILKESBORO, NC 28697
Owner/Operator Telephone: 704-758-2955
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 877-658-9885
Owner/Operator Email: BOBBI.L.TENBORG@LOWES.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: LOWE'S HOME CENTERS, LLC
Legal Status: Private
Date Became Current: 20040827
Date Ended Current: Not reported
Owner/Operator Address: 1605 CURTIS BRIDGE RD
Owner/Operator City,State,Zip: WILKESBORO, NC 28697
Owner/Operator Telephone: 704-758-2955
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 877-658-9885
Owner/Operator Email: BOBBI.L.TENBORG@LOWES.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: LOWE'S HOME CENTERS, LLC
Legal Status: Private
Date Became Current: 20040827
Date Ended Current: Not reported
Owner/Operator Address: 1605 CURTIS BRIDGE RD
Owner/Operator City,State,Zip: WILKESBORO, NC 28697
Owner/Operator Telephone: 704-758-2955
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 877-658-9885
Owner/Operator Email: BOBBI.L.TENBORG@LOWES.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: LOWE'S HOME CENTERS, LLC
Legal Status: Private

LOWE'S OF ALISO VIEJO #1900 (Continued) **1024089948**

Date Became Current:	20040827
Date Ended Current:	Not reported
Owner/Operator Address:	1605 CURTIS BRIDGE RD
Owner/Operator City,State,Zip:	WILKESBORO, NC 28697
Owner/Operator Telephone:	704-758-2955
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	877-658-9885
Owner/Operator Email:	BOBBI.L.TENBORG@LOWES.COM

Historic Generators:

Receive Date:	20200103
Handler Name:	LOWE'S OF ALISO VIEJO #1900
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

Receive Date:	20171226
Handler Name:	LOWE'S OF ALISO VIEJO #1900
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:	No
Electronic Manifest Broker:	No

List of NAICS Codes and Descriptions:

NAICS Code:	444110
NAICS Description:	HOME CENTERS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

A7 Target Property | **LOWE'S #1900**
26501 ALISO CREEK RD
ALISO VIEJO, CA 92656 | **FINDS** | **1023316466**
N/A

Site 7 of 11 in cluster A

Actual: 341 ft.

FINDS:
Registry ID: 110066097191

Click Here:

Environmental Interest/Information System:
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A8 Target Property | **LOWE'S OF ALISO VIEJO #1900**
26501 ALISO CREEK RD
ALISO VIEJO, CA 92656 | **HWTS** | **S124947920**
N/A

Site 8 of 11 in cluster A

Actual: 341 ft.

HWTS:

Name:	LOWE'S OF ALISO VIEJO #1900
Address:	26501 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAR000280040
Inactive Date:	01/03/2020
Create Date:	02/05/2018
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	1000 LOWE'S BLVD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	MOORESVILLE, NC 281170000
Owner Name:	LOWES HOME CENTERS, LLC
Owner Address:	1000 LOWE'S BLVD
Owner Address 2:	Not reported
Owner City,State,Zip:	MOORESVILLE, NC 281170000
Contact Name:	ROB GASS
Contact Address:	1000 LOWE'S BLVD
Contact Address 2:	Not reported
City,State,Zip:	MOORESVILLE, NC 28117
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	33.579486
Longitude:	-117.723969

NAICS:

EPA ID:	CAR000280040
Create Date:	2018-02-05 14:57:30.633
NAICS Code:	444110
NAICS Description:	Home Centers
Issued EPA ID Date:	2018-02-05 14:57:30.63300
Inactive Date:	2020-01-03 00:00:00
Facility Name:	LOWE'S OF ALISO VIEJO #1900
Facility Address:	26501 ALISO CREEK RD
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported

LOWE'S OF ALISO VIEJO #1900 (Continued) **S124947920**

Facility State: CA
Facility Zip: 92656

A9 **AST** **A100324284**
Target Property **26501 ALISO CREEK RD** **N/A**
ALISO VIEJO, CA

Site 9 of 11 in cluster A

Actual: 341 ft.

AST:

Name:	Not reported
Address:	26501 ALISO CREEK RD
City/Zip:	ALISO VIEJO,
Certified Unified Program Agencies:	Orange
Owner:	LOWES # 1900
Total Gallons:	1,320
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported
Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

A10 **LOWE'S OF ALISO VIEJO #1900** **FINDS** **1024214536**
Target Property **26501 ALISO CREEK ROAD** **N/A**
ALISO VIEJO, CA 92656

Site 10 of 11 in cluster A

Actual: 341 ft.

FINDS:
Registry ID: 110038087058

Click Here:

Environmental Interest/Information System:
AIR EMISSIONS CLASSIFICATION UNKNOWN
Registry ID: 110070206317

LOWE'S OF ALISO VIEJO #1900 (Continued) **1024214536**

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A11 Target Property | **LOWE'S OF ALISO VIEJO #1900** | **ECHO** | **1024086832**
26501 ALISO CREEK ROAD | **N/A**
ALISO VIEJO, CA 92656

Site 11 of 11 in cluster A

Actual: 341 ft.

ECHO:

Envid:	1024086832
Registry ID:	110070206317
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110070206317
Name:	LOWE'S OF ALISO VIEJO #1900
Address:	26501 ALISO CREEK ROAD
City,State,Zip:	ALISO VIEJO, CA 92656

B12 North < 1/8 0.045 mi. 235 ft. | **NUVASIVE SPECIALIZED ORTHOPEDICS INC** | **RCRA-SQG** | **1024856048**
101 ENTERPRISE STE 100 | **CAL000419432**
ALISO VIEJO, CA 92656

Site 1 of 3 in cluster B

Relative: Higher

Actual: 419 ft.

RCRA-SQG:

Date Form Received by Agency:	20200305
Handler Name:	NUVASIVE SPECIALIZED ORTHOPEDICS INC
Handler Address:	101 ENTERPRISE STE 100
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000419432
Contact Name:	MIKE MOELLER
Contact Address:	101 ENTERPRISE STE 100
Contact City,State,Zip:	ALISO VIEJO, CA 92656
Contact Telephone:	949-544-6458
Contact Fax:	949-837-3664
Contact Email:	MMOELLER@NUVASIVE.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:	101 ENTERPRISE STE 100
Mailing City,State,Zip:	ALISO VIEJO, CA 92656-0000

NUVASIVE SPECIALIZED ORTHOPEDICS INC (Continued) **1024856048**

Owner Name:	ENTERPRISE OFFICE OWNER LLC
Owner Type:	Private
Operator Name:	NUVASIVE SPECIALIZED ORTHOPEDICS 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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20200305
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

NUVASIVE SPECIALIZED ORTHOPEDICS INC (Continued) **1024856048**

Manifest Broker: No
Sub-Part P Indicator: No

Hazardous Waste Summary:
Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D002
Waste Description: CORROSIVE WASTE

Waste Code: D007
Waste Description: CHROMIUM

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: NUVASIVE, INC.
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 7475 LUSK BOULEVARD
Owner/Operator City,State,Zip: SAN DIEGO, CA 92121-0000
Owner/Operator Telephone: 800-475-9131
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: ENTERPRISE OFFICE OWNER LLC
Legal Status: Private
Date Became Current: 20180524
Date Ended Current: Not reported
Owner/Operator Address: 3953 MAPLE AVENUE, SUITE 300
Owner/Operator City,State,Zip: DALLAS, TX 75219
Owner/Operator Telephone: 949-238-6581
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: MIKE MOELLER
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 101 ENTERPRISE STE 100
Owner/Operator City,State,Zip: ALISO VIEJO, CA 92656
Owner/Operator Telephone: 949-837-3600
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: NUVASIVE SPECIALIZED ORTHOPEDICS INC
Legal Status: Other
Date Became Current: 20160211
Date Ended Current: Not reported

NUVASIVE SPECIALIZED ORTHOPEDICS INC (Continued) **1024856048**

Owner/Operator Address: 101 ENTERPRISE STE 100
Owner/Operator City,State,Zip: ALISO VIEJO, CA 92656
Owner/Operator Telephone: 949-837-3600
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20160812
Handler Name: NUVASIVE SPECIALIZED ORTHOPEDICS 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: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20200305
Handler Name: NUVASIVE SPECIALIZED ORTHOPEDICS 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: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 339113
NAICS Description: SURGICAL APPLIANCE AND SUPPLIES MANUFACTURING

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

B13 **NUVASIVE SPECIALIZED ORTHOPEDICS, INC.** **CERS HAZ WASTE** **S123513361**
North **101 ENTERPRISE STE 100** **CERS** **N/A**
< 1/8 **ALISO VIEJO, CA 92656**
0.045 mi.
235 ft. **Site 2 of 3 in cluster B**

Relative:
Higher
Actual:
419 ft.

CERS HAZ WASTE:
Name: NUVASIVE SPECIALIZED ORTHOPEDICS, INC.
Address: 101 ENTERPRISE STE 100
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 365736

NUVASIVE SPECIALIZED ORTHOPEDICS, INC. (Continued) **S123513361**

CERS ID: 10574383
CERS Description: Hazardous Waste Generator

CERS:
Name: NUVASIVE SPECIALIZED ORTHOPEDICS, INC.
Address: 101 ENTERPRISE STE 100
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 365736
CERS ID: 10574383
CERS Description: Chemical Storage Facilities

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-27-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspected perimeter of facility including the trash disposal area. Permission to inspect and take necessary photos granted by Marisol Guilloty. Hazardous waste properly stored, labeled and dated. Manifests for hazardous waste pickup reviewed on site. Hazardous waste emergency response sticker completed and posted on site. 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: 09-12-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted submittal in CERS. Requested modifications to the inventory and site map performed.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-22-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Received HMBEP training records. Fourteen employees trained on 9-15-16 and 9-20-16.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-12-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Walked facility with the latest submitted hazardous material inventory and site map. Hazardous material containers appeared to be in good condition. No signs of leaking or previous releases. Did not observe any additional hazardous material stored at or above disclosure threshold. Emergency response/contingency plan completed and available for review. Hazardous material business emergency plan training provided to 131 employees within the past 12 months. Training

NUVASIVE SPECIALIZED ORTHOPEDICS, INC. (Continued) **S123513361**

	documentation available for review Locations for facility site map requirements were accurate. * Change the phone number in box C1 of the emergency response/contingency plan to (714) 433-6406 before the next submittal.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
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:	NuVasive Specialized Orthopedics 101 Enterprise suite 100 Aliso Viejo, CA 92656
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	03-03-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	accepted CERS for 2017 pending onsite inspection of new material info
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
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:	NuVasive Specialized Orthopedics 101 Enterprise suite 100 Aliso Viejo, CA 92656
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-30-2016
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 Jeff Forsberg. Hazardous waste properly stored, labeled and dated. Hazardous waste contingency plan kept on site and available for review. Manifests for hazardous waste pickup available for review during the past three years. 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:	08-30-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site for initial hazardous materials and business emergency plan inspection. Walked facility with the latest disclosed hazardous

NUVASIVE SPECIALIZED ORTHOPEDICS, INC. (Continued) **S123513361**

	material inventory and site map. The following hazardous materials were observed in amounts that exceed the required disclosure quantities: - 150 gallons of new machine coolant - 1100 cubic feet of argon (4 cylinders) - 150 gallons of used machine coolant Please address the following: > Both alcohol disclosures (new product and waste) are stored at below disclosure threshold. According to Jeff Forsberg the current amount on site will not increase. Delete both of these from the disclosed inventory. > Add argon and new machine coolant to the hazardous material inventory. Also, add their locations to the facility site map. > Make sure HMBEP training is provided to employees annually. Document this training and keep records available for review during regular business hours. The facility is responsible for identifying all [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-09-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Inspected perimeter of facility including the dumpster area. Permission to inspect granted by David Lalor. Hazardous waste and universal waste properly stored, labeled and dated. Hazardous waste emergency response sticker completed and posted on site. Manifests for hazardous waste pickup reviewed on site. 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:	08-12-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Inspected perimeter of facility including the trash disposal areas. Permission to inspect granted by Glenn Taylor (EH&S contractor). Hazardous waste properly stored, labeled and dated. Manifests for hazardous waste pickup available for review during the past three years. Updated waste stream pages. Emergency response/contingency plan completed and available for review. Current hazardous waste management training provided to all employees handling hazardous waste. Training documented and records available for review. No violations noted at this time.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS,

Affiliation:

Affiliation Type Desc:	Identification Signer
Entity Name:	Mike Moeller
Entity Title:	Leader of R&D and Operations
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

NUVASIVE SPECIALIZED ORTHOPEDICS, INC. (Continued) **S123513361**

Affiliation Phone:	,

Affiliation Type Desc:	Property Owner
Entity Name:	Enterprise Office Owner LLC
Entity Title:	Not reported
Affiliation Address:	95 Enterprise, Suite 380
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92656
Affiliation Phone:	(949) 238-6581,

Affiliation Type Desc:	Document Preparer
Entity Name:	Glenn Taylor, EH&S Contractor
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:	Glenn Taylor
Entity Title:	Not reported
Affiliation Address:	101 Enterprise #100
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
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
Affiliation Phone:	(714) 433-6406,

Affiliation Type Desc:	Legal Owner
Entity Name:	NuVasive, Inc.
Entity Title:	Not reported
Affiliation Address:	7475 Lusk Blvd
Affiliation City:	San Diego
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92121
Affiliation Phone:	(858) 909-1800,

Affiliation Type Desc:	Operator
Entity Name:	NuVasive Specialized Orthopedics, Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported

NUVASIVE SPECIALIZED ORTHOPEDICS, INC. (Continued) **S123513361**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(949) 837-3600,
Affiliation Type Desc:	Parent Corporation
Entity Name:	NUVASIVE, 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
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	101 Enterprise #100
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,

14
South
< 1/8
0.057 mi.
301 ft.

HOAG HEALTH CENTER ALISO VIEJO **RCRA NonGen / NLR** **1025870920**
26671 ALISO CREEK ROAD SUITE 106 **CAL000444029**
ALISO VIEJO, CA 92656

Relative:
Higher

Actual:
352 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20190304
Handler Name:	HOAG HEALTH CENTER ALISO VIEJO
Handler Address:	26671 ALISO CREEK ROAD SUITE 106
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000444029
Contact Name:	ALLISON TAYLOR
Contact Address:	ONE HOAG DRIVE
Contact City,State,Zip:	NEWPORT BEACH, CA 92658
Contact Telephone:	949-764-1470
Contact Fax:	949-764-8019
Contact Email:	ALLISON.TAYLOR@HOAG.ORG
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:	ONE HOAG DRIVE
Mailing City,State,Zip:	NEWPORT BEACH, CA 92658
Owner Name:	HOAG MEMORIAL HOSPITAL PRESBYTERIAN
Owner Type:	Other

HOAG HEALTH CENTER ALISO VIEJO (Continued) **1025870920**

Operator Name:	ALLISON 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:	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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20190628
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

HOAG HEALTH CENTER ALISO VIEJO (Continued) **1025870920**

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	HOAG MEMORIAL HOSPITAL PRESBYTERIAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	ONE HOAG DRIVE
Owner/Operator City,State,Zip:	NEWPORT BEACH, CA 92658
Owner/Operator Telephone:	949-764-4624
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ALLISON TAYLOR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	ONE HOAG DRIVE
Owner/Operator City,State,Zip:	NEWPORT BEACH, CA 92658
Owner/Operator Telephone:	949-764-1470
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190304
Handler Name:	HOAG HEALTH CENTER ALISO VIEJO
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:	622110
NAICS Description:	GENERAL MEDICAL AND SURGICAL HOSPITALS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

C15 SE < 1/8 0.084 mi. 445 ft. | **WALGREENS #11241**
26531 ALISO CREEK RD
ALISO VIEJO, CA 92656 | **CERS HAZ WASTE**
HAZNET
HWTS | **S113154784**
N/A

Site 1 of 4 in cluster C

Relative: Lower

Actual: 313 ft.

CERS HAZ WASTE:

Name:	WALGREENS #11241
Address:	26531 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	169834
CERS ID:	10435408
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	10-02-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Received and ACCEPTED the HMBEP on CERS.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-24-2016
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 Jeff Cheng (store manager) Hazardous waste properly stored, labeled and dated. Weekly hazardous waste storage area inspection reports available for review. Hazardous waste emergency response sticker completed and posted on site. Manifests for hazardous waste available for review during the past three years. 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:	05-07-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and accepted disclosure in CERS
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-01-2013
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 Julissa Rivera (store manager). Documentation for hazardous waste pickup and universal waste handling reviewed on site. Hazardous waste properly stored, labeled and dated. CUPA contingency plan kept on site and available for review (4-24-13). New photo processing unit in place for approximately a month now. Spent cartridges will now be sent UPS to Hallmark Refining Corporation. No violations noted at this time.

WALGREENS #11241 (Continued) **S113154784**

Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	03-21-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	CERS review: filed to be removed from HazMat - RUR submitted
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-16-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. Jeff Cheng granted consent to conduct inspection. I inspected waste storage areas in receiving and pharmacy. All waste bins are stored closed and labeled. Manifests were reviewed. Emergency procedures and contact information are posted in front of store and in manager s office.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS,

Coordinates:

Site ID:	169834
Facility Name:	Walgreens #11241
Env Int Type Code:	HWG
Program ID:	10435408
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.,
Latitude:	33.577210
Longitude:	-117.723740

Affiliation:

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:	Verisk 3E, Regulatory Department/Walgreen Co.
Entity Title:	Not reported
Affiliation Address:	3207 Grey Hawk Court, Suite 200
Affiliation City:	Carlsbad
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92010
Affiliation Phone:	,

WALGREENS #11241 (Continued) **S113154784**

Affiliation Type Desc:	Legal Owner
Entity Name:	Walgreen Co.
Entity Title:	Not reported
Affiliation Address:	200 Wilmot Road
Affiliation City:	Deerfield
Affiliation State:	IL
Affiliation Country:	United States
Affiliation Zip:	60015
Affiliation Phone:	(847) 914-2264,

Affiliation Type Desc:	Document Preparer
Entity Name:	Charles Savage, on behalf of Walgreen Co.
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:	Charles Savage, on behalf of Walgreen Co.
Entity Title:	Regulatory Compliance Specialist, Verisk 3E
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:	Walgreen Co.
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:	(847) 914-2264,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	Verisk 3E, Regulatory/Walgreen Co, 3207 Grey Hawk Court, Suite 200
Affiliation City:	Carlsbad
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92010
Affiliation Phone:	,

Affiliation Type Desc:	Parent Corporation
Entity Name:	Walgreens
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

WALGREENS #11241 (Continued) **S113154784**

Affiliation Zip: Not reported
Affiliation Phone: ,

HAZNET:

Name:	WALGREENS #11241
Address:	26531 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 920100000
Contact:	KARINA ROMERO
Telephone:	7606028700
Mailing Name:	Not reported
Mailing Address:	3207 GREY HAWK CT. SUITE 200
Year:	2019
Gepaid:	CAL000338646
TSD EPA ID:	AZR000515924
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:	0.13800
Year:	2019
Gepaid:	CAL000338646
TSD EPA ID:	NVD980895338
CA Waste Code:	311 - Pharmaceutical waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.09350
Year:	2019
Gepaid:	CAL000338646
TSD EPA ID:	CAD008364432
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.00600
Year:	2019
Gepaid:	CAL000338646
TSD EPA ID:	CAD008364432
CA Waste Code:	122 - Alkaline solution without metals pH >= 12.5
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.00250
Year:	2019
Gepaid:	CAL000338646
TSD EPA ID:	AZR000515924
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.29950
Year:	2019
Gepaid:	CAL000338646
TSD EPA ID:	NVD980895338

WALGREENS #11241 (Continued) **S113154784**

CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.02200

Year: 2019
Gepaid: CAL000338646
TSD EPA ID: NVD980895338
CA Waste Code: 131 - Aqueous solution (2 < pH < 12.5) containing reactive anions ...
Disposal Method: H070 -
Tons: 0.00200

Year: 2019
Gepaid: CAL000338646
TSD EPA ID: CAD008364432
CA Waste Code: 311 - Pharmaceutical waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.11700

Year: 2019
Gepaid: CAL000338646
TSD EPA ID: INR000110197
CA Waste Code: 311 - Pharmaceutical waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.00150

Year: 2018
Gepaid: CAL000338646
TSD EPA ID: AZR000515924
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: 0.16400

Click this hyperlink while viewing on your computer to access
80 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:
Year: 2012
Gen EPA ID: CAL000338646

Shipment Date: 20121011
Creation Date: 4/3/2013 22:15:15
Receipt Date: 20121024
Manifest ID: 005865592FLE
Trans EPA ID: MNS000110924
Trans Name: STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID: OKD981588791
Trans 2 Name: TRIAD TRANSPORT INC
TSDF EPA ID: INR000110197
Trans Name: STERICYCLE INC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 214 - Unspecified solvent mixture

WALGREENS #11241 (Continued) **S113154784**

RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.006
Waste Quantity:	12
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:	20121011
Creation Date:	4/3/2013 22:15:15
Receipt Date:	20121024
Manifest ID:	005865592FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
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:	0.0045
Waste Quantity:	9
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:	20121011
Creation Date:	4/3/2013 22:15:15
Receipt Date:	20121024
Manifest ID:	005865592FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported

WALGREENS #11241 (Continued) **S113154784**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20121011
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005865592FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0055
Waste Quantity:	11
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:	20121011
Creation Date:	4/3/2013 22:15:15
Receipt Date:	20121024
Manifest ID:	005865592FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE 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:	- Not reported
Quantity Tons:	0.088
Waste Quantity:	176
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:	20120723
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005497365FLE

WALGREENS #11241 (Continued) **S113154784**

Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	OHD083377010
TSDF Alt Name:	EEI INC
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	- Not reported
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20120723
Creation Date:	1/25/2013 22:15:18
Receipt Date:	20120803
Manifest ID:	005497365FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	OHD083377010
TSDF Alt Name:	EEI INC
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	- Not reported
Quantity Tons:	0.0045
Waste Quantity:	9
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:	20120723
Creation Date:	1/25/2013 22:15:18
Receipt Date:	20120803
Manifest ID:	005497365FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	OHD083377010
TSDF Alt Name:	EEI INC
Waste Code Description:	214 - Unspecified solvent mixture

WALGREENS #11241 (Continued) **S113154784**

RCRA Code:	D001
Meth Code:	- Not reported
Quantity Tons:	0.009
Waste Quantity:	18
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:	20120723
Creation Date:	1/25/2013 22:15:18
Receipt Date:	20120803
Manifest ID:	005497365FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	OHD083377010
TSDF Alt Name:	EEI INC
Waste Code Description:	131 - Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions
RCRA Code:	D001
Meth Code:	- Not reported
Quantity Tons:	0.0015
Waste Quantity:	3
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:	20120723
Creation Date:	1/25/2013 22:15:18
Receipt Date:	20120803
Manifest ID:	005497365FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	OHD083377010
TSDF Alt Name:	EEI INC
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	- Not reported
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

WALGREENS #11241 (Continued) **S113154784**

Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:
Year: 2016
Gen EPA ID: CAL000338646

Shipment Date: 20151214
Creation Date: Not reported
Receipt Date: Not reported
Manifest ID: 008441665FLE
Trans EPA ID: MNS000110924
Trans Name: STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID: CAD983649880
Trans 2 Name: PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID: CAD008364432
Trans Name: RHO CHEM LLC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: - Not reported
RCRA Code: Not reported
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.034
Waste Quantity: 68
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: 20151214
Creation Date: 3/25/2016 22:15:42
Receipt Date: 20151223
Manifest ID: 008441665FLE
Trans EPA ID: MNS000110924
Trans Name: STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID: CAD983649880
Trans 2 Name: PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID: CAD008364432
Trans Name: RHO CHEM LLC
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: 0.002
Waste Quantity: 4
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

WALGREENS #11241 (Continued) **S113154784**

Shipment Date:	20151214
Creation Date:	3/25/2016 22:15:42
Receipt Date:	20151223
Manifest ID:	008441665FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0665
Waste Quantity:	133
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:	20151214
Creation Date:	3/25/2016 22:15:42
Receipt Date:	20151223
Manifest ID:	008441665FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20151214
Creation Date:	3/25/2016 22:15:42
Receipt Date:	20151223
Manifest ID:	008441665FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880

WALGREENS #11241 (Continued) **S113154784**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.0085
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:	20151028
Creation Date:	1/7/2016 22:15:09
Receipt Date:	20151105
Manifest ID:	008474791FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.0025
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:	20151028
Creation Date:	1/7/2016 22:15:09
Receipt Date:	20151105
Manifest ID:	008474791FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001

WALGREENS #11241 (Continued) **S113154784**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0055
Waste Quantity:	11
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:	20151028
Creation Date:	1/7/2016 22:15:09
Receipt Date:	20151105
Manifest ID:	008474791FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D010
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151028
Creation Date:	1/7/2016 22:15:09
Receipt Date:	20151105
Manifest ID:	008474791FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	131 - Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P

WALGREENS #11241 (Continued) **S113154784**

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:	20151028
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008474791FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D024
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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 Info:

Year:	2015
Gen EPA ID:	CAL000338646
Shipment Date:	20151214
Creation Date:	3/25/2016 22:15:42
Receipt Date:	20151223
Manifest ID:	008441665FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.0085
Waste Quantity:	17
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

WALGREENS #11241 (Continued) **S113154784**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151214
Creation Date:	3/25/2016 22:15:42
Receipt Date:	20151223
Manifest ID:	008441665FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.002
Waste Quantity:	4
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:	20151214
Creation Date:	3/25/2016 22:15:42
Receipt Date:	20151223
Manifest ID:	008441665FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20151214
Creation Date:	3/25/2016 22:15:42
Receipt Date:	20151223
Manifest ID:	008441665FLE

WALGREENS #11241 (Continued) **S113154784**

Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0665
Waste Quantity:	133
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:	20151214
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008441665FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.034
Waste Quantity:	68
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:	20151028
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008474791FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported

WALGREENS #11241 (Continued) **S113154784**

TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
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:	20151028
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008474791FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20151028
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008474791FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	791 - Liquids with pH < 2 792 Liquids with pH < 2 with metals
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2

WALGREENS #11241 (Continued) **S113154784**

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:	20151028
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008474791FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20151028
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008474791FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	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

WALGREENS #11241 (Continued) **S113154784**

Additional Info:

Year:	2011
Gen EPA ID:	CAL000338646
Shipment Date:	20111025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005014580FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
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:	0.002
Waste Quantity:	4
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:	20111025
Creation Date:	11/28/2012 22:15:25
Receipt Date:	20111103
Manifest ID:	005014580FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
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:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20111025
Creation Date:	11/28/2012 22:15:25
Receipt Date:	20111103

WALGREENS #11241 (Continued) **S113154784**

Manifest ID:	005014580FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
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:	0.002
Waste Quantity:	4
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:	20111025
Creation Date:	11/28/2012 22:15:25
Receipt Date:	20111103
Manifest ID:	005014580FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20111025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005014580FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC

WALGREENS #11241 (Continued) **S113154784**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20111025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005014580FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.002
Waste Quantity:	4
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:	20111025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005014580FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	Not reported

WALGREENS #11241 (Continued) **S113154784**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20111025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005014580FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE 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:	- Not reported
Quantity Tons:	0.0075
Waste Quantity:	15
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:	20111025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005014580FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20111025
Creation Date:	Not reported
Receipt Date:	Not reported

WALGREENS #11241 (Continued) **S113154784**

Manifest ID:	005014580FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0015
Waste Quantity:	3
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 Info:

Year:	2013
Gen EPA ID:	CAL000338646
Shipment Date:	20131025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006204962FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20131025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006204962FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC

WALGREENS #11241 (Continued) **S113154784**

Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0745
Waste Quantity:	149
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:	20131025
Creation Date:	3/18/2014 22:15:12
Receipt Date:	20131101
Manifest ID:	006204962FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D010
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131025
Creation Date:	3/18/2014 22:15:12
Receipt Date:	20131101
Manifest ID:	006204962FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075

WALGREENS #11241 (Continued) **S113154784**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
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:	20131025
Creation Date:	3/18/2014 22:15:12
Receipt Date:	20131101
Manifest ID:	006204962FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	131 - Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
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:	20131025
Creation Date:	3/18/2014 22:15:12
Receipt Date:	20131101
Manifest ID:	006204962FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
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:	0.0155
Waste Quantity:	31
Quantity Unit:	P

WALGREENS #11241 (Continued) **S113154784**

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:	20131025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006204962FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0695
Waste Quantity:	139
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:	20131025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006204962FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
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:	20130423
Creation Date:	9/15/2013 22:15:19
Receipt Date:	20130513

WALGREENS #11241 (Continued) **S113154784**

Manifest ID:	006210147FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE 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:	- Not reported
Quantity Tons:	0.21
Waste Quantity:	420
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:	20130423
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006210147FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.04
Waste Quantity:	80
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 Info:

Year:	2010
Gen EPA ID:	CAL000338646

Shipment Date:	20101027
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	007718311JJK
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC

WALGREENS #11241 (Continued) **S113154784**

TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.004
Waste Quantity:	8
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:	20101027
Creation Date:	4/22/2011 18:30:09
Receipt Date:	20101109
Manifest ID:	007718311JJK
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.001
Waste Quantity:	2
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:	20101027
Creation Date:	4/22/2011 18:30:09
Receipt Date:	20101109
Manifest ID:	007718311JJK
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	131 - Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions
RCRA Code:	D001
Meth Code:	H071 - Chemical Reduction With Or Without Precipitation

WALGREENS #11241 (Continued) **S113154784**

Quantity Tons:	0.001
Waste Quantity:	2
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:	20101027
Creation Date:	4/22/2011 18:30:09
Receipt Date:	20101109
Manifest ID:	007718311JJK
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES 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:	- Not reported
Quantity Tons:	0.002
Waste Quantity:	4
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:	20101027
Creation Date:	4/22/2011 18:30:09
Receipt Date:	20101109
Manifest ID:	007718311JJK
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons:	0.004
Waste Quantity:	8
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

WALGREENS #11241 (Continued) **S113154784**

Shipment Date:	20100427
Creation Date:	12/16/2010 18:30:46
Receipt Date:	20100511
Manifest ID:	006502744JJK
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT
TSDF EPA ID:	SCR000770073
Trans Name:	KILN DIRECT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported
Meth Code:	- Not reported
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:	20100126
Creation Date:	11/3/2010 18:30:24
Receipt Date:	20100212
Manifest ID:	006504062JJK
Trans EPA ID:	MNS000100924
Trans Name:	STERICYCLE SPECIALTY SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT
TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES 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:	- Not reported
Quantity Tons:	0.0055
Waste Quantity:	11
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 Info:

Year:	2009
Gen EPA ID:	CAL000338646

Shipment Date:	20091027
Creation Date:	5/20/2010 18:30:40
Receipt Date:	20091113
Manifest ID:	005859791JJK
Trans EPA ID:	MNS000100924

WALGREENS #11241 (Continued) **S113154784**

Trans Name:	STERICYCLE SPECIALTY SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT
TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.0055
Waste Quantity:	11
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:	20091027
Creation Date:	5/20/2010 18:30:40
Receipt Date:	20091113
Manifest ID:	005859791JJK
Trans EPA ID:	MNS000100924
Trans Name:	STERICYCLE SPECIALTY SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT
TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H121 - Neutralization Only
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:	20091027
Creation Date:	9/17/2012 22:15:29
Receipt Date:	Not reported
Manifest ID:	005859790JJK
Trans EPA ID:	MNS000100924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT
TSDF EPA ID:	SCR000770073
Trans Name:	KILN DIRECT
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported

WALGREENS #11241 (Continued) **S113154784**

Meth Code:	- Not reported
Quantity Tons:	0.0245
Waste Quantity:	49
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:	20090803
Creation Date:	3/5/2010 18:30:08
Receipt Date:	20090824
Manifest ID:	002553855FLE
Trans EPA ID:	MNS000100924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES 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:	- Not reported
Quantity Tons:	0.0075
Waste Quantity:	15
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:	20090427
Creation Date:	9/25/2009 18:30:08
Receipt Date:	20090518
Manifest ID:	002553584FLE
Trans EPA ID:	MNS000100924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
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

WALGREENS #11241 (Continued) **S113154784**

Shipment Date:	20090126
Creation Date:	6/4/2009 18:30:08
Receipt Date:	20090206
Manifest ID:	002321799FLE
Trans EPA ID:	SCD987584778
Trans Name:	SUMTER TRANSPORT COMPANY
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	OHD083377010
Trans Name:	ENVIRONMENTAL ENTERPRISES 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:	- Not reported
Quantity Tons:	0.0075
Waste Quantity:	15
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 Info:

Year:	2017
Gen EPA ID:	CAL000338646
Shipment Date:	20171129
Creation Date:	6/28/2018 18:30:17
Receipt Date:	20171208
Manifest ID:	010816138FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0065
Waste Quantity:	13
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:	20171129
Creation Date:	6/28/2018 18:30:17
Receipt Date:	20171208
Manifest ID:	010816138FLE

WALGREENS #11241 (Continued) **S113154784**

Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
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:	20171129
Creation Date:	6/28/2018 18:30:17
Receipt Date:	20171208
Manifest ID:	010816138FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D010
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:	D007
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171129
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010816138FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported

WALGREENS #11241 (Continued) **S113154784**

TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20171129
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010816138FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.088
Waste Quantity:	176
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:	20171129
Creation Date:	6/28/2018 18:30:17
Receipt Date:	20171208
Manifest ID:	010816138FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0145
Waste Quantity:	29

WALGREENS #11241 (Continued) **S113154784**

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:	20170925
Creation Date:	6/29/2018 18:30:18
Receipt Date:	20171004
Manifest ID:	010676291FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D024
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
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:	20170925
Creation Date:	6/29/2018 18:30:18
Receipt Date:	20171004
Manifest ID:	010676291FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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

WALGREENS #11241 (Continued) **S113154784**

Shipment Date:	20170925
Creation Date:	6/29/2018 18:30:18
Receipt Date:	20171004
Manifest ID:	010676291FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	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:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170925
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010676291FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.106
Waste Quantity:	212
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 Info:

Year:	2014
Gen EPA ID:	CAL000338646

Shipment Date:	20141118
Creation Date:	5/11/2015 22:15:07
Receipt Date:	20141204

WALGREENS #11241 (Continued) **S113154784**

Manifest ID:	007331596FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD008364432
Trans 2 Name:	RHO CHEM LLC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0055
Waste Quantity:	11
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:	20141118
Creation Date:	2/24/2015 22:15:05
Receipt Date:	20141121
Manifest ID:	007331597FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.003
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:	20141118
Creation Date:	2/24/2015 22:15:05
Receipt Date:	20141121
Manifest ID:	007331597FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported

WALGREENS #11241 (Continued) **S113154784**

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:	0.0045
Waste Quantity:	9
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:	20141118
Creation Date:	2/24/2015 22:15:05
Receipt Date:	20141121
Manifest ID:	007331597FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20141118
Creation Date:	2/24/2015 22:15:05
Receipt Date:	20141121
Manifest ID:	007331597FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2

WALGREENS #11241 (Continued) **S113154784**

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:	20141118
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	007331597FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0285
Waste Quantity:	57
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:	20141118
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	007331597FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D010
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

WALGREENS #11241 (Continued) **S113154784**

Shipment Date:	20141118
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	007331597FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D024
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20141118
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	007331597FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.04
Waste Quantity:	80
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:	20141118
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	007331597FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880

WALGREENS #11241 (Continued) **S113154784**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.039
Waste Quantity:	78
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

HWTS:

Name:	WALGREENS #11241
Address:	26531 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000338646
Inactive Date:	Not reported
Create Date:	12/08/2008
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	P.O. BOX 901
Mailing Address 2:	Not reported
Mailing City,State,Zip:	DEERFIELD, IL 600150000
Owner Name:	WALGREENS C/O GREYSTONE GROUP
Owner Address:	30050 CHAGRIN BLVD STE 360
Owner Address 2:	Not reported
Owner City,State,Zip:	DEERFIELD, OH 600150000
Contact Name:	AMBER DURKIN
Contact Address:	104 WILMOT RD., 5TH FLOOR, MS #1450
Contact Address 2:	Not reported
City,State,Zip:	DEERFIELD, IL 60015
Facility Status:	Active
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.577873
Longitude:	-117.723111

NAICS:

EPA ID:	CAL000338646
Create Date:	2008-12-08 11:16:51.240
NAICS Code:	446110
NAICS Description:	Pharmacies and Drug Stores
Issued EPA ID Date:	2008-12-08 11:16:51.24000
Inactive Date:	Not reported
Facility Name:	WALGREENS #11241
Facility Address:	26531 ALISO CREEK RD
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported

WALGREENS #11241 (Continued) **S113154784**

Facility State: CA
Facility Zip: 92656

C16 SE < 1/8 0.084 mi. 445 ft. **WALGREENS #11241**
26531 ALISO CREEK RD
ALISO VIEJO, CA 92656
Site 2 of 4 in cluster C

RCRA-SQG **1019322495**
CAL000338646

Relative: Lower
Actual: 313 ft.

RCRA-SQG:

Date Form Received by Agency:	20210309
Handler Name:	WALGREENS #11241
Handler Address:	26531 ALISO CREEK RD
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000338646
Contact Name:	AMBER DURKIN
Contact Address:	WILMOT RD MS1434
Contact City,State,Zip:	DEERFIELD, IL 60015
Contact Telephone:	847-964-8816
Contact Fax:	760-918-4025
Contact Email:	AMBER.DURKIN@WALGREENS.COM
Contact Title:	APS SAFETY MANAGER, NON-RETAIL / SUPPLY CHAIN
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:	WILMOT RD MS1434
Mailing City,State,Zip:	DEERFIELD, IL 60015
Owner Name:	ZAMINDARI REAL ESTATE INVESTMENT TWO LLC
Owner Type:	Private
Operator Name:	WALGREEN CO.
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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported

WALGREENS #11241 (Continued) **1019322495**

Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20210309
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: 2019

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: D005
Waste Description: BARIUM

Waste Code: D007
Waste Description: CHROMIUM

WALGREENS #11241 (Continued) **1019322495**

Waste Code: D009
Waste Description: MERCURY

Waste Code: D010
Waste Description: SELENIUM

Waste Code: D016
Waste Description: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

Waste Code: D022
Waste Description: CHLOROFORM

Waste Code: D024
Waste Description: M-CRESOL

Waste Code: P001
Waste Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste Code: P075
Waste Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Waste Code: U034
Waste Description: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

Waste Code: U058
Waste Description: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

Waste Code: U129
Waste Description: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE

Waste Code: U150
Waste Description: L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN

Waste Code: U165
Waste Description: NAPHTHALENE

Waste Code: U188
Waste Description: PHENOL

Waste Code: U205
Waste Description: SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	WALGREEN CO.
Legal Status:	Private
Date Became Current:	20081121
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

WALGREENS #11241 (Continued) **1019322495**

Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	ZAMINDARI REAL ESTATE INVESTMENT TWO LLC
Legal Status:	Private
Date Became Current:	20081103
Date Ended Current:	Not reported
Owner/Operator Address:	1901 MYSTIC POINTE DR TOWER 200 STE
Owner/Operator City,State,Zip:	NORTH MIAMI BEACH, FL 33180
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:	ZAMINDARI REAL ESTATE INVESTMENT TWO LLC
Legal Status:	Private
Date Became Current:	20081103
Date Ended Current:	Not reported
Owner/Operator Address:	1901 MYSTIC POINTE DR TOWER 200 STE
Owner/Operator City,State,Zip:	NORTH MIAMI BEACH, FL 33180
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:	WALGREEN CO.
Legal Status:	Private
Date Became Current:	20081121
Date Ended Current:	Not reported
Owner/Operator Address:	200 WILMONT RD.
Owner/Operator City,State,Zip:	DEERFIELD, IL 60015
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:	WALGREEN CO.
Legal Status:	Private
Date Became Current:	20081121
Date Ended Current:	Not reported
Owner/Operator Address:	200 WILMONT RD.
Owner/Operator City,State,Zip:	DEERFIELD, IL 60015
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:	ZAMINDARI REAL ESTATE INVESTMENT TWO LLC
Legal Status:	Private
Date Became Current:	20081103
Date Ended Current:	Not reported
Owner/Operator Address:	1901 MYSTIC POINTE DR TOWER 200 STE

WALGREENS #11241 (Continued) **1019322495**

Owner/Operator City,State,Zip: NORTH MIAMI BEACH, FL 33180
Owner/Operator Telephone: 949-494-2174
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20160406
Handler Name: WALGREENS #11241
Federal Waste Generator Description: Conditionally Exempt 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: 20200726
Handler Name: WALGREENS #11241
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: No
Electronic Manifest Broker: No

Receive Date: 20210309
Handler Name: WALGREENS #11241
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

List of NAICS Codes and Descriptions:
NAICS Code: 44611
NAICS Description: PHARMACIES AND DRUG STORES

NAICS Code: 446110
NAICS Description: PHARMACIES AND DRUG STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

WALGREENS #11241 (Continued) **1019322495**

Evaluation Action Summary:
Evaluations: No Evaluations Found

C17 ESE < 1/8 0.093 mi. 493 ft. **TRADER JOES 195**
26541 ALISO CREEK RD
ALISO VIEJO, CA 92656
Site 3 of 4 in cluster C

RCRA NonGen / NLR **1024866745**
CAL000435336

Relative: Lower
Actual: 313 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20180430
Handler Name:	TRADER JOES 195
Handler Address:	26541 ALISO CREEK RD
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000435336
Contact Name:	TRADER JOES FACILITIES DEPT
Contact Address:	PO BOX 5049
Contact City,State,Zip:	MONROVIA, CA 91016
Contact Telephone:	626-803-5207
Contact Fax:	626-599-2923
Contact Email:	FACILITIESDEPARTMENT@TRADERJOES.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:	PO BOX 5049
Mailing City,State,Zip:	MONROVIA, CA 91016
Owner Name:	TRADER JOES COMPANY
Owner Type:	Other
Operator Name:	TRADER JOES FACILITIES DEPT
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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N

TRADER JOES 195 (Continued) **1024866745**

Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20180907
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:	TRADER JOES FACILITIES DEPT
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 5049
Owner/Operator City,State,Zip:	MONROVIA, CA 91016
Owner/Operator Telephone:	626-803-5207
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	TRADER JOES COMPANY
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 5049

TRADER JOES 195 (Continued) **1024866745**

Owner/Operator City,State,Zip: MONROVIA, CA 91016
Owner/Operator Telephone: 626-803-5207
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20180430
Handler Name: TRADER JOES 195
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: 445110
NAICS Description: SUPERMARKETS AND OTHER GROCERY RETAILERS (EXCEPT CONVENIENCE RETAILERS)

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

C18 **TRADER JOE'S #195** **CERS HAZ WASTE** **S123519774**
ESE **26541 ALISO CREEK RD** **CERS** **N/A**
< 1/8 **ALISO VIEJO, CA 92656**
0.093 mi.
493 ft. **Site 4 of 4 in cluster C**

Relative:
Lower

Actual:
313 ft.

CERS HAZ WASTE:
Name: TRADER JOE'S #195
Address: 26541 ALISO CREEK RD
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 426346
CERS ID: 10744042
CERS Description: Hazardous Waste Generator

CERS:
Name: TRADER JOE'S #195
Address: 26541 ALISO CREEK RD
City,State,Zip: ALISO VIEJO, CA 92656
Site ID: 426346
CERS ID: 10744042
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 426346

TRADER JOE'S #195 (Continued) **S123519774**

Site Name: Trader Joe's #195
Violation Date: 08-03-2021
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 10/25/2021. Annual hazardous materials training has not been provided for employees. 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,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-03-2021
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. Brent Fitzpatrick granted consent to conduct inspection. I walked through facility and perimeter. According to manager, facility does not generate or store hazardous waste. 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 stores refrigerant disclosure threshold. Annual hazardous materials training has not been provided for employees. 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.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-03-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Trader Joe's #195 26541 Aliso Creek Rd. Aliso Viejo, CA 92656 (949) 643-5531 On site to conduct new hazardous waste generator inspection since company is reporting having active EPA ID#/generating hazardous waste in the California Environmental Reporting System (CERS). Brent Fitzpatrick granted consent to conduct inspection. I walked through facility and perimeter. There is no hazardous waste stored on site. According to manager, facility does not generate or store hazardous waste. Last manifest for this facility is dated 8/1/19.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-08-2018
Violations Found: No
Eval Type: Routine done by local agency

TRADER JOE'S #195 (Continued) **S123519774**

Eval Notes: INITIAL INSPECTION FOR TRADER JOES 195, 26541 ALISO CREEK RD, ALISO VIEJO EMAILED INSPECTION TO JOE MCGRADE AND ENVIRONMENTAL CONTACT
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-25-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: I discussed outstanding violation I239 regarding providing annual hazardous materials training for employees with company's environmental contact, Justin Moir. He stated that annual hazardous materials training is mandatory and provided for crew members. It is done online and each store has access to training records. He also stated the he will contact store and ensure that they know how to access training records. Violation I239 regarding failure to provide hazardous materials training for employees, cited during onsite inspection coducted on 8/3/21, has been corrected.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Affiliation:
Affiliation Type Desc: Legal Owner
Entity Name: Trader Joe's Company
Entity Title: Not reported
Affiliation Address: P.O. Box 8000
Affiliation City: Monsey
Affiliation State: NY
Affiliation Country: United States
Affiliation Zip: 10952
Affiliation Phone: (626) 599-3700,

Affiliation Type Desc: Parent Corporation
Entity Name: TRADER JOE'S
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: Justin Moir
Entity Title: Not reported
Affiliation Address: P.O. Box 5049
Affiliation City: Monrovia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91017
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported

TRADER JOE'S #195 (Continued) **S123519774**

Affiliation Address:	P.O. Box 8000
Affiliation City:	Monsey
Affiliation State:	NY
Affiliation Country:	Not reported
Affiliation Zip:	10952
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
Affiliation Phone:	(714) 433-6406,

Affiliation Type Desc:	Document Preparer
Entity Name:	Michael Davidek
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:	David Hetzel
Entity Title:	Director of Construction
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:	Trader Joe's Company
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:	(626) 599-3700,

B19 NNW < 1/8 0.096 mi. 507 ft. | **VERTOS MEDICAL**
95 ENTERPRISE STE 325
ALISO VIEJO, CA 92656 | **RCRA NonGen / NLR** | **1027094798**
CAL000468395

Site 3 of 3 in cluster B

Relative: Higher

Actual: 431 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20220207
Handler Name:	VERTOS MEDICAL	
Handler Address:		95 ENTERPRISE STE 325
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAL000468395
Contact Name:		DAVID LALOR
Contact Address:		95 ENTERPRISE STE 325
Contact City,State,Zip:		ALISO VIEJO, CA 92656
Contact Telephone:		877-958-6227
Contact Fax:		Not reported
Contact Email:		DLALOR@VETROSMED.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:		95 ENTERPRISE STE 325
Mailing City,State,Zip:		ALISO VIEJO, CA 92656
Owner Name:		VETROS MEDICAL INC
Owner Type:		Other
Operator Name:		DAVID LALOR
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 Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

VERTOS MEDICAL (Continued) **1027094798**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20220223
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:	VETROS MEDICAL INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	95 ENTERPRISE STE 325
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	877-958-6227
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	DAVID LALOR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	95 ENTERPRISE STE 325
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	877-958-6227
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

VERTOS MEDICAL (Continued) **1027094798**

Historic Generators:

Receive Date:	20220207
Handler Name:	VERTOS 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:	339113
NAICS Description:	SURGICAL APPLIANCE AND SUPPLIES MANUFACTURING

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

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20 NNW < 1/8 0.116 mi. 613 ft. **COBHAM COLORADO SPRINGS** **RCRA NonGen / NLR** **1025828710**
85 ENTERPRISE **CAC003008264**
ALISO VIEJO, CA 92656

Relative: Higher

Actual: 450 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20190402
Handler Name:	COBHAM COLORADO SPRINGS
Handler Address:	85 ENTERPRISE
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAC003008264
Contact Name:	SUE CRANE-JENNINGS
Contact Address:	4350 CENTENNIAL BOULEVARD
Contact City,State,Zip:	COLORADO SPRINGS, CO 80907
Contact Telephone:	719-594-8151
Contact Fax:	719-594-7191
Contact Email:	SUE.CRANE-JENNINGS@COBHAM.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:	4350 CENTENNIAL BOULEVARD
Mailing City,State,Zip:	COLORADO SPRINGS, CO 80907
Owner Name:	COBHAM COLORADO SPRINGS

COBHAM COLORADO SPRINGS (Continued) **1025828710**

Owner Type:	Other
Operator Name:	SUE CRANE-JENNINGS
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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20190626
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

COBHAM COLORADO SPRINGS (Continued) **1025828710**

Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	COBHAM COLORADO SPRINGS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4350 CENTENNIAL BOULEVARD
Owner/Operator City,State,Zip:	COLORADO SPRINGS, CO 80907
Owner/Operator Telephone:	719-594-8000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SUE CRANE-JENNINGS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4350 CENTENNIAL BOULEVARD
Owner/Operator City,State,Zip:	COLORADO SPRINGS, CO 80907
Owner/Operator Telephone:	719-594-8151
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190402
Handler Name:	COBHAM COLORADO SPRINGS
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:	334413
NAICS Description:	SEMICONDUCTOR AND RELATED DEVICE MANUFACTURING

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

D21 ENE < 1/8 0.123 mi. 647 ft. | **MICHAELS STORES INC #5729**
26503 ALISO CREEK RD
ALISO VIEJO, CA 92656 | **CERS HAZ WASTE**
HAZNET
HWTS | **S113801170**
N/A

Site 1 of 2 in cluster D

Relative: Lower

Actual: 334 ft.

CERS HAZ WASTE:

Name:	MICHAELS STORE #5729
Address:	26503 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	134942
CERS ID:	10409695
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-24-2016
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 Lou Jones (store manager) Hazardous waste properly stored, labeled and dated. Hazardous waste emergency response sticker completed and posted on site. Manifests for hazardous waste available for review during the past three years. 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:	08-01-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Michaels #5729 26503 Aliso Creek Road Aliso Viejo, CA 92656 Inspected perimeter of facility including the trash containment areas. Permission to inspect and take necessary photos granted by Brandon Weis (store manager). Documentation for hazardous waste pickup reviewed on site. Hazardous waste emergency response sticker completed and posted on site. Hazardous waste properly stored, labeled and dated. 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:	04-16-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. Pierce Draper granted consent to conduct inspection. I walked through the facility and inspected waste storage area in the receiving. All hazardous waste bins are stored closed and labeled properly. Manifests were reviewed. Emergency Procedures Reference Guide is posted in break room.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Other/Unknown
Eval Date:	03-31-2016
Violations Found:	No

MICHAELS STORES INC #5729 (Continued) **S113801170**

Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and accepted business activity and owner/operator ID submittal in CERS
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Other/Unknown
Eval Date:	04-17-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Accepted business activities and business owner/operator identification submittal (CERS).
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Other/Unknown
Eval Date:	08-27-2013
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Processed A21.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS,

Coordinates:

Site ID:	134942
Facility Name:	Michaels Store #5729
Env Int Type Code:	HWG
Program ID:	10409695
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.,
Latitude:	33.578990
Longitude:	-117.722340

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	Ryan Draper
Entity Title:	Not reported
Affiliation Address:	8000 Bent Branch Drive
Affiliation City:	Irving
Affiliation State:	TX
Affiliation Country:	Not reported
Affiliation Zip:	75063
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
Affiliation Phone:	(714) 433-6406,

MICHAELS STORES INC #5729 (Continued) **S113801170**

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	8000 Bent Branch Drive
Affiliation City:	Irving
Affiliation State:	TX
Affiliation Country:	Not reported
Affiliation Zip:	75063
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	Michaels Stores, 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:	(972) 409-5786,

Affiliation Type Desc:	Legal Owner
Entity Name:	Michaels Stores, Inc.
Entity Title:	Not reported
Affiliation Address:	8000 Bent Branch Drive
Affiliation City:	Irving
Affiliation State:	TX
Affiliation Country:	United States
Affiliation Zip:	75063
Affiliation Phone:	(972) 409-5786,

Affiliation Type Desc:	Parent Corporation
Entity Name:	Michaels Stores, 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:	Document Preparer
Entity Name:	Chris Ortega
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:	Ryan Draper
Entity Title:	Safety Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

MICHAELS STORES INC #5729 (Continued) **S113801170**

Affiliation Zip: Not reported
Affiliation Phone: ,

HAZNET:

Name:	MICHAELS STORES INC #5729
Address:	26503 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 750630000
Contact:	RYAN DRAPER
Telephone:	9724095786
Mailing Name:	Not reported
Mailing Address:	8000 BENT BRANCH DR
Year:	2019
Gepaid:	CAL000371424
TSD EPA ID:	CAD008364432
CA Waste Code:	122 - Alkaline solution without metals pH >= 12.5
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.00450
Year:	2019
Gepaid:	CAL000371424
TSD EPA ID:	CAD008364432
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.02250
Year:	2019
Gepaid:	CAL000371424
TSD EPA ID:	NVD980895338
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.01300
Year:	2019
Gepaid:	CAL000371424
TSD EPA ID:	AZR000515924
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.01250
Year:	2018
Gepaid:	CAL000371424
TSD EPA ID:	NVD980895338
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.02850
Year:	2018
Gepaid:	CAL000371424
TSD EPA ID:	AZR000515924

MICHAELS STORES INC #5729 (Continued) **S113801170**

CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.02350
Year:	2018
Gepaid:	CAL000371424
TSD EPA ID:	NVD980895338
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.00150
Year:	2017
Gepaid:	CAL000371424
TSD EPA ID:	CAD008364432
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0005
Year:	2017
Gepaid:	CAL000371424
TSD EPA ID:	CAD008364432
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.007
Year:	2016
Gepaid:	CAL000371424
TSD EPA ID:	CAD008364432
CA Waste Code:	122 - Alkaline solution without metals pH >= 12.5
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.005

Click this hyperlink while viewing on your computer to access
16 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:

Year:	2012
Gen EPA ID:	CAL000371424
Shipment Date:	20120605
Creation Date:	5/24/2013 22:15:24
Receipt Date:	20120620
Manifest ID:	005435523FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture

MICHAELS STORES INC #5729 (Continued) **S113801170**

RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
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:	20120605
Creation Date:	5/24/2013 22:15:24
Receipt Date:	20120620
Manifest ID:	005435523FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.009
Waste Quantity:	18
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:	20120605
Creation Date:	5/24/2013 22:15:24
Receipt Date:	20120620
Manifest ID:	005435523FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0115
Waste Quantity:	23
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

MICHAELS STORES INC #5729 (Continued) **S113801170**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2016
Gen EPA ID:	CAL000371424
Shipment Date:	20150910
Creation Date:	11/4/2015 22:15:29
Receipt Date:	20150917
Manifest ID:	008538860FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.0125
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:	20150910
Creation Date:	11/4/2015 22:15:29
Receipt Date:	20150917
Manifest ID:	008538860FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
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

MICHAELS STORES INC #5729 (Continued) **S113801170**

Shipment Date:	20150910
Creation Date:	11/4/2015 22:15:29
Receipt Date:	20150917
Manifest ID:	008538860FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0115
Waste Quantity:	23
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:	20150910
Creation Date:	11/4/2015 22:15:29
Receipt Date:	20150917
Manifest ID:	008538860FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20150314
Creation Date:	5/27/2015 22:15:12
Receipt Date:	20150318
Manifest ID:	007409235FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880

MICHAELS STORES INC #5729 (Continued) **S113801170**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.01
Waste Quantity:	20
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:	20150314
Creation Date:	5/27/2015 22:15:12
Receipt Date:	20150318
Manifest ID:	007409235FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
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:	20150314
Creation Date:	5/27/2015 22:15:12
Receipt Date:	20150318
Manifest ID:	007409235FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported

MICHAELS STORES INC #5729 (Continued) **S113801170**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18
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 Info:

Year:	2013
Gen EPA ID:	CAL000371424
Shipment Date:	20130321
Creation Date:	8/16/2013 22:15:19
Receipt Date:	20130408
Manifest ID:	005840156FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
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:	0.0085
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:	20130321
Creation Date:	8/16/2013 22:15:19
Receipt Date:	20130408
Manifest ID:	005840156FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
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:	0.024

MICHAELS STORES INC #5729 (Continued) **S113801170**

Waste Quantity:	48
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 Info:

Year:	2017
Gen EPA ID:	CAL000371424
Shipment Date:	20170918
Creation Date:	5/30/2018 18:32:07
Receipt Date:	20170927
Manifest ID:	010676273FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20170918
Creation Date:	5/30/2018 18:32:07
Receipt Date:	20170927
Manifest ID:	010676273FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.007
Waste Quantity:	14
Quantity Unit:	P
Additional Code 1:	Not reported

MICHAELS STORES INC #5729 (Continued) **S113801170**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAL000371424
Shipment Date:	20150910
Creation Date:	11/4/2015 22:15:29
Receipt Date:	20150917
Manifest ID:	008538860FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.0125
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:	20150910
Creation Date:	11/4/2015 22:15:29
Receipt Date:	20150917
Manifest ID:	008538860FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

MICHAELS STORES INC #5729 (Continued) **S113801170**

Additional Code 5:	Not reported
Shipment Date:	20150910
Creation Date:	11/4/2015 22:15:29
Receipt Date:	20150917
Manifest ID:	008538860FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0115
Waste Quantity:	23
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:	20150910
Creation Date:	11/4/2015 22:15:29
Receipt Date:	20150917
Manifest ID:	008538860FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20150314
Creation Date:	5/27/2015 22:15:12
Receipt Date:	20150318
Manifest ID:	007409235FLE
Trans EPA ID:	MNS000110924

MICHAELS STORES INC #5729 (Continued) **S113801170**

Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.01
Waste Quantity:	20
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:	20150314
Creation Date:	5/27/2015 22:15:12
Receipt Date:	20150318
Manifest ID:	007409235FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
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:	20150314
Creation Date:	5/27/2015 22:15:12
Receipt Date:	20150318
Manifest ID:	007409235FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

MICHAELS STORES INC #5729 (Continued) **S113801170**

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:	0.009
Waste Quantity:	18
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 Info:

Year:	2014
Gen EPA ID:	CAL000371424
Shipment Date:	20140912
Creation Date:	2/13/2015 22:15:12
Receipt Date:	20140918
Manifest ID:	007265330FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	0.025
Waste Quantity:	50
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:	20140912
Creation Date:	2/13/2015 22:15:12
Receipt Date:	20140918
Manifest ID:	007265330FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

MICHAELS STORES INC #5729 (Continued) **S113801170**

	Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20140318
Creation Date:	8/19/2014 22:15:10
Receipt Date:	20140401
Manifest ID:	006375049FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
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:	0.0225
Waste Quantity:	45
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:	20140318
Creation Date:	8/19/2014 22:15:10
Receipt Date:	20140401
Manifest ID:	006375049FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE 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:	- Not reported
Quantity Tons:	0.033
Waste Quantity:	66
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

MICHAELS STORES INC #5729 (Continued) **S113801170**

Additional Code 5: Not reported

HWTS:

Name:	MICHAELS STORES INC #5729
Address:	26503 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000371424
Inactive Date:	Not reported
Create Date:	02/02/2012
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	3939 WEST JOHN CARPENTER FRWY
Mailing Address 2:	Not reported
Mailing City,State,Zip:	IRVING, TX 750630000
Owner Name:	MICHAELS STORES INC
Owner Address:	3939 WEST JOHN CARPENTER FRWY
Owner Address 2:	Not reported
Owner City,State,Zip:	IRVING, TX 750630000
Contact Name:	RYAN DRAPER
Contact Address:	8000 BENT BRANCH DR
Contact Address 2:	Not reported
City,State,Zip:	IRVING, TX 75063
Facility Status:	Active
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.57915
Longitude:	-117.722287

NAICS:

EPA ID:	CAL000371424
Create Date:	2012-02-02 15:23:18.997
NAICS Code:	45112
NAICS Description:	Hobby, Toy, and Game Stores
Issued EPA ID Date:	2012-02-02 15:23:18.98000
Inactive Date:	Not reported
Facility Name:	MICHAELS STORES INC #5729
Facility Address:	26503 ALISO CREEK RD
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92656

D22 **MICHAELS STORES INC #5729** **RCRA NonGen / NLR** **1024832906**
ENE **26503 ALISO CREEK RD** **CAL000371424**
< 1/8 **ALISO VIEJO, CA 92656**
0.123 mi.
647 ft. **Site 2 of 2 in cluster D**

Relative:
Lower

Actual:
334 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20120202
Handler Name:	MICHAELS STORES INC #5729
Handler Address:	26503 ALISO CREEK RD
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000371424
Contact Name:	RYAN DRAPER

MICHAELS STORES INC #5729 (Continued) **1024832906**

Contact Address:	8000 BENT BRANCH DR
Contact City,State,Zip:	IRVING, TX 75063
Contact Telephone:	972-409-5786
Contact Fax:	972-409-5792
Contact Email:	DRAPERR@MICHAELS.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:	8000 BENT BRANCH DR
Mailing City,State,Zip:	IRVING, TX 75063-0000
Owner Name:	MICHAELS STORES INC
Owner Type:	Other
Operator Name:	RYAN DRAPER
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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking

MICHAELS STORES INC #5729 (Continued) **1024832906**

Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	RYAN DRAPER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	8000 BENT BRANCH DR
Owner/Operator City,State,Zip:	IRVING, TX 75063
Owner/Operator Telephone:	972-409-5786
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MICHAELS STORES INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	8000 BENT BRANCH DR
Owner/Operator City,State,Zip:	IRVING, TX 75063-0000
Owner/Operator Telephone:	972-409-5777
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20120202
Handler Name:	MICHAELS STORES INC #5729
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

MICHAELS STORES INC #5729 (Continued) **1024832906**

Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 45112
NAICS Description: HOBBY, TOY, AND GAME STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

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23 SSE 1/8-1/4 0.144 mi. 761 ft. | **RITZ CAMERA NO 1749**
26601 ALISO CREEK RD
ALISO VIEJO, CA 92656 | **RCRA-SQG** | **1010313782**
CAR000177972

Relative: Lower
Actual: 331 ft.

RCRA-SQG:

Date Form Received by Agency:		20060908
Handler Name:	RITZ CAMERA NO 1749	
Handler Address:		26601 ALISO CREEK RD
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAR000177972
Contact Name:		TOM KELLY
Contact Address:		6711 RITZ WAY
Contact City,State,Zip:		BELTSVILLE, MD 20705
Contact Telephone:		301-479-3305
Contact Fax:		Not reported
Contact Email:		TKELLY@RITZCAMERA.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:		6711 RITZ WAY
Mailing City,State,Zip:		BELTSVILLE, MD 20705
Owner Name:		ALISO INVESTMENT NO 2 LLC
Owner Type:		Private
Operator Name:		RITZ CAMERA CENTERS 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

RITZ CAMERA NO 1749 (Continued) **1010313782**

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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20061031
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:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D011
Waste Description:	SILVER

Handler - Owner Operator:

Owner/Operator Indicator:	Operator

RITZ CAMERA NO 1749 (Continued) **1010313782**

Owner/Operator Name:	RITZ CAMERA CENTERS INC
Legal Status:	Private
Date Became Current:	20040801
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:	ALISO INVESTMENT NO 2 LLC
Legal Status:	Private
Date Became Current:	20060318
Date Ended Current:	Not reported
Owner/Operator Address:	1400 N HARBOR BLVD
Owner/Operator City,State,Zip:	FULLERTON, CA 92638
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:	20060908
Handler Name: RITZ CAMERA NO 1749	
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 Code:	812922
NAICS Description:	ONE-HOUR PHOTOFINISHING

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

E24 South 1/8-1/4 0.163 mi. 863 ft. | **ONE MEDICAL GROUP INC ALISO VIEJO TOWN CENTER**
26741 ALISO CREEK RD STE F
ALISO VIEJO, CA 92656

Site 1 of 2 in cluster E

RCRA NonGen / NLR | **1026826795**
CAL000461745

Relative: Higher
Actual: 375 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20210408
Handler Name:	ONE MEDICAL GROUP INC ALISO VIEJO TOWN CENTER
Handler Address:	26741 ALISO CREEK RD STE F
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000461745
Contact Name:	KYLE RODGERS
Contact Address:	26741 ALISO CREEK RD STE F
Contact City,State,Zip:	ALISO VIEJO, CA 92656
Contact Telephone:	949-899-8309
Contact Fax:	Not reported
Contact Email:	KRODGERS@ONEMEDICAL.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:	1 EMBARCADERO CENTER STE 1900
Mailing City,State,Zip:	SAN FRANCISCO, CA 94111
Owner Name:	ONE MEDICAL GROUP INC
Owner Type:	Other
Operator Name:	KYLE RODGERS
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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

ONE MEDICAL GROUP INC ALISO VIEJO TOWN CENTER (Continued) **1026826795**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20210415
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:	ONE MEDICAL GROUP INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1 EMBARCADERO CENTER STE 1900
Owner/Operator City,State,Zip:	SAN FRANCISCO, CA 94111
Owner/Operator Telephone:	415-814-0927
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	KYLE RODGERS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	26741 ALISO CREEK RD STE F
Owner/Operator City,State,Zip:	ALISO VIEJO, CA 92656
Owner/Operator Telephone:	949-899-8309
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

ONE MEDICAL GROUP INC ALISO VIEJO TOWN CENTER (Continued) **1026826795**

Historic Generators:

Receive Date:	20210408
Handler Name:	ONE MEDICAL GROUP INC ALISO VIEJO TOWN CENTER
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:	621493
NAICS Description:	FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

E25
South
1/8-1/4
0.163 mi.
863 ft.

ONE MEDICAL GROUP, INC. ALISO VIEJO TOWN CENTER **CERS HAZ WASTE** **S127127012**
26741 ALISO CREEK RD STE F **HWTS** **N/A**
ALISO VIEJO, CA 92656

Site 2 of 2 in cluster E

Relative:
Higher

Actual:
375 ft.

CERS HAZ WASTE:

Name:	ONE MEDICAL GROUP, INC. ALISO VIEJO TOWN CENTER
Address:	26741 ALISO CREEK RD STE F
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	574631
CERS ID:	10869817
CERS Description:	Hazardous Waste Generator

Affiliation:

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	1 Embarcadero Center, Suite 1900
Affiliation City:	San Francisco
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94111
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	One Medical Group, Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported

ONE MEDICAL GROUP, INC. ALISO VIEJO TOWN CENTER (Continued) **S127127012**

Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(415) 291-0480,

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:	Document Preparer
Entity Name:	Ann-Kitt Jahren
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:	One Medical Group, Inc.
Entity Title:	Not reported
Affiliation Address:	1 Embarcadero Center, Suite 1900
Affiliation City:	San Francisco
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94111
Affiliation Phone:	(415) 291-0480,

Affiliation Type Desc:	Environmental Contact
Entity Name:	Kyle Rodgers
Entity Title:	Not reported
Affiliation Address:	26741 Aliso Creek Rd Ste F
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,

Affiliation Type Desc:	Parent Corporation
Entity Name:	One Medical Group, 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:	Identification Signer
Entity Name:	Ann-Kitt Jahren
Entity Title:	Attorney

ONE MEDICAL GROUP, INC. ALISO VIEJO TOWN CENTER (Continued) **S127127012**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

HWTS:

Name:	ONE MEDICAL GROUP INC ALISO VIEJO TOWN CENTER
Address:	26741 ALISO CREEK RD STE F
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000461745
Inactive Date:	Not reported
Create Date:	04/08/2021
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	2410 CALIFORNIA ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	SAN FRANCISCO, CA 94115
Owner Name:	1 LIFE HEALTHCARE
Owner Address:	1 EMBARCADERO CENTER, SUITE 1900
Owner Address 2:	Not reported
Owner City,State,Zip:	SAN FRANCISCO, CA 94111
Contact Name:	VICKY CARILLO
Contact Address:	2410 CALIFORNIA ST
Contact Address 2:	Not reported
City,State,Zip:	SAN FRANCISCO, CA 94115
Facility Status:	Active
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.575136
Longitude:	-117.725929

NAICS:

EPA ID:	CAL000461745
Create Date:	2021-04-08 15:25:05.953
NAICS Code:	621493
NAICS Description:	Freestanding Ambulatory Surgical and Emergency Centers
Issued EPA ID Date:	2021-04-08 15:25:05.94700
Inactive Date:	Not reported
Facility Name:	ONE MEDICAL GROUP INC ALISO VIEJO TOWN CENTER
Facility Address:	26741 ALISO CREEK RD STE F
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92656

F26 SSE 1/8-1/4 0.199 mi. 1052 ft.

THE VITAMIN SHOPPE STORE 133
26831 ALISO CREEK RD
ALISO VIEJO, CA 92656

RCRA NonGen / NLR

1027095119
CAL000468724

Site 1 of 4 in cluster F

Relative: Lower

Actual: 323 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20220218
Handler Name:	THE VITAMIN SHOPPE STORE 133
Handler Address:	26831 ALISO CREEK RD
Handler City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000468724
Contact Name:	CINDY PFEIFER
Contact Address:	300 HARMON MEADOW BLVD
Contact City,State,Zip:	SECAUCUS, NJ 07094
Contact Telephone:	425-890-0825
Contact Fax:	Not reported
Contact Email:	CINDY.PFEIFER@VITAMINSHOPPE.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:	300 HARMON MEADOW BLVD
Mailing City,State,Zip:	SECAUCUS, NJ 07094
Owner Name:	VITAMIN SHOPPE INDUSTRIES LLC
Owner Type:	Other
Operator Name:	CINDY PFEIFER
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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

THE VITAMIN SHOPPE STORE 133 (Continued) **1027095119**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20220223
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:	VITAMIN SHOPPE INDUSTRIES LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	300 HARMON MEADOW BLVD
Owner/Operator City,State,Zip:	SECAUCUS, NJ 07094
Owner/Operator Telephone:	201-552-6000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CINDY PFEIFER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	300 HARMON MEADOW BLVD
Owner/Operator City,State,Zip:	SECAUCUS, NJ 07094
Owner/Operator Telephone:	425-890-0825
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

THE VITAMIN SHOPPE STORE 133 (Continued) **1027095119**

Historic Generators:

Receive Date:	20220218
Handler Name:	THE VITAMIN SHOPPE STORE 133
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:	452311
NAICS Description:	WAREHOUSE CLUBS AND SUPERCENTERS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

G27 **BANFIELD PET HOSPITAL #102** **RCRA NonGen / NLR** **1024797607**
South **26761 ALISO CREEK RD** **CAL000189942**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.229 mi.
1207 ft. **Site 1 of 3 in cluster G**

Relative:
Higher

Actual:
363 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	19990315
Handler Name:	BANFIELD PET HOSPITAL #102
Handler Address:	26761 ALISO CREEK RD
Handler City,State,Zip:	ALISO VIEJO, CA 92656-0000
EPA ID:	CAL000189942
Contact Name:	SEAN AKERS
Contact Address:	P.O. BOX 87586
Contact City,State,Zip:	VANCOUVER, WA 98687-7856
Contact Telephone:	360-784-5217
Contact Fax:	360-784-6217
Contact Email:	HSE@BANFIELD.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:	P.O. BOX 87586
Mailing City,State,Zip:	VANCOUVER, WA 98687-7856
Owner Name:	MEDICAL MANAGEMENT INTERNATIONAL IN

BANFIELD PET HOSPITAL #102 (Continued) **1024797607**

Owner Type:	Other
Operator Name:	SEAN AKERS
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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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

BANFIELD PET HOSPITAL #102 (Continued) **1024797607**

Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MEDICAL MANAGEMENT INTERNATIONAL IN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	P.O. BOX 87586
Owner/Operator City,State,Zip:	VANCOUVER, WA 98687-7856
Owner/Operator Telephone:	360-784-5119
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SEAN AKERS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	P.O. BOX 87586
Owner/Operator City,State,Zip:	VANCOUVER, WA 98687-7856
Owner/Operator Telephone:	360-784-5217
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19990315
Handler Name:	BANFIELD PET HOSPITAL #102
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:	54194
NAICS Description:	VETERINARY SERVICES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

G28 South 1/8-1/4 0.229 mi. 1207 ft. | **PETSMART #0102**
26761 ALISO CREEK RD
ALISO VIEJO, CA 92656

Site 2 of 3 in cluster G

RCRA NonGen / NLR | **1024846633**
CAL000400887

Relative: Higher

Actual: 363 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20140930
Handler Name:	PETSMART #0102	
Handler Address:		26761 ALISO CREEK RD
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAL000400887
Contact Name:		KEN DOBIAS
Contact Address:		3481 PLANO PARKWAY
Contact City,State,Zip:		THE COLONY, TX 75056
Contact Telephone:		972-464-0004
Contact Fax:		Not reported
Contact Email:		KEN.DOBIAS@QUESTRMG.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:		19601 N 27TH AVE
Mailing City,State,Zip:		PHOENIX, AZ 85027-4008
Owner Name:		PETSMART CABLE SYSTEMS COMPANY II LP
Owner Type:		Other
Operator Name:		KEN DOBIAS
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 Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

PETSMART #0102 (Continued) **1024846633**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	Owner
Owner/Operator Name:	PETSMART CABLE SYSTEMS COMPANY II LP
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	19601 N 27TH AVE
Owner/Operator City,State,Zip:	PHOENIX, AZ 85027-4008
Owner/Operator Telephone:	623-587-2912
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	KEN DOBIAS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	3481 PLANO PARKWAY
Owner/Operator City,State,Zip:	THE COLONY, TX 75056
Owner/Operator Telephone:	972-464-0004
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

PETSMART #0102 (Continued) **1024846633**

Historic Generators:

Receive Date:	20140930
Handler Name: PETSMART #0102	
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:	42249
NAICS Description:	OTHER GROCERY AND RELATED PRODUCTS WHOLESALERS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

G29 **PETSMART #0102** **CERS HAZ WASTE** **S118937958**
South **26761 ALISO CREEK RD** **N/A**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.229 mi.
1207 ft. **Site 3 of 3 in cluster G**

Relative:
Higher

Actual:
363 ft.

CERS HAZ WASTE:

Name:	BANFIELD PET HOSPITAL #0102
Address:	26761 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	415987
CERS ID:	10642816
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-30-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	copy of inspection emailed to Jessica Jeans
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-27-2021
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. Shannon Peck granted consent to conduct inspection. I walked through facility and inspected waste storage area in "Patient Ward." Two small waste

PETSMART #0102 (Continued) **S118937958**

containers are stored closed and labeled properly. Manifests were reviewed. An Emergency Response Notification & Contingency Plan card was provided to be filled out and posted.

Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS,

Coordinates:

Site ID:	415987
Facility Name:	Banfield Pet Hospital #0102
Env Int Type Code:	HWG
Program ID:	10642816
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.,
Latitude:	33.574330
Longitude:	-117.725240

Affiliation:

Affiliation Type Desc:	Identification Signer
Entity Name:	Samantha Wolf-Saxon
Entity Title:	Sr HSE 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:	Operator
Entity Name:	Banfield Pet Hospital #0102
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) 360-0807,
Affiliation Type Desc:	Document Preparer
Entity Name:	Samantha Wolf-Saxon
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:	Samantha Wolf-Saxon
Entity Title:	Not reported
Affiliation Address:	PO Box 87586
Affiliation City:	Vancouver
Affiliation State:	WA
Affiliation Country:	Not reported
Affiliation Zip:	98687

PETSMART #0102 (Continued) **S118937958**

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
Affiliation Phone:	(714) 433-6406,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	26761 Aliso Creek Road
Affiliation City:	Aliso Viejo
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92656
Affiliation Phone:	,
Affiliation Type Desc:	Parent Corporation
Entity Name:	Banfield Pet Hospital
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:	Medical Management International, Inc. DBA Banfield Pet Hospital
Entity Title:	Not reported
Affiliation Address:	PO Box 87586
Affiliation City:	Vancouver
Affiliation State:	WA
Affiliation Country:	United States
Affiliation Zip:	98687
Affiliation Phone:	(866) 894-7927,

Name:	PETSMART #0102
Address:	26761 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	142858
CERS ID:	10592371
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	02-26-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Submittal accepted for 2016, please note, your EPA ID number is listed as inactive, please reactivate it.
Eval Division:	Orange County Environmental Health

PETSMART #0102 (Continued) **S118937958**

Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-24-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: emailed inspection report to Jenn Sierra and accounts payable
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-12-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: PetSmart #0102 26761 Aliso Creek Rd AV, CA 92656 Inspected perimeter of facility including the dumpster area. Permission to inspect granted by Evelin Dabrowski. Hazardous waste properly stored, labeled and dated. No hazardous waste pickup as of this date. Hazardous waste emergency response sticker completed and posted on site. 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: 08-11-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct routine hazardous waste inspection. Diego Morales granted consent to conduct inspection. I walked through facility and inspected hazardous waste storage area in receiving. All waste bins/containers are stored closed and labeled properly. Manifests were reviewed. Not all copies of manifests signed by TSDF were available on site. I showed manager how to obtain signed copies of manifests from DTSC’s website. "Emergency Flipchart" contact information is posted in employee break room.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 09-23-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of CERS facility information accepted this date.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 142858
Facility Name: PetSmart #0102
Env Int Type Code: HWG
Program ID: 10592371
Coord Name: Not reported

PETSMART #0102 (Continued) **S118937958**

Ref Point Type Desc: Center of a facility or station.,
Latitude: 33.574330
Longitude: -117.725230

Affiliation:
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: Document Preparer
Entity Name: ASHLEY CAMPBELL
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: MAXIM KRAVCHUK
Entity Title: Not reported
Affiliation Address: 19601 North 27th Ave
Affiliation City: Phoenix
Affiliation State: AZ
Affiliation Country: Not reported
Affiliation Zip: 85027
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Ashley Campbell
Entity Title: COMPLIANCE&REG AFFAIR 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: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: Contracted Services, 19601 N 27th Ave
Affiliation City: Phoenix
Affiliation State: AZ
Affiliation Country: Not reported
Affiliation Zip: 85027
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: PetSmart, Inc.

PETSMART #0102 (Continued) **S118937958**

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:	(623) 580-6100,
Affiliation Type Desc:	Legal Owner
Entity Name:	PetSmart, Inc.
Entity Title:	Not reported
Affiliation Address:	19601 North 27th Ave
Affiliation City:	Phoenix
Affiliation State:	AZ
Affiliation Country:	United States
Affiliation Zip:	85027
Affiliation Phone:	(623) 587-2912,
Affiliation Type Desc:	Parent Corporation
Entity Name:	Petsmart
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:	,

F30 **DOLLAR TREE #08702** **RCRA NonGen / NLR** **1026722830**
SSE **26775 ALISO CREEK RD** **CAL000459916**
1/8-1/4 **ALISO VIEJO, CA 92656**
0.241 mi.
1270 ft. **Site 2 of 4 in cluster F**

Relative:
Lower

Actual:
334 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20210204
Handler Name:	DOLLAR TREE #08702	
Handler Address:		26775 ALISO CREEK RD
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAL000459916
Contact Name:		JOSE FIGUEROA
Contact Address:		500 VOLVO PKWY
Contact City,State,Zip:		CHESAPEAKE, VA 23320
Contact Telephone:		661-808-4202
Contact Fax:		Not reported
Contact Email:		JFIGUE79@DOLLARTREE.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:		500 VOLVO PKWY

DOLLAR TREE #08702 (Continued) **1026722830**

Mailing City,State,Zip:	CHESAPEAKE, VA 23320
Owner Name:	DOLLAR TREE STORES, INC
Owner Type:	Other
Operator Name:	JOSE FIGUEROA
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 Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	20210226
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No

DOLLAR TREE #08702 (Continued) **1026722830**

Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: JOSE FIGUEROA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 500 VOLVO PKWY
Owner/Operator City,State,Zip: CHESAPEAKE, VA 23320
Owner/Operator Telephone: 661-808-4202
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: DOLLAR TREE STORES, INC
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 500 VOLVO PKWY
Owner/Operator City,State,Zip: CHESAPEAKE, VA 23320
Owner/Operator Telephone: 757-321-5000
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20210204
Handler Name: DOLLAR TREE #08702
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: 452319
NAICS Description: ALL OTHER GENERAL MERCHANDISE STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

F31 SSE 1/8-1/4 0.241 mi. 1270 ft. | **AARON BROTHERS #0214**
26775 ALISO CREEK RD
ALISO VIEJO, CA 92656

Site 3 of 4 in cluster F

RCRA NonGen / NLR | **1024850165**
CAL000407511

Relative: Lower
Actual: 334 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20150605
Handler Name:	AARON BROTHERS #0214	
Handler Address:		26775 ALISO CREEK RD
Handler City,State,Zip:		ALISO VIEJO, CA 92656
EPA ID:		CAL000407511
Contact Name:		RYAN DRAPER
Contact Address:		8000 BENT BRANCH DR
Contact City,State,Zip:		IRVING, TX 75063
Contact Telephone:		972-409-5786
Contact Fax:		Not reported
Contact Email:		DRAPERR@MICHAELS.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:		8000 BENT BRANCH DR
Mailing City,State,Zip:		IRVING, TX 75063
Owner Name:		MICHAELS INC
Owner Type:		Other
Operator Name:		RYAN DRAPER
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 Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

AARON BROTHERS #0214 (Continued) **1024850165**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth 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
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
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:	RYAN DRAPER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	8000 BENT BRANCH DR
Owner/Operator City,State,Zip:	IRVING, TX 75063
Owner/Operator Telephone:	972-409-5786
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MICHAELS INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	8000 BENT BRANCH DR
Owner/Operator City,State,Zip:	IRVING, TX 75063
Owner/Operator Telephone:	972-409-5786
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

AARON BROTHERS #0214 (Continued) **1024850165**

Historic Generators:

Receive Date:	20150605
Handler Name:	AARON BROTHERS #0214
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:	453998
NAICS Description:	ALL OTHER MISCELLANEOUS STORE RETAILERS (EXCEPT TOBACCO STORES)

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

F32 **DOLLAR TREE #08702** **CERS HAZ WASTE** **S127125244**
SSE **26775 ALISO CREEK RD** **CERS** **N/A**
1/8-1/4 **ALISO VIEJO, CA 92656** **HWTS**
0.241 mi.
1270 ft. **Site 4 of 4 in cluster F**

Relative:
Lower

Actual:
334 ft.

CERS HAZ WASTE:

Name:	DOLLAR TREE #08702
Address:	26775 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	572137
CERS ID:	10864123
CERS Description:	Hazardous Waste Generator

CERS:

Name:	DOLLAR TREE #08702
Address:	26775 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Site ID:	572137
CERS ID:	10864123
CERS Description:	Chemical Storage Facilities

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-04-2021
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct intial hazardous waste inspection. Lee Homan granted consent to conduct inspection. Business moved into this facility in January 2021. I walked through facility and inspected hazardous waste storage area in receiving. All bins are stored closed

DOLLAR TREE #08702 (Continued) **S127125244**

and properly labeled. Manifest was reviewed. A copy of HMBP documents is available on site. An Emergency Response Notification & Contingency Plan card was provided to be filled out and posted.

Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-04-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Dollar Tree #08702 26775 Aliso Creek Rd. Aliso Viejo, CA 92656 (949) 860-3454 On site to conduct new hazardous materials chemical inventory and business emergency plan inspection. Lee Homan granted consent to conduct inspection. Business moved into this facility in January 2021. I walked through facility and inspected hazardous materials storage areas in receiving and in front of store. Facility stores Helium gas at disclosure threshold. Hazardous materials management training is provided annually and records are available for review. A copy of HMBP documents is available on site. An Emergency Response Notification & Contingency Plan card was provided to be filled out and posted. All required hazardous materials documents have been electronically submitted to CERS. Revised site map with the following considerations must be submitted: - Locations of some elements, such as electric panel inside room and associated exits off the hallway where [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Affiliation:

Affiliation Type Desc: Legal Owner
Entity Name: Dollar Tree Stores, Inc.
Entity Title: Not reported
Affiliation Address: 500 Volvo Parkway
Affiliation City: Chesapeake
Affiliation State: VA
Affiliation Country: United States
Affiliation Zip: 23320
Affiliation Phone: (757) 321-5000,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 500 Volvo Parkway
Affiliation City: Chesapeake
Affiliation State: VA
Affiliation Country: Not reported
Affiliation Zip: 23320
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Jose Figueroa
Entity Title: EH&S Specialist
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported

DOLLAR TREE #08702 (Continued) **S127125244**

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
Affiliation Phone: (714) 433-6406,

Affiliation Type Desc: Document Preparer
Entity Name: JOSE FIGUEROA
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: Operator
Entity Name: Dollar Tree Stores, 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: (757) 321-5000,

Affiliation Type Desc: Parent Corporation
Entity Name: Dollar Tree Stores, 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: Environmental Contact
Entity Name: Sherry Aebersold
Entity Title: Not reported
Affiliation Address: 1122 Runway Drive
Affiliation City: Stockton
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95206
Affiliation Phone: ,

Affiliation Type Desc: Property Owner
Entity Name: Armour CV Aliso Viejo LLC
Entity Title: Not reported

DOLLAR TREE #08702 (Continued) **S127125244**

Affiliation Address:	3990 Westerly Place Ste 140
Affiliation City:	Newport Beach
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92660
Affiliation Phone:	(949) 757-0510,

HWTS:

Name:	DOLLAR TREE #08702
Address:	26775 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000459916
Inactive Date:	Not reported
Create Date:	02/04/2021
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	500 VOLVO PKWY
Mailing Address 2:	Not reported
Mailing City,State,Zip:	CHESAPEAKE, VA 233201604
Owner Name:	DOLLAR TREE STORES, INC.
Owner Address:	500 VOLVO PKWY
Owner Address 2:	Not reported
Owner City,State,Zip:	CHESAPEAKE, VA 233201604
Contact Name:	JESSICA DUBUQUE
Contact Address:	500 VOLVO PKWY
Contact Address 2:	Not reported
City,State,Zip:	CHESAPEAKE, VA 233201604
Facility Status:	Active
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.57378102
Longitude:	-117.725384

NAICS:

EPA ID:	CAL000459916
Create Date:	2021-02-04 17:01:12.050
NAICS Code:	452319
NAICS Description:	All Other General Merchandise Stores
Issued EPA ID Date:	2021-02-04 17:01:12.04300
Inactive Date:	Not reported
Facility Name:	DOLLAR TREE #08702
Facility Address:	26775 ALISO CREEK RD
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92656

33 SSE 1/4-1/2 0.362 mi. 1911 ft. | **76 STATION #5743**
26871 ALISO CREEK
ALISO VIEJO, CA 92565 | **LUST Cortese CERS** | **S109285381 N/A**

Relative: Lower

Actual: 315 ft.

LUST:

Name:	76 STATION #5743
Address:	26871 ALISO CREEK
City,State,Zip:	ALISO VIEJO, CA 92565
Lead Agency:	ORANGE COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000036
Global Id:	T10000000036
Latitude:	33.572419
Longitude:	-117.724135
Status:	Completed - Case Closed
Status Date:	06/15/2012
Case Worker:	Not reported
RB Case Number:	Not reported
Local Agency:	Not reported
File Location:	Local Agency
Local Case Number:	08UT006
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline, Diesel
Site History:	Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

LUST:

Global Id:	T10000000036
Action Type:	ENFORCEMENT
Date:	04/20/2012
Action:	Staff Letter
Global Id:	T10000000036
Action Type:	ENFORCEMENT
Date:	10/27/2009
Action:	Staff Letter
Global Id:	T10000000036
Action Type:	ENFORCEMENT
Date:	06/15/2012
Action:	Closure/No Further Action Letter
Global Id:	T10000000036
Action Type:	ENFORCEMENT
Date:	05/12/2011
Action:	File review
Global Id:	T10000000036
Action Type:	ENFORCEMENT
Date:	08/12/2008
Action:	Staff Letter
Global Id:	T10000000036
Action Type:	ENFORCEMENT
Date:	07/16/2008
Action:	Staff Letter

76 STATION #5743 (Continued) **S109285381**

Global Id: T10000000036
Action Type: ENFORCEMENT
Date: 07/14/2010
Action: File Review - Closure

Global Id: T10000000036
Action Type: Other
Date: 01/04/2008
Action: Leak Discovery

Global Id: T10000000036
Action Type: ENFORCEMENT
Date: 10/29/2008
Action: Staff Letter

Global Id: T10000000036
Action Type: ENFORCEMENT
Date: 04/20/2012
Action: Staff Letter

Global Id: T10000000036
Action Type: Other
Date: 06/06/2008
Action: Leak Reported

LUST:
Global Id: T10000000036
Status: Open - Case Begin Date
Status Date: 01/04/2008

Global Id: T10000000036
Status: Open - Site Assessment
Status Date: 07/16/2008

Global Id: T10000000036
Status: Open - Verification Monitoring
Status Date: 10/07/2009

Global Id: T10000000036
Status: Completed - Case Closed
Status Date: 06/15/2012

ORANGE CO. LUST:
Name: 76 STATION #5743
Address: 26871 ALISO CREEK RD
City,State,Zip: ALISO VIEJO, CA 92565
Region: ORANGE
Facility Id: 08UT006
Released Substance: Regular gasoline
Date Closed: 06/15/2012
Record ID: RO0003485

CORTESE:
Name: 76 STATION #5743
Address: 26871 ALISO CREEK

76 STATION #5743 (Continued) **S109285381**

City,State,Zip:	ALISO VIEJO, CA 92565
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T10000000036
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

CERS:

Name:	76 STATION #5743
Address:	26871 ALISO CREEK
City,State,Zip:	ALISO VIEJO, CA 92565
Site ID:	254521
CERS ID:	T10000000036
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	KEVIN LAMBERT - ORANGE COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	1241 E DYER ROAD SUITE 120
Affiliation City:	SANTA ANA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	7144336261,

34
South
1/4-1/2
0.426 mi.
2247 ft.

RALPHS GROCERY #755
26901 ALISO CREEK RD
ALISO VIEJO, CA 92656

SWRCY **S113148120**
HAZNET **N/A**
HWTS

Relative:
Higher

Actual:
368 ft.

SWRCY:

Name:	PONCE RECYCLING
Address:	26901 ALISO CREEK RD
City,State,Zip:	ALISO VIEJO, CA 92656
Reg Id:	Not reported
Cert Id:	RC295666.001
Mailing Address:	5425 W 64th St
Mailing City:	Los Angeles
Mailing State:	CA

RALPHS GROCERY #755 (Continued) **S113148120**

Mailing Zip Code:	90056
Website:	Not reported
Email:	poncerecycling@aol.com
Phone Number:	(323) 533-4862
Rural:	N
Operation Begin Date:	03/17/2020
Aluminium:	Not reported
Glass:	Not reported
Plastic:	Not reported
Bimetal:	Not reported
Hours of Operation:	Mon - Sat 9:00 am - 5:00 pm; Sun Closed
Organization ID:	Not reported
Organization Name:	Ponce Recycling Inc

HAZNET:

Name:	RALPHS GROCERY #755
Address:	26901 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 900540000
Contact:	MATTHEW EATON
Telephone:	3108844016
Mailing Name:	Not reported
Mailing Address:	P.O. BOX 54143
Year:	2019
Gepaid:	CAR000259143
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:	0.00300
Year:	2019
Gepaid:	CAR000259143
TSD EPA ID:	NVT330010000
CA Waste Code:	141 - Off-specification, aged or surplus inorganics
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.00250
Year:	2019
Gepaid:	CAR000259143
TSD EPA ID:	NVT330010000
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.03500
Year:	2019
Gepaid:	CAR000259143
TSD EPA ID:	NVT330010000
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.14750
Year:	2019

RALPHS GROCERY #755 (Continued) **S113148120**

Gepaid: CAR000259143
TSD EPA ID: NVT330010000
CA Waste Code: 281 - Adhesives
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.04600

Year: 2019
Gepaid: CAR000259143
TSD EPA ID: NVT330010000
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: 0.00500

Year: 2019
Gepaid: CAR000259143
TSD EPA ID: NVT330010000
CA Waste Code: 561 - Detergent waste chemicals
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.06850

Year: 2019
Gepaid: CAR000259143
TSD EPA ID: NVT330010000
CA Waste Code: 791 - Liquids with pH <= 2
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.00250

Year: 2019
Gepaid: CAR000259143
TSD EPA ID: NVT330010000
CA Waste Code: 122 - Alkaline solution without metals pH >= 12.5
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.01250

Year: 2018
Gepaid: CAR000259143
TSD EPA ID: NVT330010000
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.01950

Click this hyperlink while viewing on your computer to access
40 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:
Year: 2007
Gen EPA ID: CAL000321032

Shipment Date: 20071231
Creation Date: 3/6/2008 18:30:06

RALPHS GROCERY #755 (Continued) **S113148120**

Receipt Date:	Not reported
Manifest ID:	002929935JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D035
Meth Code:	- Not reported
Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	D005
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20071231
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	002929935JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
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
Additional Code 5:	Not reported

Shipment Date:	20071231
Creation Date:	3/6/2008 18:30:06
Receipt Date:	Not reported
Manifest ID:	002929935JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION

RALPHS GROCERY #755 (Continued) **S113148120**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	D002
Meth Code:	- Not reported
Quantity Tons:	0.03
Waste Quantity:	60
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:	20071231
Creation Date:	3/6/2008 18:30:06
Receipt Date:	Not reported
Manifest ID:	002929935JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM CORPORATION
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	- Not reported
Quantity Tons:	0.005
Waste Quantity:	10
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

Additional Info:

Year:	2012
Gen EPA ID:	CAL000321032
Shipment Date:	20121024
Creation Date:	12/24/2012 22:15:22
Receipt Date:	20121026
Manifest ID:	000394302PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

RALPHS GROCERY #755 (Continued) **S113148120**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.022
Waste Quantity:	44
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:	20121024
Creation Date:	12/24/2012 22:15:22
Receipt Date:	20121026
Manifest ID:	000394302PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0135
Waste Quantity:	27
Quantity Unit:	P
Additional Code 1:	D005
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20121024
Creation Date:	12/24/2012 22:15:22
Receipt Date:	20121026
Manifest ID:	000394302PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

RALPHS GROCERY #755 (Continued) **S113148120**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20121024
Creation Date:	12/24/2012 22:15:22
Receipt Date:	20121026
Manifest ID:	000394302PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.002
Waste Quantity:	4
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

Additional Info:

Year:	2014
Gen EPA ID:	CAL000321032
Shipment Date:	20140903
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000840981PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
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:	20140903

RALPHS GROCERY #755 (Continued) **S113148120**

Creation Date:	12/6/2014 22:15:07
Receipt Date:	20140908
Manifest ID:	000840981PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D007
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140903
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000840981PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0045
Waste Quantity:	9
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:	20140903
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000840981PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP

RALPHS GROCERY #755 (Continued) **S113148120**

TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0035
Waste Quantity:	7
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:	20140903
Creation Date:	12/6/2014 22:15:07
Receipt Date:	20140908
Manifest ID:	000840981PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20140903
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000840981PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

RALPHS GROCERY #755 (Continued) **S113148120**

	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:	20140903
Creation Date:	12/6/2014 22:15:07
Receipt Date:	20140908
Manifest ID:	000840981PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.027
Waste Quantity:	54
Quantity Unit:	P
Additional Code 1:	D005
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140903
Creation Date:	12/6/2014 22:15:07
Receipt Date:	20140908
Manifest ID:	000840981PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

RALPHS GROCERY #755 (Continued) **S113148120**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140303
Creation Date:	4/30/2014 22:15:09
Receipt Date:	20140311
Manifest ID:	000711655PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
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:	20140303
Creation Date:	4/30/2014 22:15:09
Receipt Date:	20140311
Manifest ID:	000711655PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0105
Waste Quantity:	21
Quantity Unit:	P
Additional Code 1:	D005
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2011
Gen EPA ID:	CAL000321032

RALPHS GROCERY #755 (Continued) **S113148120**

Shipment Date:	20111026
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000123111MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20111026
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000123111MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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:	20111026
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000123111MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880

RALPHS GROCERY #755 (Continued) **S113148120**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0105
Waste Quantity:	21
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:	20111026
Creation Date:	7/25/2012 18:30:17
Receipt Date:	20111028
Manifest ID:	000123111MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.018
Waste Quantity:	36
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:	20111026
Creation Date:	7/25/2012 18:30:17
Receipt Date:	20111028
Manifest ID:	000123111MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D035

RALPHS GROCERY #755 (Continued) **S113148120**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0115
Waste Quantity:	23
Quantity Unit:	P
Additional Code 1:	D005
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20111026
Creation Date:	7/25/2012 18:30:17
Receipt Date:	20111028
Manifest ID:	000123111MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.003
Waste Quantity:	6
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:	20111026
Creation Date:	7/25/2012 18:30:17
Receipt Date:	20111028
Manifest ID:	000123111MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported

RALPHS GROCERY #755 (Continued) **S113148120**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20111026
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000123111MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
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

Additional Info:

Year:	2015
Gen EPA ID:	CAL000321032
Shipment Date:	20150806
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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

RALPHS GROCERY #755 (Continued) **S113148120**

Shipment Date:	20150806
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.015
Waste Quantity:	30
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:	20150806
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H110 - Not reported
Quantity Tons:	0.01
Waste Quantity:	20
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:	20150806
Creation Date:	1/21/2016 22:15:23
Receipt Date:	20150825
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS

RALPHS GROCERY #755 (Continued) **S113148120**

TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D011
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.095
Waste Quantity:	190
Quantity Unit:	P
Additional Code 1:	D010
Additional Code 2:	D008
Additional Code 3:	D007
Additional Code 4:	D005
Additional Code 5:	Not reported
Shipment Date:	20150806
Creation Date:	1/21/2016 22:15:23
Receipt Date:	20150825
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
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:	20150806
Creation Date:	1/21/2016 22:15:23
Receipt Date:	20150825
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U154
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

RALPHS GROCERY #755 (Continued) **S113148120**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	U002
Additional Code 2:	D035
Additional Code 3:	D018
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20150806
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
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:	20150806
Creation Date:	1/21/2016 22:15:23
Receipt Date:	20150825
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U205
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0445
Waste Quantity:	89
Quantity Unit:	P
Additional Code 1:	D010
Additional Code 2:	Not reported
Additional Code 3:	Not reported

RALPHS GROCERY #755 (Continued) **S113148120**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150213
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000952710PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
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:	20150213
Creation Date:	5/8/2015 22:15:06
Receipt Date:	20150218
Manifest ID:	000952710PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.012
Waste Quantity:	24
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D007
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2010
Gen EPA ID:	CAL000321032

RALPHS GROCERY #755 (Continued) **S113148120**

Shipment Date:	20101025
Creation Date:	1/3/2011 18:31:17
Receipt Date:	20101027
Manifest ID:	000073108MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D035
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:	D005
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20101025
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000073108MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0105
Waste Quantity:	21
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:	20101025
Creation Date:	1/3/2011 18:31:17
Receipt Date:	20101027
Manifest ID:	000073108MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported

RALPHS GROCERY #755 (Continued) **S113148120**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0115
Waste Quantity:	23
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:	20101025
Creation Date:	1/3/2011 18:31:17
Receipt Date:	20101027
Manifest ID:	000073108MWI
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.016
Waste Quantity:	32
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

Additional Info:

Year:	2013
Gen EPA ID:	CAL000321032
Shipment Date:	20130227
Creation Date:	5/4/2013 22:15:12
Receipt Date:	20130305
Manifest ID:	000472377PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported

RALPHS GROCERY #755 (Continued) **S113148120**

TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.006
Waste Quantity:	12
Quantity Unit:	P
Additional Code 1:	D005
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130227
Creation Date:	5/4/2013 22:15:12
Receipt Date:	20130305
Manifest ID:	000472377PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0035
Waste Quantity:	7
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:	20130227
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000472377PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.006
Waste Quantity:	12

RALPHS GROCERY #755 (Continued) **S113148120**

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:	20130227
Creation Date:	5/4/2013 22:15:12
Receipt Date:	20130305
Manifest ID:	000472377PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.268
Waste Quantity:	536
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:	20130227
Creation Date:	5/4/2013 22:15:12
Receipt Date:	20130305
Manifest ID:	000472377PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D007
Additional Code 4:	Not reported
Additional Code 5:	Not reported

RALPHS GROCERY #755 (Continued) **S113148120**

Additional Info:

Year:	2009
Gen EPA ID:	CAL000321032
Shipment Date:	20091027
Creation Date:	2/3/2010 18:30:35
Receipt Date:	20091030
Manifest ID:	005335400JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAR000190355
Trans 2 Name:	PHILIP WEST INDUSTRIAL SERVICES
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.018
Waste Quantity:	36
Quantity Unit:	P
Additional Code 1:	D005
Additional Code 2:	D001
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20091027
Creation Date:	2/3/2010 18:30:35
Receipt Date:	20091030
Manifest ID:	005335400JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAR000190355
Trans 2 Name:	PHILIP WEST INDUSTRIAL SERVICES
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.004
Waste Quantity:	8
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:	20091027
Creation Date:	2/3/2010 18:30:35
Receipt Date:	20091030
Manifest ID:	005335400JJK

RALPHS GROCERY #755 (Continued) **S113148120**

Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAR000190355
Trans 2 Name:	PHILIP WEST INDUSTRIAL SERVICES
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
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:	20091027
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005335400JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAR000190355
Trans 2 Name:	PHILIP WEST INDUSTRIAL SERVICES
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	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:	20091027
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005335400JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAR000190355
Trans 2 Name:	PHILIP WEST INDUSTRIAL SERVICES
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported

RALPHS GROCERY #755 (Continued) **S113148120**

TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.016
Waste Quantity:	32
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:	20091027
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005335400JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAR000190355
Trans 2 Name:	PHILIP WEST INDUSTRIAL SERVICES
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	291 - Latex waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
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:	20091027
Creation Date:	2/3/2010 18:30:35
Receipt Date:	20091030
Manifest ID:	005335400JJK
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAR000190355
Trans 2 Name:	PHILIP WEST INDUSTRIAL SERVICES
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	D002
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

RALPHS GROCERY #755 (Continued) **S113148120**

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

Additional Info:

Year:	2016
Gen EPA ID:	CAL000321032
Shipment Date:	20150806
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
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:	20150806
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

RALPHS GROCERY #755 (Continued) **S113148120**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150806
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H110 - Not reported
Quantity Tons:	0.01
Waste Quantity:	20
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:	20150806
Creation Date:	1/21/2016 22:15:23
Receipt Date:	20150825
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D011
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.095
Waste Quantity:	190
Quantity Unit:	P
Additional Code 1:	D010
Additional Code 2:	D008
Additional Code 3:	D007
Additional Code 4:	D005
Additional Code 5:	Not reported
Shipment Date:	20150806
Creation Date:	1/21/2016 22:15:23
Receipt Date:	20150825
Manifest ID:	009105841JJK

RALPHS GROCERY #755 (Continued) **S113148120**

Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
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:	20150806
Creation Date:	1/21/2016 22:15:23
Receipt Date:	20150825
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U154
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	U002
Additional Code 2:	D035
Additional Code 3:	D018
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20150806
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported

RALPHS GROCERY #755 (Continued) **S113148120**

TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
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:	20150806
Creation Date:	1/21/2016 22:15:23
Receipt Date:	20150825
Manifest ID:	009105841JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U205
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0445
Waste Quantity:	89
Quantity Unit:	P
Additional Code 1:	D010
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150213
Creation Date:	5/8/2015 22:15:06
Receipt Date:	20150218
Manifest ID:	000952710PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.012
Waste Quantity:	24

RALPHS GROCERY #755 (Continued) **S113148120**

Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D007
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150213
Creation Date:	5/8/2015 22:15:06
Receipt Date:	20150218
Manifest ID:	000952710PSC
Trans EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM 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:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.036
Waste Quantity:	72
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

HWTS:

Name:	RALPHS GROCERY #755
Address:	26901 ALISO CREEK RD
Address 2:	Not reported
City,State,Zip:	ALISO VIEJO, CA 92656
EPA ID:	CAL000321032
Inactive Date:	04/19/2016
Create Date:	06/20/2007
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	P.O. BOX 54143
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LOS ANGELES, CA 900540000
Owner Name:	RALPHS GROCERY CO
Owner Address:	PO BOX 54143
Owner Address 2:	Not reported
Owner City,State,Zip:	LOS ANGELES, CA 900540000
Contact Name:	SHERRIE WALTERS
Contact Address:	1100 W. ARTESIA BLVD.
Contact Address 2:	Not reported
City,State,Zip:	COMPTON, CA 90220
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.572306

RALPHS GROCERY #755 (Continued) **S113148120**

Longitude: -117.723508

NAICS:

EPA ID:	CAL000321032
Create Date:	2009-12-03 12:41:18.000
NAICS Code:	45291
NAICS Description:	Warehouse Clubs and Superstores
Issued EPA ID Date:	2007-06-20 10:39:23.80000
Inactive Date:	2016-04-19 00:00:00
Facility Name:	RALPHS GROCERY #755
Facility Address:	26901 ALISO CREEK RD
Facility Address 2:	Not reported
Facility City:	ALISO VIEJO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	926563393

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LAGUNA NIGUEL	S121690519	WC LA PAZ RD & ALISO CREEK RD	WC LA PAZ RD & ALISO CREEK RD	92677	CIWQS
LAGUNA NIGUEL	S121696691	FORD CLEANERS, JOHN. SHELTON	31001 TOWN CENTER DR	92677	DRYCLEANERS

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: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

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: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/11/2022
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: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
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: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/25/2022
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: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/25/2022
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: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
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: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
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: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
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: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
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: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
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: 02/08/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 88

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/05/2022
Next Scheduled EDR Contact: 08/22/2022
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: 02/21/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/24/2022
Next Scheduled EDR Contact: 09/05/2022
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: 02/21/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/04/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/01/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 9

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/22/2022
Next Scheduled EDR Contact: 07/04/2022
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: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
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: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
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: 02/07/2022
Date Data Arrived at EDR: 02/08/2022
Date Made Active in Reports: 05/05/2022
Number of Days to Update: 86

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/09/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

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 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 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 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: 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: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

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: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
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: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
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: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Semi-Annually

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: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/03/2022
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
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: 03/10/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
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: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
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: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
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: 12/15/2021
Date Data Arrived at EDR: 12/16/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
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: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/15/2022
Next Scheduled EDR Contact: 06/27/2022
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: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/24/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 90

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 08/22/2022
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: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

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

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: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
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: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/08/2022
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: 02/22/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 76

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/24/2022
Next Scheduled EDR Contact: 09/05/2022
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: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
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: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 07/18/2022
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: 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.

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
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: 02/22/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 76

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/24/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Quarterly

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: 02/20/2020
Date Data Arrived at EDR: 12/10/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 03/11/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

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: 02/03/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
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: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
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: 02/24/2022
Date Data Arrived at EDR: 02/25/2022
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 12

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
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: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/11/2022
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: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
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: 12/15/2021
Date Data Arrived at EDR: 12/16/2021
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 84

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
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: 12/31/2021
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 79

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
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: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
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: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
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: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
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: 12/01/2021
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 84

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
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: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
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: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
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: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/22/2022
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: 12/13/2021
Date Data Arrived at EDR: 12/17/2021
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
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: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 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: 05/06/2022
Next Scheduled EDR Contact: 08/15/2022
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: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/18/2022
Next Scheduled EDR Contact: 06/27/2022
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: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/20/2022
Next Scheduled EDR Contact: 08/29/2022
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: 01/19/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/20/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 09/12/2022
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: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
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: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 22

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 08/15/2022
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: 01/20/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 64

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
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: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
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: 07/29/2021
Date Data Arrived at EDR: 08/24/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 87

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
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: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/02/2022
Next Scheduled EDR Contact: 09/12/2022
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: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
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: 05/06/2022
Next Scheduled EDR Contact: 08/15/2022
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: 03/28/2022
Next Scheduled EDR Contact: 07/11/2022
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: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
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: 12/31/2021
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 70

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
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: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 07/04/2022
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: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
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: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
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: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/16/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 07/11/2022
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

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: 02/01/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 90

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/22/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 3

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 05/26/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

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: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
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: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
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: 12/14/2021
Date Data Arrived at EDR: 12/15/2021
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 85

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/02/2022
Next Scheduled EDR Contact: 09/19/2022
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: 05/13/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 13

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 05/18/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

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: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/04/2022
Date Made Active in Reports: 01/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 34

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
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: 02/17/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 82

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/16/2021
Date Data Arrived at EDR: 12/16/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 77

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 12/07/2021
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 05/17/2022
Number of Days to Update: 8

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 05/09/2022
Next Scheduled EDR Contact: 08/22/2022
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: 08/27/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Annually

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: 02/17/2022
Date Data Arrived at EDR: 02/24/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 83

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
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: 02/24/2022
Date Data Arrived at EDR: 02/25/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 82

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
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: 12/31/2019
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/18/2022
Next Scheduled EDR Contact: 06/27/2022
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: 04/12/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 42

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 02/24/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 83

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 08/22/2022
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: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 86

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
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: 02/14/2022
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 86

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
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: 01/03/2022
Date Data Arrived at EDR: 01/04/2022
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 73

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/01/2022
Number of Days to Update: 85

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
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: 02/17/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/07/2022
Date Data Arrived at EDR: 02/08/2022
Date Made Active in Reports: 05/05/2022
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/09/2022
Next Scheduled EDR Contact: 08/22/2022
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: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
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: 12/13/2021
Date Data Arrived at EDR: 12/14/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/09/2022
Next Scheduled EDR Contact: 06/26/2022
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
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: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
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: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
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: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
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: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/03/2022
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
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: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
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: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 79

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
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: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
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: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

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: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

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: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/26/2022
Number of Days to Update: 21

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

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

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: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 12/28/2021
Date Data Arrived at EDR: 12/28/2021
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 80

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 02/04/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/15/2022
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: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/28/2021
Date Data Arrived at EDR: 12/28/2021
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 80

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/17/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

COLUSA COUNTY:

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: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
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: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 79

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/26/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 05/04/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/16/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 82

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 06/02/2022
Next Scheduled EDR Contact: 08/08/2022
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: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
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: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
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: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/06/2022
Number of Days to Update: 82

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
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: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
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: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
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: 05/25/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/11/2022
Next Scheduled EDR Contact: 07/25/2022
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: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
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: 03/10/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/04/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 8

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 83

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
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: 01/01/2022
Date Data Arrived at EDR: 01/21/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 80

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
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: 03/23/2022
Next Scheduled EDR Contact: 07/04/2022
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: 01/10/2022
Date Data Arrived at EDR: 01/12/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 82

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/13/2022
Next Scheduled EDR Contact: 07/25/2022
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: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 11

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

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: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 07/25/2022
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: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
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: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
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: 02/02/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
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: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
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: 03/23/2022
Next Scheduled EDR Contact: 07/11/2022
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: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/11/2022
Number of Days to Update: 83

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 08/29/2022
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: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/11/2022
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: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
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: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 01/26/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 78

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 70

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/02/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/02/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/01/2022
Date Made Active in Reports: 04/18/2022
Number of Days to Update: 76

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/03/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/25/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 06/01/2022
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
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: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
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: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/14/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/14/2022
Next Scheduled EDR Contact: 06/27/2022
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: 06/18/2021
Date Data Arrived at EDR: 09/28/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
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: 08/02/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 11/02/2021
Number of Days to Update: 90

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 04/29/2022
Date Data Arrived at EDR: 04/29/2022
Date Made Active in Reports: 05/05/2022
Number of Days to Update: 6

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
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: 05/12/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
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: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/27/2021
Date Data Arrived at EDR: 03/04/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 88

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
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: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
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: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 02/03/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 7

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
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: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
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: 02/03/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
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

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/27/2022
Number of Days to Update: 97

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/01/2022
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: 03/10/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/16/2022
Date Made Active in Reports: 05/13/2022
Number of Days to Update: 86

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
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: 03/11/2022
Next Scheduled EDR Contact: 06/20/2022
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: 06/02/2022
Next Scheduled EDR Contact: 09/19/2022
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: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/16/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 85

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
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: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
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: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Annually

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: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
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: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

SOLANO COUNTY:

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: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
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: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
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: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
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: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
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: 04/11/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 11/23/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 74

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/06/2022
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/15/2022
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: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
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: 12/27/2021
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 78

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
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: 03/23/2022
Next Scheduled EDR Contact: 07/11/2022
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: 05/04/2022
Next Scheduled EDR Contact: 08/22/2022
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: 12/27/2021
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 81

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
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: 02/28/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
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: 12/27/2021
Date Data Arrived at EDR: 01/04/2022
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 73

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/24/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 01/26/2022
Date Data Arrived at EDR: 01/27/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 77

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/03/2021
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/06/2022
Number of Days to Update: 84

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/09/2022
Next Scheduled EDR Contact: 08/22/2022
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: 04/07/2022
Next Scheduled EDR Contact: 07/18/2022
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: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/08/2022
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: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
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: 05/16/2022
Next Scheduled EDR Contact: 08/29/2022
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: 06/03/2022
Next Scheduled EDR Contact: 09/19/2022
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 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

AVB - ALISO CREEK
26501 ALISO CREEK ROAD
ALISO VIEJO, CA 92656

TARGET PROPERTY COORDINATES

Latitude (North):	33.578231 - 33ˆ 34’ 41.63’’
Longitude (West):	117.725438 - 117ˆ 43’ 31.58’’
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	432675.9
UTM Y (Meters):	3715435.2
Elevation:	341 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12015919 SAN JUAN CAPISTRANO, CA
Version Date:	2018

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).

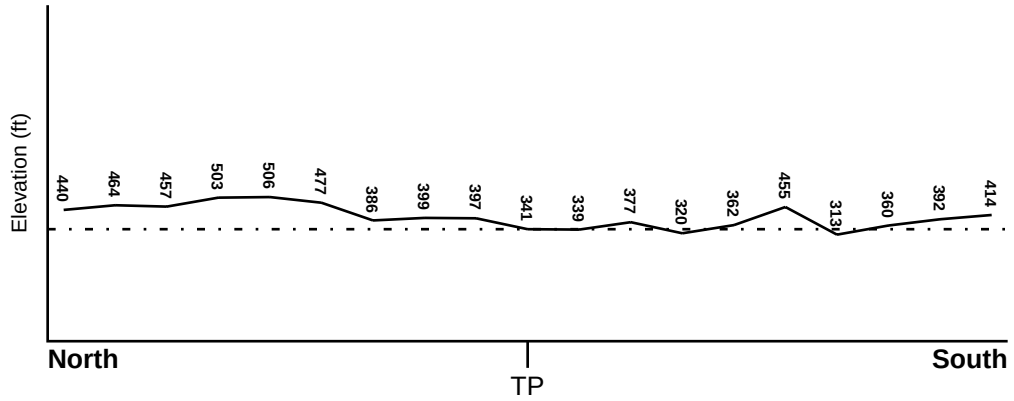
TOPOGRAPHIC INFORMATION

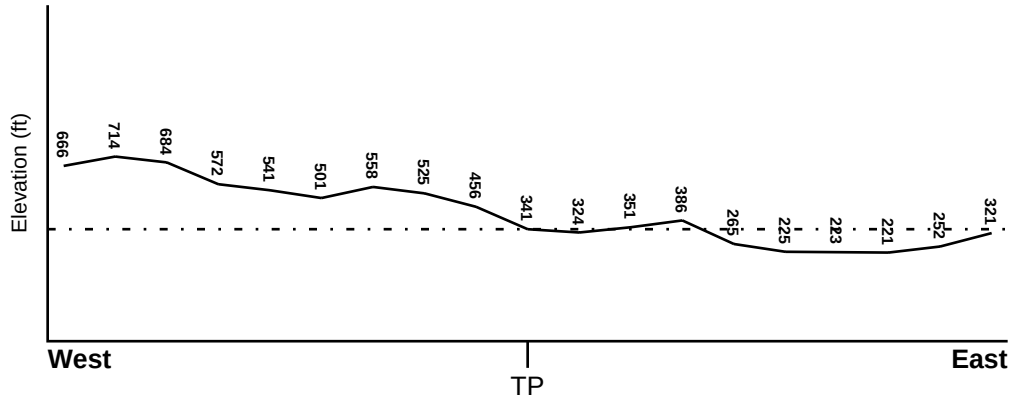
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 341 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06059C0428J	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
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

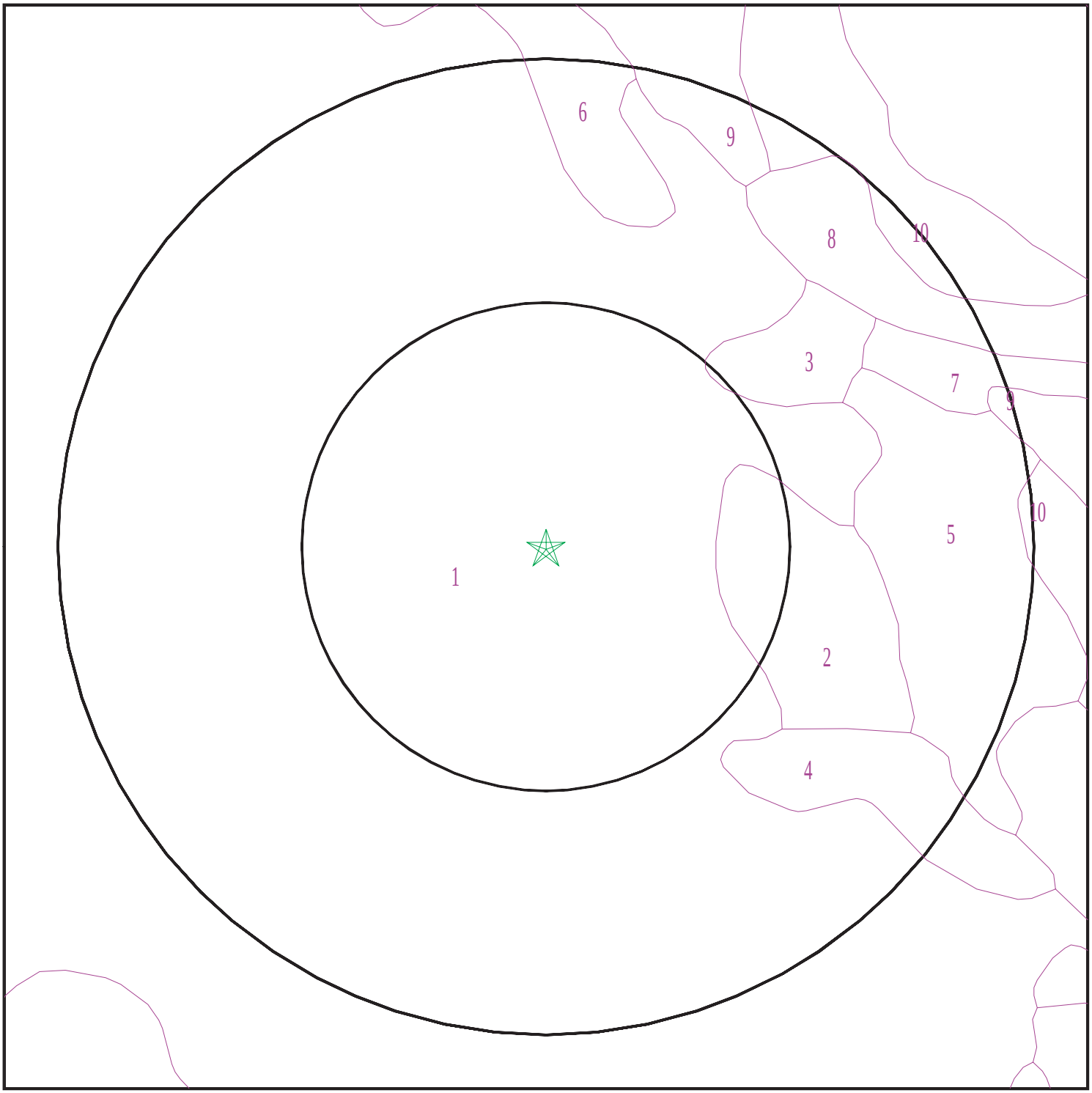
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

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 - 7008319.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME: AVB - Aliso Creek ADDRESS: 26501 Aliso Creek Road Aliso Viejo CA 92656 LAT/LONG: 33.578231 / 117.725438	CLIENT: California Environmental CONTACT: Eric Koons INQUIRY #: 7008319.2s DATE: June 06, 2022 8:03 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: 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: 2

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

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	11 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
2	11 inches	18 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
3	18 inches	27 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
4	27 inches	70 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
5	70 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

Soil Map ID: 3

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	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:

Soil Map ID: 4

Soil Component Name: ANAHEIM

Soil Surface Texture: 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: 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	25 inches	loam	Not reported	Not reported	Max: Min:	Max: Min:
2	25 inches	29 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 5

Soil Component Name: ANAHEIM

Soil Surface Texture: 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: 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	25 inches	loam	Not reported	Not reported	Max: Min:	Max: Min:
2	25 inches	29 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 6

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:

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
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: 7

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:

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
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: 8

Soil Component Name: MOCHO

Soil Surface Texture: 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: 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	31 inches	loam	Not reported	Not reported	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	31 inches	61 inches	loam	Not reported	Not reported	Max: 14 Min: 4	Max: 8.4 Min: 7.9

Soil Map ID: 9

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

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: 10

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:

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.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CADWR0000032092	1/2 - 1 Mile NNW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

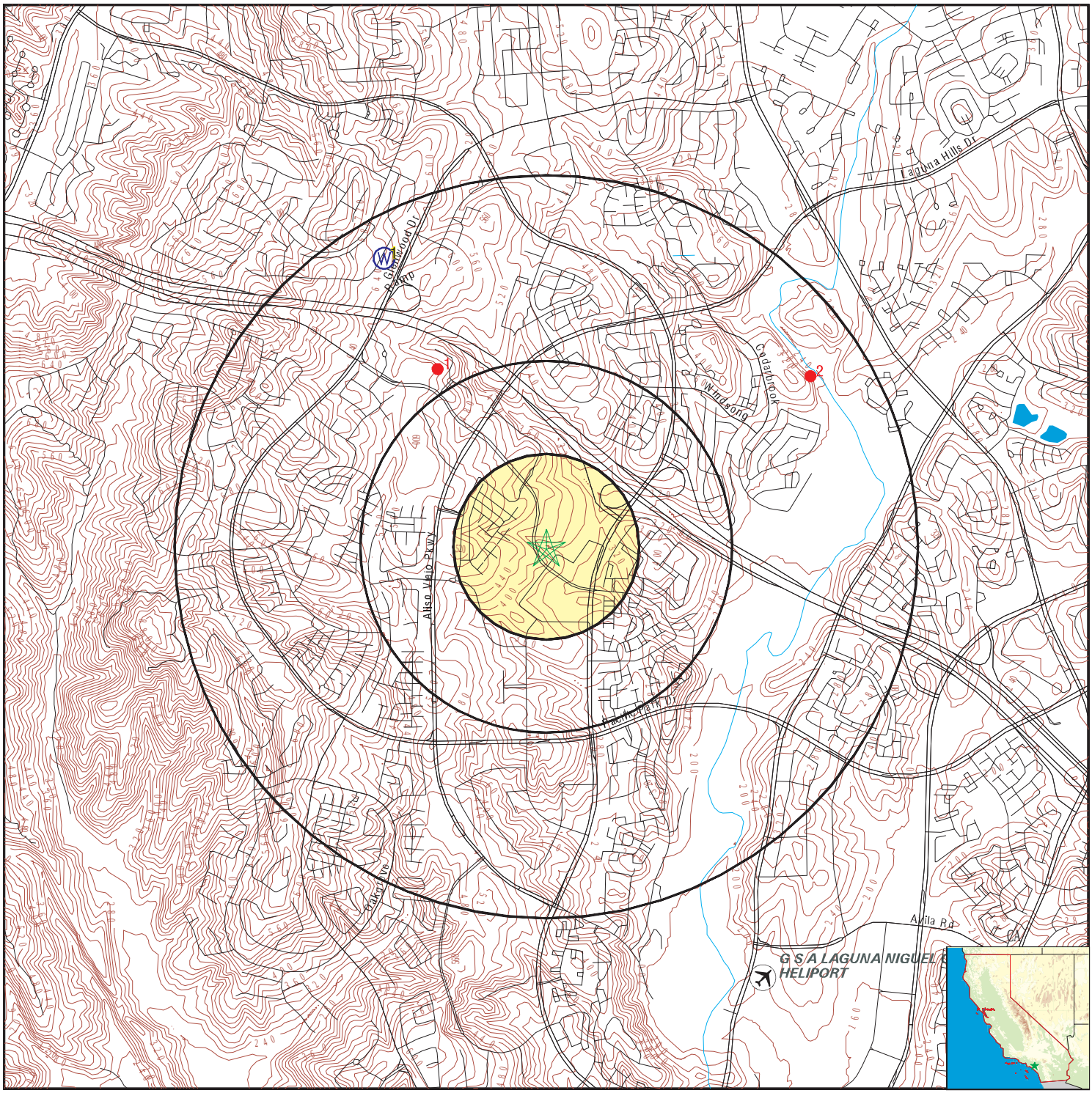
MAP ID	WELL ID	LOCATION FROM TP
1	CAOG14000006075	1/2 - 1 Mile NNW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	CAOG14000006201	1/2 - 1 Mile ENE

PHYSICAL SETTING SOURCE MAP - 7008319.2s



0 1/4 1/2 1 Miles

County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Airports
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location
HD Closest Hydrogeological Data
Oil, gas or related wells

SITE NAME:	AVB - Aliso Creek	CLIENT:	California Environmental
ADDRESS:	26501 Aliso Creek Road Aliso Viejo CA 92656	CONTACT:	Eric Koons
		INQUIRY #:	7008319.2s
LAT/LONG:	33.578231 / 117.725438	DATE:	June 06, 2022 8:03 pm

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Map ID Direction Distance Elevation	Database	EDR ID Number
1 **NNW** **1/2 - 1 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		

Map ID Direction Distance	Database	EDR ID Number

1
NNW
1/2 - 1 Mile

OIL_GAS **CAOG14000006075**

API #:	0405900995	Well #:	1
Well Status:	Idle	Well Type:	Oil & Gas
Lease Name:	Lease by Roy Hartman	Field Name:	Any Field
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	Not Reported		

2
ENE
1/2 - 1 Mile

OIL_GAS **CAOG14000006201**

API #:	0405901137	Well #:	88-4
Well Status:	Plugged	Well Type:	Dry Hole
Lease Name:	Moulton	Field Name:	Any Field
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	Not Reported		

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 and 2010 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.

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.

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

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 V

Previous Environmental Reports

AEI Consultants

May 4, 2022

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Information:
26501-26505 Aliso Creek Road
Aliso Viejo, Orange County, California 92656

Project Information:
AEI Project No. 460782
Client Reference Name: The Commons at Aliso Viejo Town Center

Prepared For:
California Bank and Trust

Prepared By:
AEI Consultants
2207 West 190th Street
Torrance, CA 90504

Environmental Due Diligence

Building Assessments

Site Investigation & Remediation

Energy Performance & Benchmarking

Industrial Hygiene

Construction Risk Management

Zoning Analysis Reports & ALTA Surveys

National Presence
Regional Focus
Local Solutions

May 4, 2022

To Whom it May Concern
California Bank and Trust

Subject: Phase I Environmental Site Assessment
26501-26505 Aliso Creek Road
Aliso Viejo, California 92656
AEI Project No. 460782
Client Reference Name: The Commons at Aliso Viejo Town Center

Dear To Whom it May Concern:

AEI Consultants is pleased to provide the *Phase I Environmental Site Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (949) 752-9300 or kbachrach@aeiconsultants.com.

Sincerely,

Ken Bachrach
Vice President
AEI Consultants

PROJECT SUMMARY

26501-26505 Aliso Creek Road, Aliso Viejo, Orange County, California 92656
AEI Project No. 460782

Report Section		REC	CREC	HREC	OEC	Recommended Action
1.0	Introduction					None
2.0	Site and Vicinity Description					None
3.0	Historical Review of Site and Vicinity					None
4.0	Regulatory Agency Records Review					None
5.0	Regulatory Database Records Review					None
6.0	Interviews and User Provided Information					None
7.0	Site Reconnaissance					None
8.1	Asbestos-Containing Building Materials					None
8.2	Lead-Based Paint					None
8.3	Radon					None
8.4	Mold					None

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EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by ValueRock to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 26501-26505 Aliso Creek Road, Aliso Viejo, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

PROPERTY INFORMATION	
Site Address(es)	26501-26505 Aliso Creek Road, Aliso Viejo, Orange County, California 92656
Property ID (APN or Block/Lot)	629-101-16 / 629-101-17 / 629-101-18 / 629-101-19 / 629-101-25
Location	north of intersection of Aliso Creek Road and Enterprise Drive
Property Type	Retail - Strip Center
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	14.5/City of Aliso Viejo
Number of Buildings	One
Building Construction Date(s)/Source	1995/City of Aliso Viejo
Building Square Footage (SF)/Source	181,168/City of Aliso Viejo
Number of Floors/Stories	One
Basement or Subgrade Area(s)	None identified
Number of Units	three
Additional Improvements	Subgrade grease trap on west side of building, asphalt-paved parking areas and associated landscaping
On-site Occupant(s)	Michaels retail store; two vacant units formerly occupied by Tuesday Morning and Lowe's Hardware
Current On-site Operations/Use	Michael's store general merchandise and household goods. Shipping and receiving, and administrative offices
Current Use of Hazardous Substances	Yes; refer to Section 7.1
REGULATORY INFORMATION	
Regulatory Database Listing(s)	CERS HAZ WASTE, HAZNET, HWTS, AST, RCRA NonGen / NLR

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1938-1981	Undeveloped	Aerial Photographs, Topographic Maps, City Directories
1989-1994	Mass graded; unimproved	Aerial photographs
1995	Current building constructed for commercial, retail, and restaurant uses (26501-26505 Aliso Creek Road)	Aerial Photographs, City Directories, Interviews

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1995-2020	Current commercial buildings occupied by Kmart, Little Ceasar's Pizza, Lowe's Hardware, Tuesday Morning	City Directories
2020-Present	Current commercial building occupied only by Michaels	Onsite Observations, Interviews

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Numerous commercial office buildings. California State Route 73 followed by numerous office buildings and residential tract houses	CERS HAZ WASTE, CERS, RCRA-SQG (101 Enterprise Ste. 100)
East	Aliso Creek Road followed by St. Moritz Resort Apartments (23411 Summerfield)	None identified
South	Taco Bell (26521 Aliso Creek Road) Walgreens (26531 Aliso Creek Road) Trader Joe's/Smash Burger/Fish District (26541 Aliso Creek Road) Hoag Urgent Care Aliso Viejo (26671 Aliso Creek Road)	CERS HAZ WASTE, HAZNET, HWTS, RCRA-SQG (26431 Aliso Creek Road) CERS HAZ WASTE, CERS,RCRA NonGen / NLR (26541 Aliso Creek Road) RCRA NonGen / NLR (26671 Aliso Creek Road)
West	Residential	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- AEI did not identify evidence of Other Environmental Considerations during the course of this assessment.

Conclusions, Opinions, and Recommendations

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 26501-26505 Aliso Creek Road, Aliso Viejo, Orange County, California, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the subject property during the course of this assessment. AEI recommends no further investigation for the subject property at this time.

This environmental assessment report is intended for the sole us of the California Bank and Trust to assist in its internal 'due diligence' process pertaining to the property which is the subject of the report. No republication, copying or distribution of any part of this report is authorized without the written consent of the California Bank and Trust and the company preparing the report. The California Bank and Trust makes no representation as to the accuracy or completeness of any information or conclusions in the report, including without limitation, whether the report complies with regulation governing All Appropriate Inquiries or the qualifications of the preparer of the report. Unless otherwise indicated by California Bank and Trust, no person or party, other than the California Bank and Trust, are entitled to rely on the report.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I ESA performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 26501-26505 Aliso Creek Road, Aliso Viejo, Orange County, California (Appendix A: Figures and Appendix B: Property Photographs).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I ESA is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 Limiting Conditions/Deviations

The performance of this Phase I ESA was limited by the following:

- While additional assessments may have been conducted on the subject property, these documents must be provided for AEI's review in order for the information to be summarized/included in this Phase I ESA. Please refer to Section 6.3 for a summary of previous reports and other documentation provided to AEI during this assessment.
- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

1.6 Data Failure and Data Gaps

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 Data Failure

AEI did not identify evidence of data failure during the course of this assessment.

1.6.2 Significant Data Gaps

AEI did not identify significant data gaps which affected our ability to identify RECs.

1.7 RELIANCE

This environmental assessment report is intended for the sole us of the California Bank and Trust and California Bank and Trust to assist in its internal 'due diligence' process pertaining to the property which is the subject of the report. No republication, copying or distribution of any part of this report is authorized without the written consent of the California Bank and Trust and California Bank & Trust and the company preparing the report. California Bank and Trust makes no representation as to the accuracy or completeness of any information or conclusions in the report, including without limitation, whether the report complies with regulation governing All Appropriate Inquiries or the qualifications of the preparer of the report. Unless otherwise indicated by California Bank and Trust, no person or party, other than the California Bank and Trust, are entitled to rely on the report.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

PROPERTY INFORMATION	
Site Address(es)	26501-26505 Aliso Creek Road, Aliso Viejo, Orange County, California 92656
Property ID (APN or Block/Lot)	629-101-16 / 629-101-17 / 629-101-18 / 629-101-19 / 629-101-25
Location	north of intersection of Aliso Creek Road and Enterprise Drive
Property Type	Retail - Strip Center
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	14.5/City of Aliso Viejo
Number of Buildings	One
Building Construction Date(s)/Source	1995/City of Aliso Viejo
Building Square Footage (SF)/Source	181,168/City of Aliso Viejo
Number of Floors/Stories	One
Basement or Subgrade Area(s)	None identified
Number of Units	three
Additional Improvements	Subgrade grease trap on west side of building, asphalt-paved parking areas and associated landscaping
On-site Occupant(s)	Michaels retail store; two vacant units formerly occupied by Tuesday Morning and Lowe's Hardware
Current On-site Operations/Use	Michael's store general merchandise and household goods. Shipping and receiving, and administrative offices
Current Use of Hazardous Substances	Yes; refer to Section 7.1
REGULATORY INFORMATION	
Regulatory Database Listing(s)	CERS HAZ WASTE, HAZNET, HWTS, AST, RCRA NonGen / NLR

2.2 ON-SITE UTILITIES

Utility	Source/System Information
Heating System	Natural gas
Cooling System	Electricity
Potable Water	City of Aliso Viejo
Sewage Disposal/Treatment	City of Aliso Viejo

Utility source/system information listed in the table above is provided by City of Aliso Viejo, unless otherwise noted above.

2.3 Site and Vicinity Characteristics

The subject property is located in a suburban area of Aliso Viejo, California. The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Numerous commercial office buildings. California State Route 73 followed by numerous office buildings and residential tract houses	CERS HAZ WASTE, CERS, RCRA-SQG (101 Enterprise Ste. 100)
East	Aliso Creek Road followed by St. Moritz Resort Apartments (23411 Summerfield)	None identified
South	Taco Bell (26521 Aliso Creek Road) Walgreens (26531 Aliso Creek Road) Trader Joe's/Smash Burger/Fish District (26541 Aliso Creek Road) Hoag Urgent Care Aliso Viejo (26671 Aliso Creek Road)	CERS HAZ WASTE, HAZNET, HWTS, RCRA-SQG (26431 Aliso Creek Road) CERS HAZ WASTE, CERS,RCRA NonGen / NLR (26541 Aliso Creek Road) RCRA NonGen / NLR (26671 Aliso Creek Road)
West	Residential	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

2.4 Physical Setting

Geologic Unit: Description/Source	Tm: Tertiary Age marine siltstone, claystone, sandstone/USGS and United States Department of the Interior
Soil Series: Description/Source	Balcom Clay Loam: Shallow, well drained clay loam over weathered bedrock/USDA Soil Survey
Groundwater Flow Direction/Source	South or Southeast/Topographic map interpretation
Estimated Depth to Groundwater/ Source	Not Reported/GeoTracker
Surface waters on the subject property or adjoining sites	None
Additional notes	According to FEMA Flood Insurance Rate Map (FIRM) No.06059C0428J, dated August 28, 2009, the subject property is located in Zone X, designated as an area outside the 100 and 500-year flood zones and the flood potential for the subject property is minimal.

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1938-1981	Undeveloped	Aerial Photographs, Topographic Maps, City Directories
1989-1994	Mass graded; unimproved	Aerial photographs
1995	Current building constructed for commercial, retail, and restaurant uses (26501-26505 Aliso Creek Road)	Aerial Photographs, City Directories, Interviews
1995-2020	Current commercial buildings occupied by Kmart, Little Ceasar's Pizza, Lowe's Hardware, Tuesday Morning	City Directories
2020-Present	Current commercial building occupied only by Michaels	Onsite Observations, Interviews

AEI did not identify potential environmental concerns in association with the current or historical use of the subject property.

If available, copies of historical sources are provided in the report appendices.

3.1 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs. Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjoining Site Descriptions
1938-1981	Undeveloped land	NORTH: Undeveloped land EAST: Undeveloped land SOUTH: Undeveloped land WEST: Undeveloped land
1989	Mass graded; undeveloped	NORTH: Mass graded; undeveloped EAST: Mass graded; undeveloped SOUTH: Mass graded; undeveloped WEST: Mass graded; undeveloped
1994	No significant changes visible	NORTH: No significant changes visible. Developed with a roadway followed by what appeared to be residential tract houses EAST: Developed with what appeared to be residential tract houses across a roadway SOUTH: No significant changes visible WEST: No significant changes visible

Year(s)	Subject Property Description	Adjoining Site Descriptions
2002	Developed with what appeared to be the existing improvements	NORTH: Developed with what appeared to be the existing improvements (a road followed by office buildings) EAST: Developed with what appeared to be the existing improvements (a road followed by multi-family residential development) SOUTH: Developed with what appeared to be the existing improvements (commercial development) WEST: Developed with what appeared to be a parking lot
2005	No significant changes visible	NORTH: No significant changes visible EAST: No significant changes visible SOUTH: No significant changes visible WEST: Developed with what appeared to be a commercial building west of the parking lot. No other significant changes visible
2009	No significant changes visible	NORTH: No significant changes visible EAST: No significant changes visible SOUTH: Developed with what appeared to the existing restaurant building. No other significant changes visible WEST: Developed with what appeared to be numerous buildings
2012, 2016	No significant changes visible	NORTH: No significant changes visible EAST: No significant changes visible SOUTH: No significant changes visible WEST: No significant changes visible

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the aerial photograph review.

3.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the EDR collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.

3.3 City Directories

A search of historical city directories was conducted for the subject property utilizing EDR. No potential tenants of concern were identified based on AEI's review of the historical city directories. Directories were reviewed in approximate five-year increments from 1920 to 2015. The first listing for the subject property appeared in 1997 listed with Kmart Super Center and Little Caesar's Pizza. Please refer to the appendices for a complete list of historical subject property tenants identified by EDR

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the city directory review.

3.4 Historical Topographic Maps

In an attempt to close any data failure, AEI reviewed historical topographic maps utilizing NETR Online (www.historicaerials.com). Historical topographic maps were reviewed for the years 1949-2018. No additional historical information was obtained from available topographic maps.

3.5 Chain of Title

Based on the quality of information obtained from other sources, a chain of title search was not performed as part of this assessment.

4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Orange County Health Care Agency (OCHCA)	April 21, 2022	Website	Ms. Suzanne Ambriz	Records discussed below

Records Summary

Date	Occupant	Document Type	Document Notes/Violations
2015-2019	Lowes 26501 Aliso Creek Road	OCHCA inspection records, etc.	Routine inspections; no significant violations that would have impacted the subject property
2016 and 2019	Michaels Store 26503 Aliso Creek Road	OCHCA inspection reports	No violations reported

Review of information on file for the subject property at the OCHCA did not reveal any significant environmental concerns.

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
California Environmental Protection Agency (CalEPA)	April 21, 2022	Website	online	Records discussed below

Records Summary

Date	Occupant	Document Type	Document Notes/Violations
9/30/2021	Michaels Store	CERS ID 10409695 EPA ID CAL000371424	Business Activities report. Reported as a hazardous waste generator
2019	Lowe's #1900	CERS Business Summary Reports	Lowes reported as a hazardous waste generator and AST operator for diesel tank in emergency generator.

Review of information on file for the subject property at the CalEPA did not reveal any significant environmental concerns.

4.2 FIRE DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Orange County Fire Authority (OCFA)	April 21, 2022	Website	not provided	Response pending, refer to Section 1.5

4.3 Building Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
City of Aliso Viejo Building Department (AVBD)	April 21, 2022	Website	not provided	Records discussed below

Records Summary

Year(s)	Owner/Applicant	Description of Permit and Building Use
1994/1995	Kmart 26501 Aliso Creek Road	Permit issued for precise grading
1995	Kmart 26501 Aliso Creek Road	Certificate of Use and Occupancy for a new Super Kmart Retail Center Building

Evidence indicating current or prior use or storage of hazardous substances was not on file for the subject property with the AVBD.

4.4 Planning Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
City of Aliso Viejo Planning Department (AVPD)	April 22, 2022	Website	online	No evidence indicating the existence of AULs on file for the subject property

4.5 Assessor's Office

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Orange County Assessor's Office	April 22, 2022	Website	N/A	Information obtained is discussed below

Records Summary

APN	629-101-16 / 629-101-17 / 629-101-18 / 629-101-19 / 629-101-25
Acreage	14.5 acres
Construction Date	1995
Building Square Footage	181,168 square feet
Current Owner	Not provided

4.6 Other Agencies Searched

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
CA State Water Resources Control Board (SWRCB) GeoTracker	April 22, 2022	Website	N/A	No records on file

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
CA Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HWTS)	April 26, 2022	Website	N/A	Records discussed below
CA DTSC Envirostor	April 26, 2022	Website	N/A	No records on file
South Coast Air Quality Management District (SCAQMD)	April 26, 2022	Website	N/A	Records discussed below

California DTSC HWTS Database Summary

Occupant	Year(s)	Hazardous Waste Generated	Amount (Tons)
Lowe's Aliso Viejo	2004-2018	Numerous; refer to list in Appendix	Various
Kmart #4957	1996-1998	Photo chemicals/Photo processing wastes	0.44
Michaels Store #56729	2013-2018	Numerous; refer to list in Appendix	Various

South Coast Air Quality Management District Database Summary

Date	Occupant	Document Type	Document Notes/Violations
4/ 26/ 2022	VALUEROCK ALISO VIEJO, LLC	Facility ID 190935	Listed as active ID; no records of permits, violations, or compliance
4/ 26/ 2022	KMART CORP, SUPER KMART	Facility ID 106514	Listed for permit to operate issued in 1996 and canceled in 1998 for a diesel engine emergency electricity generator. No records of violations, or compliance
4/ 26/ 2022	LOWE'S HOME IMPROVEMENT WAREHOUSE	Facility ID 140671	Listed for permit to operate issued in 2004 and canceled in 1998 for a diesel engine emergency electricity generator. NOV issued in 2009 for selling non-compliant roof coating fiber to public

One emergency electricity generator was observed in connection with the 26501 tenant address. The generator was inoperable and the fuel tank was empty.

No other agencies were contacted during the course of this assessment.

4.7 Oil and Gas Wells

Agency	Date Referenced	Resource	Oil or gas wells located within 500 feet of the subject property
California Department of Geologic Energy Management (CalGEM)	April 22, 2022	CalGEM Map	No

4.8 Oil and Gas Pipelines

Agency	Date Referenced	Resource	Pipelines located within 500 feet of the subject property
National Pipeline Mapping System (NPMS)	April 22, 2022	NPMS Public Map Viewer	No

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted EDR to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by EDR into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by EDR, rather, information is provided based upon vicinity zip codes, city name, and state. The number of listed sites identified within the approximate minimum search distance from the federal and state environmental records database listings specified in ASTM Standard E1527-13 is summarized in Section 5.1, along with the total number of Orphan sites. A copy of the regulatory database report, which includes detailed descriptions of the databases noted below, is included in Appendix C of this report.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

Regulatory database listings associated with the subject property, adjoining site(s) and/or nearby sites of concern that were determined to warrant additional discussion are identified and further discussed in Section 5.1.

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
NPL	1.0	0			
DELISTED NPL	0.5	0			
SEMS/CERCLIS	0.5	0			
SEMS-ARCHIVE/CERCLIS NFRAP	0.5	0			
RCRA CORRACTS	1.0	0			
RCRA-TSDF	0.5	0			
RCRA LQG, SQG, CESQGs, NLR	SP/ADJ	0	✔	✔	
US ENG CONTROLS	SP	0			
US INST CONTROLS	SP	0			
ERNS	SP	0			
STATE/TRIBAL HWS	1.0	0			
STATE/TRIBAL SWLF	0.5	0			
STATE/TRIBAL REGISTERED STORAGE TANKS	SP/ADJ	0	✔		

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
STATE/TRIBAL LUST	0.5	0			
STATE/TRIBAL EC and IC	SP	0			
STATE/TRIBAL VCP	0.5	0			
STATE/TRIBAL BROWNFIELD	0.5	0			
ORPHAN	N/A	1			
ADDITIONAL ENVIRONMENTAL RECORD SOURCES	SP/ADJ	See below	✔	✔	

Facility Name	MICHAELS STORES INC #5729 and Lowes
Address	26501 and 26503 Aliso Creek Road
Distance & Direction	Subject Property
Hydrologic Position	N/A
Databases Listed	CERS HAZ WASTE, HAZNET, HWTS, AST, RCRA NonGen / NLR
Comments	Subject property listed as a hazardous waste generator. Wastes disposed included Unspecified solvent mixture, Off-specification, aged, or surplus organics, Unspecified solvent mixture, Oxygenated solvents, etc. The AST listing pertains to a diesel fuel tank inside the existing emergency electricity generator that was operated by Lowes. Based on the absence of violations that would have impacted the subject property and no records of reported environmental investigations or cleanups, these listings are not expected to represent a significant environmental concern.

Facility Name	WALGREENS #11241
Address	26531 ALISO CREEK RD
Distance & Direction	Adjoining to the south
Hydrologic Position	Down or Cross-gradient
Databases Listed	RCRA-SQG, CERS HAZ WASTE, HAZNET, HWTS
Comments	The listings for the facility pertain to hazardous wastes generation and disposal. CERS inspections by OCHCA conducted found no significant violations. Based on the lack of a documented release, the review of regulatory agency files for this site was not deemed necessary, and the site is not expected to represent a significant environmental concern.

Facility Name	Taco Bell
Address	26431 Aliso Creek Road
Distance & Direction	Adjoining to the south
Hydrologic Position	Down or Cross-gradient
Databases Listed	CERS HAZ WASTE, HAZNET, HWTS, RCRA-SQG

Comments	The listings for the facility pertain to hazardous wastes generation and disposal. CERS inspections by OCHCA conducted found no significant violations. Based on the lack of a documented release, the review of regulatory agency files for this site was not deemed necessary, and the site is not expected to represent a significant environmental concern.

Facility Name	TRADER JOE'S #195
Address	26541 Aliso Creek Road
Distance & Direction	Adjoining to the south
Hydrologic Position	Down or Cross-gradient
Databases Listed	CERS HAZ WASTE, CERS,RCRA NonGen / NLR
Comments	The listings for the facility pertain to hazardous wastes generation and disposal. CERS inspections by OCHCA conducted found no significant violations. Based on the lack of a documented release, the review of regulatory agency files for this site was not deemed necessary, and the site is not expected to represent a significant environmental concern.

Facility Name	NUVASIVE SPECIALIZED
Address	101 Enterprise Ste. 100
Distance & Direction	Adjoining to the south
Hydrologic Position	Down or Cross-gradient
Databases Listed	CERS HAZ WASTE, CERS, RCRA-SQG
Comments	The listings for the facility pertain to hazardous wastes generation and disposal. CERS inspections by OCHCA conducted found no significant violations. Based on the lack of a documented release, the review of regulatory agency files for this site was not deemed necessary, and the site is not expected to represent a significant environmental concern.

5.2 Vapor Migration

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

Based on a review of available resources as documented in this report, AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

6.1.1 OWNER AND KEY SITE MANAGER

Relation to Property	Name	Date Interviewed	Method of Contact	Year First Associated w/ Property	Notes
Owner/Owner Representative	Aliso Commons at Town Center, LLC	Month Day, Year	In Person	Not Provided	Interviewed; see Interview Summary table below
Key Site Manager	Darin Blindell	April 22, 2022	In Person	2019	Interviewed; see Interview Summary table below

Interview Summary

Question	Owner (Representative) Response/ Comment	Key Site Manager Response/ Comment
Do you have any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features?	No	No
Do you have any knowledge of previous environmental investigations conducted on site?	No	No
Do you have any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products?	No	No
Are you aware of any known plans for site redevelopment or change in site use?	No	No
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	No	No
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	No
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	No
Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?	No	No

6.1.2 Past Owners, Operators, and Occupants

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

6.1.3 Interview with Others

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

6.2 User Provided Information

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

Question	Response/ Comment
1. Environmental liens that are filed or recorded against the property (40 CFR 312.25) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	Information not provided
2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)). Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	Information not provided
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	Information not provided
4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).	Information not provided

Question	Response/ Comment
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?	
5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: (a) Do you know the past uses of the property? (b) Do you know of specific chemicals that are present or once were present at the property? (c) Do you know of spills or other chemical releases that have taken place at the property? (d) Do you know of any environmental cleanups that have taken place at the property?	Information not provided
6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?	Information not provided

6.3 Previous Reports and Other Provided Documentation

No prior reports or other relevant documentation in association with the subject property was made available to AEI during the course of this assessment.

6.4 Environmental Lien Search

In accordance with our approved scope of services, an environmental lien search was not performed as part of this assessment.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	April 22, 2022
AEI Site Assessor(s)	Jeremy Russell
Property Escort(s)/ Relationship(s) to Property	Mr. Darin Blindell/Director of Construction Management/ValueRock Realty Partners
Units/Areas Observed	26501, 26503, and 26505 Aliso Creek Road tenant unit interiors. 26501 currently used by Howard's Appliances for Clearance Sale. 26503 currently occupied by Michaels Store. 26505 unit was vacant
Area(s) not accessed and reason(s)	None
Other Physical Constraints	None

Reconnaissance Findings Summary

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjoining Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use	✔	
Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)	✔	
Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use		
Unidentified Substance Containers		
Electrical or Mechanical Equipment Likely to Contain Fluids		
Interior Stains or Corrosion		
Strong, Pungent, or Noxious Odors		
Pools of Liquid		
Drains, Sumps, and Clarifiers	✔	
Pits, Ponds, and Lagoons		
Stained Soil or Pavement		
Stressed Vegetation		
Solid Waste Disposal or Evidence of Fill Materials		
Waste Water Discharges		
Wells		
Septic Systems		
Biomedical Wastes		
Other		

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.1.1 Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use

Substance/Waste (size/quantity)	Location	Operations Associated with Material	Disposal Method/ Frequency	Secondary Containment	Staining/ Spills
Michaels store waste/ returned, expired, damaged products	Warehouse	Retail sales operations	Third party contractor/ As-needed	No	No
Hydraulic oil tank (5-gallons)	Warehouse in Michaels Store	Dock leveler	N/A	No	No

No drains or other subsurface conduits were observed in this area. Based on the small quantities present, the nature of the material, the lack of subsurface conduits and the good housekeeping observed, the presence of these materials is not expected to represent a significant environmental concern.

An emergency electricity generator with a built-in diesel fuel tank is located within the 26501 tenant unit. The tank was reported empty and the generator no longer in use since Lowes vacated the unit in 2019.

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

AST(s)

Size (gallons)	Contents	Installation Date	AST Condition	Location	Construction/ Secondary Containment	Product Piping (Aboveground/ Underground)	Staining/ Spills
1320	Diesel	2004	Good	Inside emergency electricity generator in the 26501 tenant unit	Double-walled	None	None

The diesel tank was reported empty and the generator has been inactive since 2019

7.1.3 Drains, Sumps, and Clarifiers

Several storm drains were observed in the parking area of the subject property. AEI did not observe evidence of hazardous substances or petroleum products in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not expected to represent a significant environmental concern.

AEI noted one underground grease trap located adjacent to the west side of the subject property building. According to the key site manager, the underground grease trap was installed with the original construction of the building. The grease trap has not been used for several years. Based on the non-hazardous nature of material entering the grease trap, this feature is not expected to represent a significant environmental concern.

7.2 Adjoining Property Reconnaissance Findings

During the site reconnaissance, AEI did not observe any of the items listed in the above Reconnaissance Findings Summary table.

8.0 NON-ASTM SERVICES

8.1 Asbestos-Containing Building Materials

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900s and peaked in the period between 1940 and into the 1970s. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for ACM was evaluated based the United States EPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). In 1973 the NESHAPS banned the use of most spray-applied surfacing ACM, specifically asbestos containing spray-on fireproofing and insulation. Subsequent revisions to this regulation in 1975 and 1978 effectively eliminated the use of friable pre-molded pipe, boiler, turbine, and duct insulation; and the spray application of friable asbestos-containing materials for all uses in buildings. In 1989 the EPA issued regulations to ban some asbestos-containing products and phase out most others over a multi-year period. The "Ban and Phase-Down" rule was challenged in court and the regulation remanded to the agency. As a result, any asbestos-containing products then "in commerce" would not be banned. Those not in commerce would be banned. Those materials "banned" could not be sold. It did not affect such materials already installed, or in use. Most US firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980s. In 1994, the OSHA determined that employers and building owners are required to treat installed thermal system installation and sprayed on and troweled-on surfacing materials, as well as vinyl or asphalt flooring material, as ACM in buildings constructed no later than 1980 until tested by laboratory analysis to prove otherwise.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Although the cutoff date of 1981 referenced in the OSHA regulations is generally accepted for estimating the likelihood that certain building materials may contain asbestos, building materials manufactured after 1981, while not expected to, may still contain asbestos. Typical materials that are known to still be manufactured with asbestos include but are not limited to: asphalt roofing products and building caulking materials and adhesives. A limited list of typical suspect ACMs is included in the following table:

Material Type	Location
Plaster (acoustical and smooth)	Walls and ceilings
Ceiling tile	Ceiling systems
Thermal systems insulations, packings, and gaskets	Heating systems, cooling systems, domestic and heating and cooling piping, ductwork, and other equipment
Floor tile and associate mastics, flooring felts, and papers (under hardwood/other)	Floors
Vinyl sheet flooring and adhesives	Floors
Cove base and associated mastics	Walls
Ceramic tile adhesives and grouts	Walls, floors, and ceilings
All adhesives	Mirrors, wall coverings, construction, etc.
Grout and caulking	Windows and doors
Gypsum board, tape, and joint compound	Wall and ceiling systems
Insulation materials	Walls, ceilings, and attic spaces
Roofing materials (felts, rolled, shingle, flashings, adhesives, tar, and insulations)	Roof and parapet wall systems
Brick and block, mortars	Walls

The observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, a thorough asbestos survey is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb ACMs.

8.2 Lead-Based Paint

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has ≥1 mg/cm² (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X," defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard," although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

Under OSHA, lead-containing paint (LCP) is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP.

It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present; however, some paints utilized after 1978 will be LCP under OSHA. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property building, it is unlikely that LBP is present; however, LCP may be present. Based on the good condition of the observed painted surfaces, potential LCP is not considered a significant environmental concern at this time.

8.3 Radon

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the US EPA, the radon zone level for the area is Zone 3, which has a predicted average indoor screening level less than 2 pCi/L, below the action level of 4 pCi/L set forth by the US EPA.

8.4 Mold

Molds are simple microscopic organisms which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth may occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials, including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting, often play host to such growth. Mold spores primarily cause health problems through the inhalation of spores or the toxins they emit when they are present in large numbers. This can occur when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Potential areas of mold growth, such as in pipe chases, HVAC systems, and behind enclosed walls and ceilings, were not observed as part of this limited assessment.

AEI observed interior areas of the subject property building to identify the potential presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to suspect mold appears to be warranted at this time.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR Part 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Jeremy Russell
Associate Consultant

Reviewed By:

Charlette Clark, CHMM
Senior Author

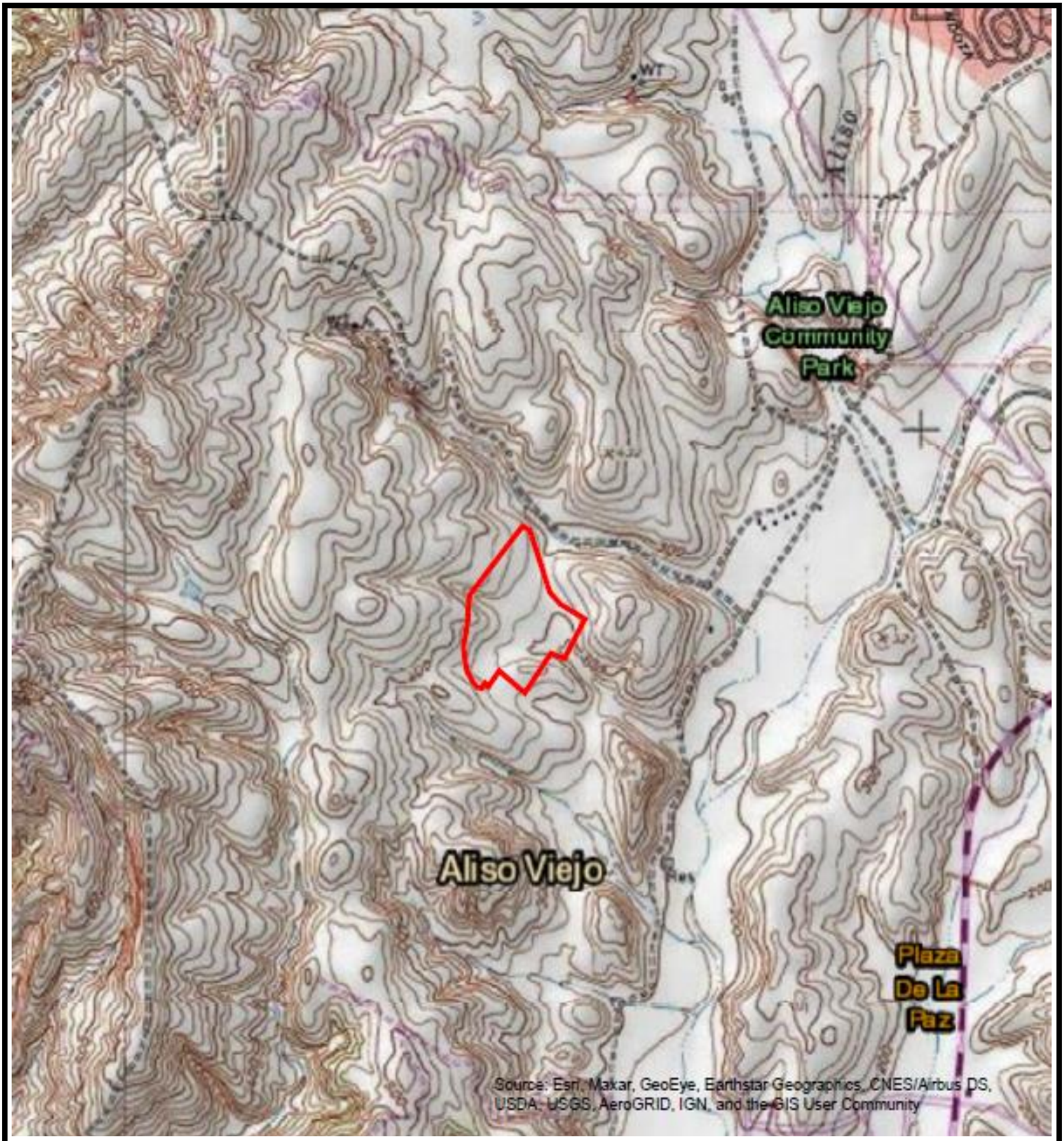
This environmental assessment report is intended for the sole us of the California Bank and Trust to assist in its internal 'due diligence' process pertaining to the property which is the subject of the report. No republication, copying or distribution of any part of this report is authorized without the written consent of the California Bank and Trust and the company preparing the report. The California Bank and Trust makes no representation as to the accuracy or completeness of any information or conclusions in the report, including without limitation, whether the report complies with regulation governing All Appropriate Inquiries or the qualifications of the preparer of the report. Unless otherwise indicated by California Bank and Trust, no person or party, other than the California Bank and Trust, are entitled to rely on the report.

10.0 REFERENCES

Item	Date(s)	Source
Soils Information	Accessed April 2022	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Topographic Map	1949-2018 (non-inclusive)	USGS, San Juan Capistrano, CA
Depth to Groundwater Information	Not reported	GeoTracker
Aerial Photographs	1938-2016 (non-inclusive)	EDR
Sanborn Map Report/Search	April 13, 2022	EDR
City Directories	1920-2015 (non-inclusive)	EDR
Chain of Title	N/A	N/A
Environmental Health Department	April 21, 2022	Orange County Health Care Agency
State Environmental Agency	April 21, 2022	California Environmental Protection Agency
Fire Department	April 21, 2022	Orange County Fire Authority
Building Department	April 21, 2022	City of Aliso Viejo Building Department
Planning Department	April 22, 2022	City of Aliso Viejo Planning Department
Assessor's Information and Parcel Map	April 22, 2022	Orange County Assessor's Office
Other Agencies Searched	April 2022	SWRCB GeoTracker, DTSC HWTS, and DTSC EnviroStor databases, and SCAQMD
Oil and Gas Wells	April 22, 2022	California Department of Geologic Energy Management
Oil and Gas Pipelines	April 22, 2022	NPMS Public Map Viewer https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf
Property Transfer Laws	N/A	N/A
Environmental Lien Search	N/A	N/A
Regulatory Database Report	April 13, 2022	EDR
Interview with Owner	April 22, 2022	Aliso Commons at Town Center, LLC
Interview with Key Site Manager	April 22, 2022	Darin Blindell
Previous Report(s)	N/A	N/A
Radon Zone Information	1993	US EPA Map of Radon Zones https://www.epa.gov/radon

APPENDIX A

FIGURES



Legend
Approximate Property Boundary
Source: USGS Topographic Map *San Juan Capistrano, CA* (1981)

N

Figure 1: TOPOGRAPHIC MAP

26501-26505 Aliso Creek Road, Aliso Viejo, CA 92656
Project Number: 460782

AEI Consultants

Legend

Inoperative generator with diesel tank

Estimated Groundwater Flow Direction

Approximate Property Boundary

Listed in Environmental Database Report *

N

Figure 2: SITE MAP

26501-26505 Aliso Creek Road, Aliso Viejo, CA 92656

Project Number: 460782

AEI Consultants

APPENDIX B

PROPERTY PHOTOGRAPHS

1. Vacant 26501 unit temporarily occupied by Howards Appliances

2. Subject property building

3. Parking lot

4. Parking lot

5. Parking lot

6. East side of subject property building

7. Looking north along east side of subject property

8. Looking west along north side of subject property

9. Looking south along west side of subject property

10. Parking lot on north side of subject property building

11. Interior of 26501

12. Interior of 26501

13. Greenhouse for 26501

14. 26505 tenant unit

15. Office area inside 26501

16. Restroom area inside 26501

17. Janitor's room inside 26501

18. Loading docks for 26501

19. Diesel engine generator for 26501

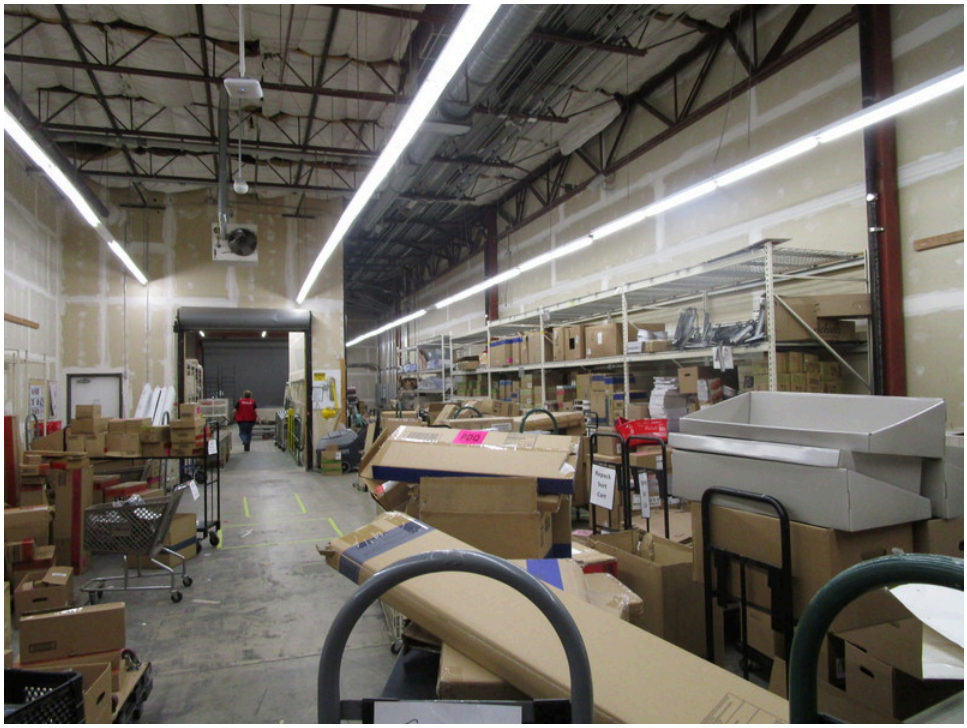
20. Generator

21. Grease trap outside west side of subject property building

22. Typical storm water drain on subject property

23. Inside 26503 tenant unit

24. Inside 26503 tenant unit

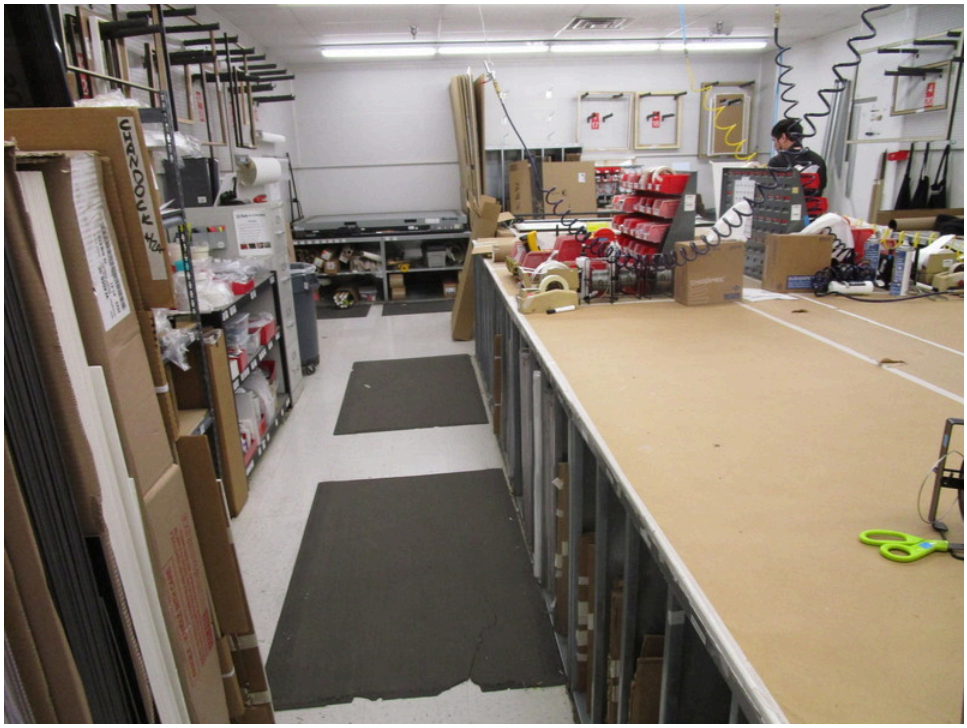


25. Inside storage room in 26503 tenant unit

26. Hazardous wastes for 26503

27. Hydraulic motor for dock leveler inside 26503

28. Hydraulic dock leveler



29. Craft room inside 26503

30. 26505 tenant unit

31. Properties adjacent north

32. Properties adjacent north

33. Property adjacent south

34. Property adjacent south

35. Property adjacent south

36. Property adjacent south

37. Properties adjacent west

38. Properties adjacent west

Appendix E
Preliminary WQMP

Water Quality Management Plan (WQMP)

Project Name:

Avalon Bay Commons

Northwest Corner of Enterprise and Aliso Creek Road

Aliso Viejo, CA 92656

Prepared for:

AvalonBay Communities

11111 Santa Monica Blvd, Suite 1700

Los Angeles, CA 90025

949-955-6225

Prepared by:

Tait & Associates, Inc.

Engineer: Ryan Haskin

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701 N. Parkcenter Drive

Santa Ana, CA 92705

714-560-8200

Engineer's Seal

Prepared on: **June 22, 2024**

Project Owner's Certification			
Permit/Application No.		Grading Permit No.	
Tract/Parcel Map No.		Building Permit No.	
CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract)			

This Water Quality Management Plan (WQMP) has been prepared for AvalonBay Communities by Tait & Associates, 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:			
Title	Avalon Bay Commons		
Company	AvalonBay Communities		
Address	11111 Santa Monica Blvd., Suite 1700, Los Angeles, CA 90025		
Email	Chris Hench		
Telephone #			
Signature		Date	

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Section 1 Discretionary Permit(s) and Water Quality Conditions

Project Infomation			
Permit/Application No.	TBD	Site Address or Tract/Parcel Map No.	Southwest corner of Enterprise and Aliso Creek Road.
Additional Information/ Comments:	N/A		
Water Quality Conditions			
Water Quality Conditions from prior approvals or applicable watershed-based plans	N/A		

Section 2 Project Description

The project site consists of the redevelopment of an existing 4.06-acre area of a commercial/business center currently composed of a parking field for the anchor business in the center and is located at the southwest corner of Enterprise and Aliso Creek Road The project APN is 629-101-16. The proposed project will consist of constructing a six-level apartment complex totaling approximately 360 units. The project also includes the construction of a parking structure, leasing office, fitness club, community pool, and retail space.

2.1 General Description

Description of Proposed Project				
Site Location	The project site consists of the redevelopment of an existing 4.06-acre area of a commercial/business center currently composed of a parking field for the anchor business in the center and is located at the southwest corner of Enterprise and Aliso Creek Road. The project APN is 629-101-16.			
Project Area (ft^2): 176,844	Number of Dwelling Units: 360		SIC Code: _____	
Narrative Project Description:	The project site consists of the redevelopment of an existing 4.06-acre area of a commercial/business center currently composed of a parking field for the anchor business in the center and is located at the southwest corner of Enterprise and Aliso Creek Road. The proposed project will consist of constructing a six-level apartment complex totaling approximately 360 units. The project also includes the construction of a parking structure, leasing office, fitness club, community pool, and retail space.			
Project Area	Pervious		Impervious	
	Area (acres or sq ft)	Percentage	Area (acres or sq ft)	Percentage
Pre-Project Conditions	1.04 acres	26%	3.02 acres	74%
Post-Project Conditions	0.46 acres	11%	3.60 acres	89%

2.2 Post Development Drainage Characteristics

Proposed grading of the site will match existing grading in the parking field area. Portions of the proposed buildings extend into the existing slope adjacent to Enterprise and will require retaining walls to retain the existing grade up to Enterprise. Retaining wall heights are anticipated to range from 3 feet to 35 feet based on the current site plan.

The proposed improvements feature courtyards between the blocks of apartment buildings that face the roadside slope. The drainage conditions of these courtyards will have a high importance in establishing the grading concept for the site. Runoff within these courtyards will be designed to freely flow away from the structures toward the roadside slope and continue down and around the complex before it ultimately discharges to the center's existing storm drain system. This path of travel for runoff will be critical to ensure the flood protection of the structures in this area of the project.

The proposed project is initially anticipated to be an export site due to the large cuts into the roadside slope, water quality detention system, site utilities, pavement section, building and parking structure footings, and topsoil and planting requirements.

The small portion of the existing parking field southeast beyond the limits of the project improvements will share a storm drain inlet and will co-mingle with project runoff in DMA-C. This off-site run-on is captured and treated by the project BMPs, however it creates a discrepancy between the project improvement area (4.06 acres) used in the project description, and the Drainage Management Areas (4.17 acres) used for stormwater calculations.

2.3 Property Ownership/Management

The site is owned and managed by AvalonBay Communities.

Section 3 Site & Watershed Characterization

3.1 Site Conditions

3.1.1 Existing Site Conditions

The site features a large slope between Enterprise and the parking field. At the intersection of Enterprise and Town Center, the parking field is roughly 4 feet lower than the public roadway. As Enterprise travels north, the roadway has an upward slope of approximately 7%, resulting in a 50 foot difference in elevation from the roadway down to the parking field at the northerly end of the project. Existing grades within the parking field are relatively flat with 1-2 feet of relief from one side of the site to the other.

The existing drainage pattern consists of overland flow to several drop inlets scattered across the parking field. The drop inlets connect to an onsite storm drain system that flows south and exits the property to through a 36" RCP connection to a County owned 90" RCP within Enterprise near its intersection with Aliso Creek Road.

Existing Land Uses				
Land Use Description	Total Area (acres)	Impervious Area (acres)	Pervious Area (acres)	Imperviousness (%)
Commercial	4.06	3.02	1.04	74
Total				

3.1.2 Infiltration-Related Characteristics

Storm water infiltration into the subsurface soils is not considered feasible due to the presence of clayey subgrade soils and diatomaceous siltstone bedrock.

3.1.2.1 Hydrogeologic Conditions

Groundwater was encountered in the form of seepage zones at approximate elevations of 320 to 328 feet above MSL (mean sea level), which is roughly 20 feet below the existing asphalt parking lot. Refer to the Geotechnical Report in the Appendix.

3.1.2.2 Soil and Geologic Infiltration Characteristics

Storm water infiltration into the subsurface soils is not considered feasible due to the presence of clayey subgrade soils and diatomaceous siltstone bedrock.

3.1.2.3 Geotechnical Conditions

Refer to the Geotechnical Report in the Appendix.

3.1.2.4 Summary of Infiltration Opportunities and Constraints of Existing Site

Storm water infiltration into the subsurface soils is not considered feasible due to the presence of clayey subgrade soils and diatomaceous siltstone bedrock.

3.2 Proposed Site Development Activities

3.2.1 Overview of Site Development Activities

Proposed grading of the site will match existing grading in the parking field area. Portions of the proposed buildings extend into the existing slope adjacent to Enterprise and will require retaining walls to retain the existing grade up to Enterprise. Retaining wall heights are anticipated to range from 3 feet to 35 feet based on the current site plan.

The proposed improvements feature courtyards between the blocks of apartment buildings that face the roadside slope. The drainage conditions of these courtyards will have a high importance in establishing the grading concept for the site. Runoff within these courtyards will be designed to freely flow away from the structures toward the roadside slope and continue down and around the complex before it ultimately discharges to the center's existing storm drain system. This path of travel for runoff will be critical to ensure the flood protection of the structures in this area of the project.

The proposed project is initially anticipated to be an export site due to the large cuts into the roadside slope, water quality detention system, site utilities, pavement section, building and parking structure footings, and topsoil and planting requirements.

3.2.2 Project Attributes Influencing Stormwater Management

As noted above in Section 3.2.1, the subject site discharges to the to the private onsite storm drain network withing the shopping center. The proposed storm drain system for the apartment complex will be designed to convey runoff, unimpeded, to the existing private storm drain network. The 85th percentile (water quality) storm events will be captured by the on-site, underground detention system (see water quality section below), while larger storm event peak flows will bypass the detention system and directly discharge to the downstream storm drain.

Proposed Land Uses

Land Use Description	Total Area (acres)	Impervious Area (acres)	Pervious Area (acres)	Imperviousness (%)
Commercial	4.06	3.60	0.46	89
Total	4.06	3.60	0.46	89

3.2.3 Effects on Infiltration and Harvest and Use Feasibility

Storm water infiltration into the subsurface soils is not considered feasible due to the presence of clayey subgrade soils and diatomaceous siltstone bedrock. Harvest and use is also not feasible due to the lack of necessary pervious area.

3.3 Receiving Waterbodies

The project site is within the Aliso Creek watershed. The site drains into an existing 15" which discharges into Aliso Creek which ultimately discharges into the Pacific Ocean.

3.4 Stormwater Pollutants or Conditions of Concern

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				
Nutrients				
Heavy Metals				
Bacteria/Virus/Pathogens			Yes	Primary
Pesticides				
Oil and Grease				
Toxic Organic Compounds				
Trash and Debris				
Dry Weather Runoff			Yes	Primary

3.5 Hydrologic Conditions of Concern

Does a hydrologic condition of concern exist for this project? Yes, due to the drainage being received by Aliso Creek which is an earthen channel.

☐ No – An HCOC does not exist for this receiving water because:

- ☐ 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.

Repeat this checklist for each different receiving water to which the project would discharge.

3.6 Critical Course Sediment Yield Areas

The potential for critical coarse sediment does not apply per map N.8 in the TGD. Sediment is not anticipated to be a contributing factor to discharge from the developed condition and storm drain network.

Section 4 Site Plan and Drainage Plan

4.1 Drainage Management Area Delineation

Proposed grading of the site will match existing grading in the parking field area. Portions of the proposed buildings extend into the existing slope adjacent to Enterprise and will require retaining walls to retain the existing grade up to Enterprise. Retaining wall heights are anticipated to range from 3 feet to 35 feet based on the current site plan.

The proposed improvements feature courtyards between the blocks of apartment buildings that face the roadside slope. The drainage conditions of these courtyards will have a high importance in establishing the grading concept for the site. Runoff within these courtyards will be designed to freely flow away from the structures toward the roadside slope and continue down and around the complex before it ultimately discharges to the center's existing storm drain system. This path of travel for runoff will be critical to ensure the flood protection of the structures in this area of the project.

The proposed project is initially anticipated to be an export site due to the large cuts into the roadside slope, water quality detention system, site utilities, pavement section, building and parking structure footings, and topsoil and planting requirements.

DMA-A: This area, which is 0.96 acres, will capture drainage in an underground storm drainage system and flow into an underground detention system. The underground detention system will discharge to a Modular Wetland System (or equivalent linear treatment device) with an internal high flow bypass for flows exceeding the required treatment rate, then discharge to the downstream storm drain system.

DMA-B: This area, which is 2.89 acres, will capture drainage in an underground storm drainage system and then it will flow into an underground detention system. A weir structure will divert low flows equivalent to the required treatment volume or treatment flow rate from the underground detention system into a Modular Wetland System (or equivalent linear treatment device) and then discharge to the downstream storm drain system. Large storm events exceeding the water quality treatment requirements will overtop the weir, bypass the treatment system, and discharge to the downstream storm drain system.

DMA-C: This drainage area, which is 0.32 acres, consist of an ashpault parking area. The existing stormwater inlet and low spot of this drainage area is located where the proposed building will be. Grades will be adjusted within the northern portion of DMA C to slope up and join the southeastern project frontage. The southern portion of DMA C will not be touched and will be considered off-site runon. A new catchbasin will be added to the new low spot of the parking field to maintain the existing drainage pattern of the parking field. DMA C will discharge to and be treated by the same undground detention system and Modular Wetland System (or equivalent linear treatment device) as DMA B.

4.2 Overall Site Design BMPs

The project site will capture drainage in an underground storm drainage system and then it will flow into an underground detention system. Low flows equivalent to the required treatment volume or treatment flow rate from the underground detention system will then be conveyed into a Modular Wetland System (or equivalent linear treatment device) which will drain down within 48 hours of the storm event and then exit into the existing storm drain system.

4.3 DMA Characteristics and Site Design BMPs

4.3.1 DMA A - This area, which is 0.96 acres, will capture drainage in an underground storm drainage system and flow into an underground detention system. The underground detention system will discharge to a Modular Wetland System (or equivalent linear treatment device) with an internal high flow bypass for flows exceeding the required treatment rate, then discharge to the downstream storm drain system.

4.3.2 DMA B – This area, which is 2.89 acres, will capture drainage in an underground storm drainage system and then it will flow into an underground detention system. A weir structure will divert low flows equivalent to the required treatment volume or treatment flow rate from the underground detention system into a Modular Wetland System (or equivalent linear treatment device) and then discharge to the downstream storm drain system. Large storm events exceeding the water quality treatment requirements will overtop the weir, bypass the treatment system, and discharge to the downstream storm drain system.

4.3.3 DMA C – This drainage area, which is 0.32 acres, consist of an ashpault parking area. The existing stormwater inlet and low spot of this drainage area is located where the proposed building will be. Grades will be adjusted within the northern portion of DMA C to slope up and join the southeastern project frontage. The southern portion of DMA C will not be touched and will be considered off-site runon. A new catchbasin will be added to the new low spot of the parking field to maintain the existing drainage pattern of the parking field. DMA C will discharge to and be treated by the same undground detention system and Modular Wetland System (or equivalent linear treatment device) as DMA B.

4.3.4 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-A	0.96	80	No Infiltration	Underground Detention, Modular Wetland System
DMA-B	2.89	80	No Infiltration	Underground Detention, Modular Wetland System
DMA-C	0.21	95	No Infiltration	

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	☒	☐	
N2	Activity Restrictions	☒	☐	
N3	Common Area Landscape Management	☒	☐	
N4	BMP Maintenance	☒	☐	
N5	Title 22 CCR Compliance (How development will comply)	☒	☐	
N6	Local Industrial Permit Compliance	☐	☒	There are no fuel dispensing areas in the project site.
N7	Spill Contingency Plan	☒	☐	
N8	Underground Storage Tank Compliance	☒	☐	
N9	Hazardous Materials Disclosure Compliance	☒	☐	
N10	Uniform Fire Code Implementation	☒	☐	
N11	Common Area Litter Control	☒	☐	
N12	Employee Training	☒	☐	
N13	Housekeeping of Loading Docks	☐	☒	There are no loading docks proposed in the project site.
N14	Common Area Catch Basin Inspection	☒	☐	
N15	Street Sweeping Private Streets and Parking Lots	☒	☐	
N16	Retail Gasoline Outlets	☐	☒	There are no retail gasoline outlets proposed in the project site

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	☒	☐	
S2	Design and construct outdoor material storage areas to reduce pollution introduction	☒	☐	
S3	Design and construct trash and waste storage areas to reduce pollution introduction	☒	☐	
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	☒	☐	
S5	Protect slopes and channels and provide energy dissipation	☒	☐	
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	☒	☐	
S6	Dock areas	☐	☒	There are no loading docks on the project site.
S7	Maintenance bays	☐	☒	There are no maintenance bays on the project site.
S8	Vehicle wash areas	☐	☒	There are no vehicle washing areas on the project site.
S9	Outdoor processing areas	☐	☒	There are no outdoor processing areas on the project site.
S10	Equipment wash areas	☐	☒	There are no equipment wash areas on the project site.
S11	Fueling areas	☐	☒	There are no fueling areas on the project site.
S12	Hillside landscaping	☒	☐	

S13	Wash water control for food preparation areas	☐	☒	There are no food processing areas on the project site.
S14	Community car wash racks	☐	☒	There is no community car wash on the project site.

Section 5 Low Impact Development BMPs

5.1 LID BMPs for DMA-A

DMA-A, which is 0.96 acres, will capture drainage in an underground storm drainage system and then it will flow into an underground detention system. Low flows equivalent to the required treatment volume or treatment flow rate from the underground detention system will discharge into a Modular Wetland System (or equivalent linear treatment device) and then exit into the existing storm drain system.

5.1.1 Hydrologic Source Controls for DMA-A

The full design capture volume is being treated by the LID BMP's, no hydrologic source controls are proposed.

5.1.2 Structural LID BMP for DMA-A

The BMP used in the proposed project is a Modular Wetland System which is a linear stormwater bioretention device that treats the flow horizontally. This allows for a smaller footprint, higher treatment capacity, and design versatility.

The Modular Wetland System BMP has been designed to treat the calculated DCV of 3,073 cf for area DMA-A.

5.2 LID BMPs for DMA-B + DMA-C

Runoff from DMA-B and DMA-C will be captured in an underground storm drainage system and then will flow into an underground detention system. Low flows equivalent to the required treatment volume or treatment flow rate from the underground detention system will then be conveyed into a Modular Wetland System (or equivalent linear treatment device) and then exit into the existing storm drain system.

5.2.1 Hydrologic Source Controls for DMA-B + DMA-C

The full design capture volume is being treated by the LID BMP's, no hydrologic source controls are proposed.

5.2.2 Structural LID BMP for DMA-B + DMA-C

The BMP used in the proposed project is a Modular Wetland System which is a linear stormwater bioretention device that treats the flow horizontally. This allows for a smaller footprint, higher treatment capacity, and design versatility.

The Modular Wetland System BMP has been designed to treat the calculated DCV of 10,382 cf for the combined area of DMA-B and DMA-C.

5.3 Summary of LID BMPs

In summary, the two Modular Wetland Systems will treat the calculated DCV for DMA-A and the combined area of DMA-B and DMA-C. The flow will then be discharged into the existing storm drain system and ultimately into the Pacific Ocean.

Section 6 Hydromodification BMPs

6.1 Points of Compliance

The point of compliance is the existing storm drain system within the existing shopping center. The project connects two existing storm drains (15″ and 24″) as shown on the WQMP map which combine within the shopping center storm drain network before discharging to the public storm drain within Enterprise.

6.2 Pre-Development (Natural) Conditions

The site features a large slope between Enterprise and the parking field. At the intersection of Enterprise and Town Center, the parking field is roughly 4 feet lower than the public roadway. As Enterprise travels north, the roadway has an upward slope of approximately 7%, resulting in a 50 foot difference in elevation from the roadway down to the parking field at the northerly end of the project. Existing grades within the parking field are relatively flat with 1-2 feet of relief from one side of the site to the other.

The existing drainage pattern consists of overland flow to several drop inlets scattered across the parking field. The drop inlets connect to an onsite storm drain system that flows south and exits the property to through a 36" RCP connection to a County owned 90" RCP within Enterprise near its intersection with Aliso Creek Road.

6.3 Post-Development Conditions and Hydromodification BMPs

Proposed grading of the site will match existing grading in the parking field area. Portions of the proposed buildings extend into the existing slope adjacent to Enterprise and will require retaining walls to retain the existing grade up to Enterprise.

The proposed improvements feature courtyards between the blocks of apartment buildings that face the roadside slope. The drainage conditions of these courtyards will have a high importance in establishing the grading concept for the site. Runoff within these courtyards will be designed to freely flow away from the structures toward the roadside slope and continue down and around the complex within the proposed storm drain network.

The project includes two underground detention systems, one within the parking field and one below an outdoor courtyard, that will mitigate peak flows to satisfy the hydromodification requirements.

6.4 Measures for Avoidance of Critical Coarse Sediment Yield Areas

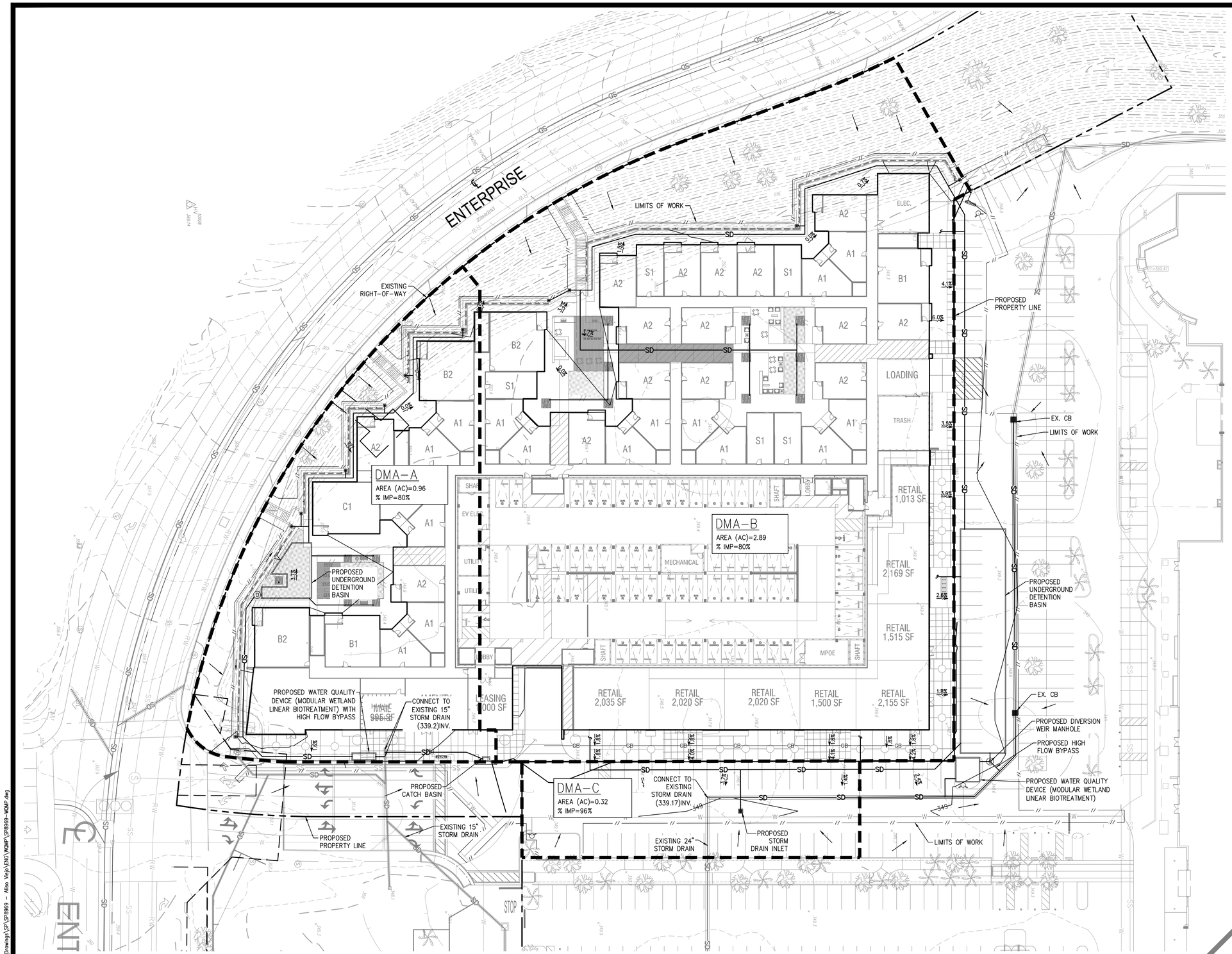
The potential for critical coarse sediment does not apply per map N.8 in the TGD. Sediment is not anticipated to be a contributing factor to discharge from the developed condition and storm drain network.

6.5 Hydrologic Modeling and Hydromodification Compliance

The proposed underground detention systems have been sized for hydromodification compliance and limit the proposed 10-year site discharge rate to the existing natural condition 2-year site discharge rate. See the South Orange County Hydrology Model (SOHM) in the Appendix for calculations.

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	☒	Tips for the Automotive Industry	☐
Tips for Car Wash Fund-raisers	☐	Tips for Using Concrete and Mortar	☐
Tips for the Home Mechanic	☐	Tips for the Food Service Industry	☐
Homeowners Guide for Sustainable Water Use	☒	Proper Maintenance Practices for Your Business	☐
Household Tips	☒	Compliance BMPs for Mobile Businesses	☐
Proper Disposal of Household Hazardous Waste	☒	**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)	☐		☐
Tips for Maintaining a Septic Tank System	☐		☐
Responsible Pest Control	☐		☐
Sewer Spill	☒		☐
Tips for the Home Improvement Projects	☐		☐
Tips for Horse Care	☐		☐
Tips for Landscaping and Gardening	☒		☐
Tips for Pet Care	☐		☐
Tips for Projects Using Paint	☐		☐



LEGEND

XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
	PARCEL LINE
	PROPERTY LINE
	OVERALL SHED AREA
R	RIDGE LINE
SD	STORM DRAIN LINE
D	STORM DRAIN MANHOLE (OR CDS, SEE PLAN)
	STORM DRAIN CATCH BASIN
X.X%	SLOPE ARROW

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME 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 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.

811 Know what's below Call before you dig.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

N

0 30' 60'

SCALE: 1" = 30'

FOR REVIEW ONLY NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

TAIT & ASSOCIATES Since 1964
701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
Santa Ana Sacramento Denver Dallas
San Diego Riverside Boise Atlanta

CONCEPTUAL WQMP PLAN

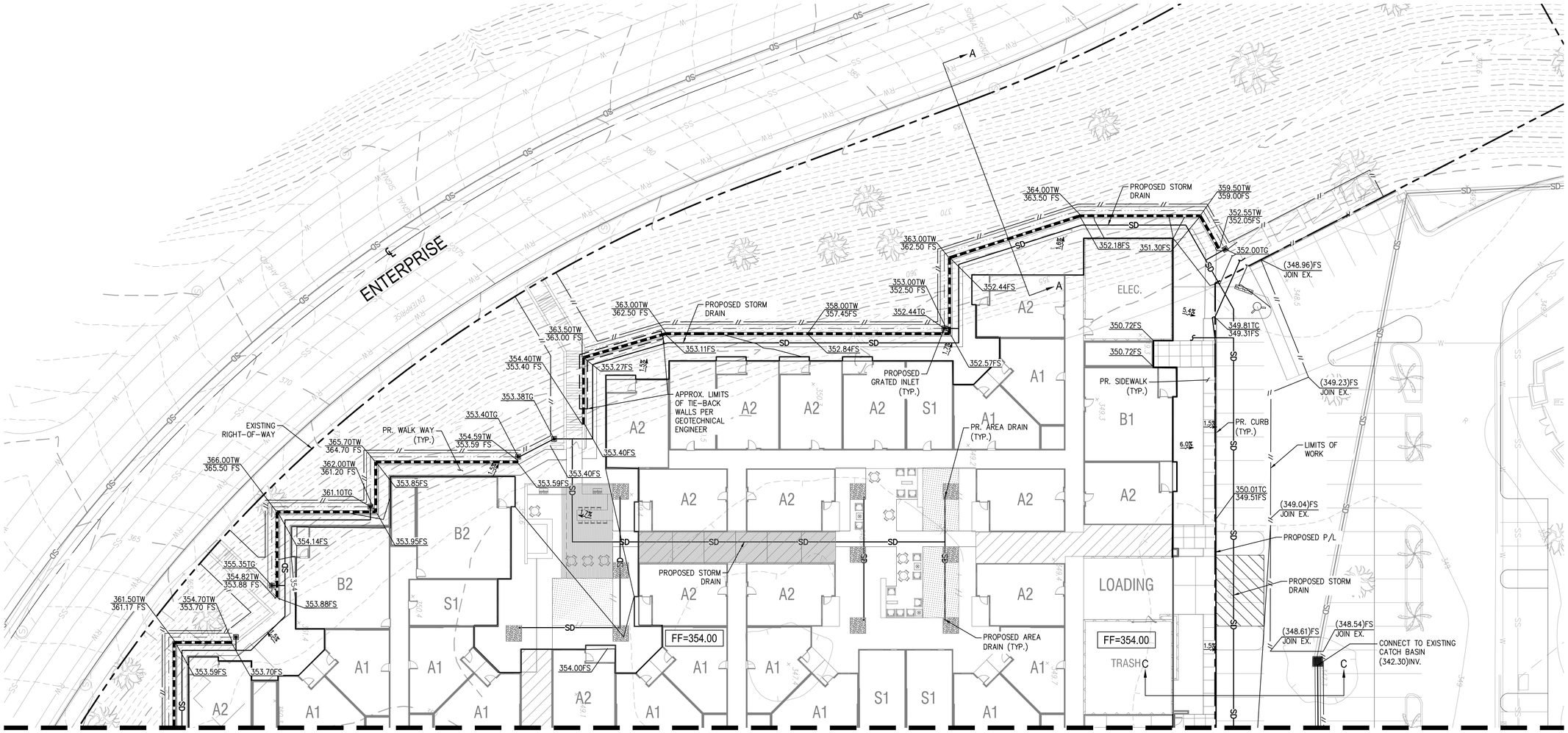
AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

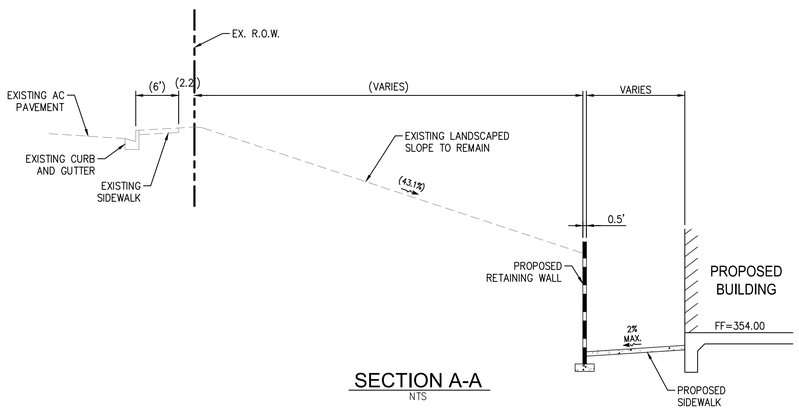
DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO: SP8969

C-8

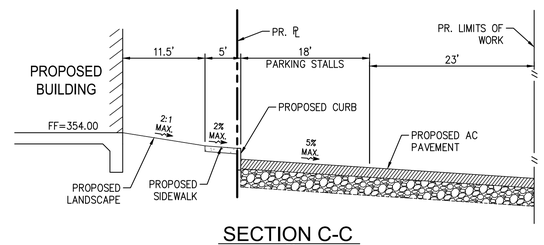
FOR REVIEW ONLY - NOT FOR CONSTRUCTIO 1116

Jun 22, 2024 - 11:18am by rhaskin K:\Drawings\SP\SP8969 - Aliso Viejo\ENG\WQMP\SP8969-WQMP.dwg





SECTION A-A
NTS



SECTION C-C
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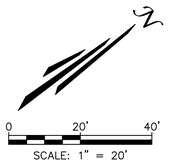

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CONCEPTUAL GRADING & DRAINAGE PLAN

AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO: SP8969

C-4

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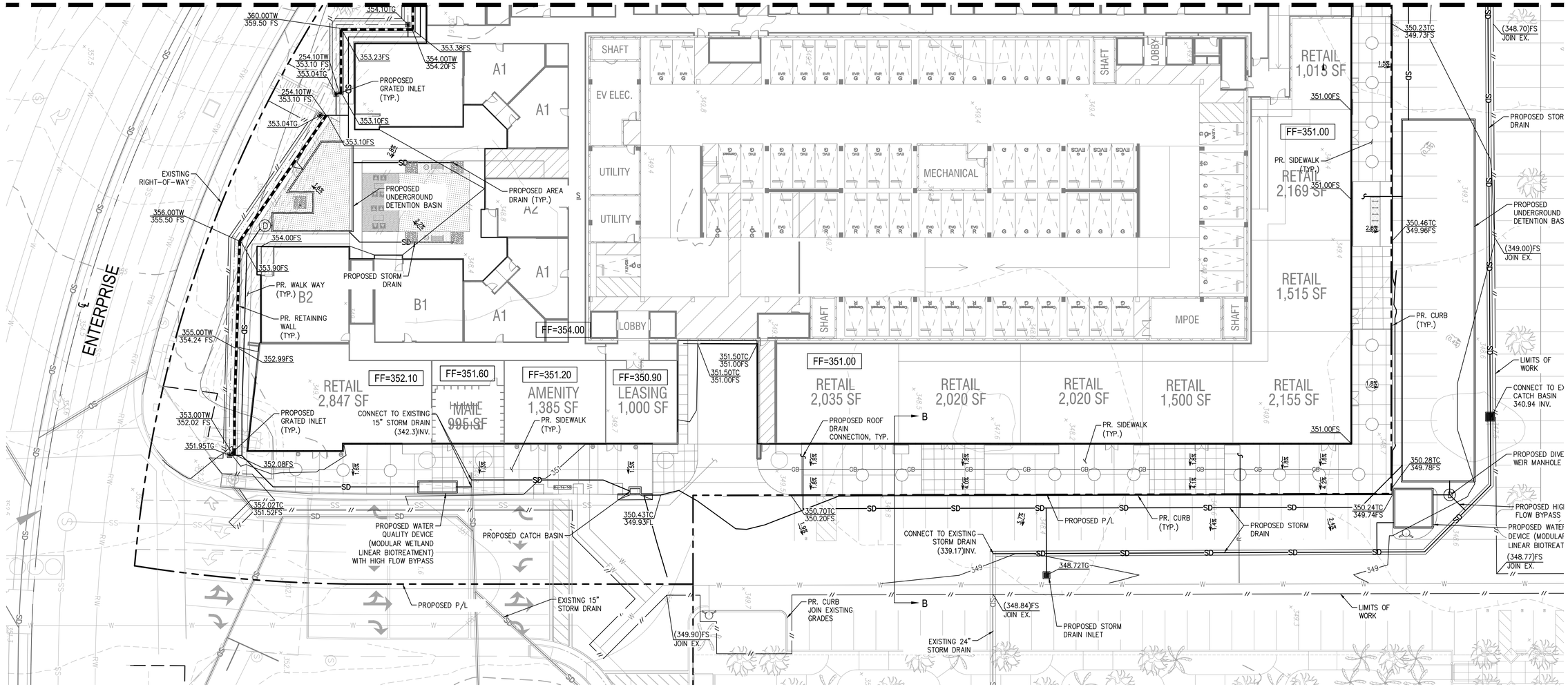
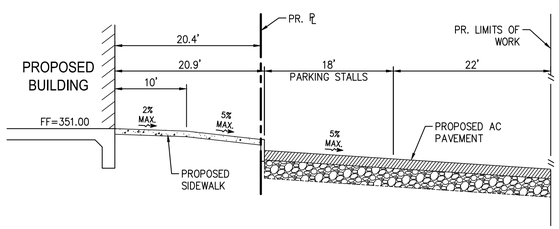
Mar 19, 2024 - 2:33pm by rhoskin K:\Drawings\SP\SP8969 - Aliso Viejo\LDVC\Conceptual Plans\SP8969-cc06.dwg

MATCHLINE - SEE SHEET C-4





SECTION B-B
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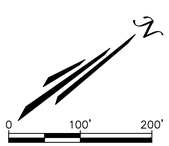

SCALE: 1" = 100'

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CONCEPTUAL GRADING & DRAINAGE PLAN

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ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 3/19/24
CHECKED: RH
DATE: 3/19/24
REVISION #:
DATE:
JOB NO: SP8969

C-5

Mar 19, 2024 - 2:33pm by rhoskin K:\Drawings\SP\SP8969 - Aliso Viejo\DWG\Conceptual Plans\SP8969-CGR.dwg

Project: SP8969
Total Area(AC) 4.17
Total DCV (required) cf 13,455

Capture Efficiency Method

Drainage Area	Area (sf)	Area (AC)	Rainfall Depth (in)	Pervious Area (sf)	Pervious Area (ac)	Impervious Area (ac)	Impervious ratio	C (0.75ximp+ 0.15)	TC (MIN)	DCV (cf) (CxdxA)	Biotreatment DCV (cf) (1.5 x DCV)	BMP USED
A	42,030	0.96	0.78	8406	0.19	0.77	0.80	0.75	10	2,049	3,073	MWS
B	125,873	2.89	0.78	25175	0.58	2.31	0.80	0.75	10	6,136	9,204	MWS
C	13,897	0.32	0.78	575	0.01	0.31	0.96	0.87	10	785	1,177	
Total	181,800	4.17		34,156	0.78	3.39	0.81	0.76		8,185	13,455	

Region 9 Aliso Creek	River & Stream	4901.130000 / 18070301	Benthic Community Effects A Source Unknown	19 Miles	2010	5A	2025
			Indicator Bacteria A Source Unknown	19 Miles	2002	5B	2011
			This listing for indicator bacteria applies to the Aliso Creek mainstem and all the major tributaries of Aliso Creek which are Sulphur Creek, Wood Canyon, Aliso Hills Canyon, Dairy Fork, and English Canyon.				
			Malathion A Source Unknown	19 Miles	2014	5A	2029
			Nitrogen A Source Unknown	19 Miles	2014	5A	2019
			Phosphorus A Source Unknown	19 Miles	2002	5A	2019
			This listing for phosphorus applies to the Aliso Creek mainstem and all the major tributaries of Aliso Creek which are Sulphur Creek, Wood Canyon, Aliso Hills Canyon, Dairy Fork, and English Canyon.				
			Selenium A Source Unknown	19 Miles	2010	5A	2021
			Toxicity A Source Unknown Unknown Nonpoint Source Unknown Point Source	19 Miles	2002	5A	2019
			This listing for toxicity applies to the Aliso Creek mainstem and all the major tributaries of Aliso Creek which are Sulphur Creek, Wood Canyon, Aliso Hills Canyon, Dairy Fork, and English Canyon.				

SOHM

PROJECT REPORT

REPORT 1 - VAULT 1

General Model Information

Project Name:	default[6]
Site Name:	Aliso Viejo
Site Address:	26501 Aliso Creek Rd
City:	Aliso Viejo
Report Date:	6/14/2023
Gage:	Laguna Beach
Data Start:	10/01/1949
Data End:	09/30/2006
Timestep:	15 Minute
Precip Scale:	1.000
Version Date:	2020/10/14

POC Thresholds

Low Flow Threshold for POC1:	10 Percent of the 2 Year
High Flow Threshold for POC1:	10 Year

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Landuse Basin Data
Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
D,Open Brush,Mod	0.96
Pervious Total	0.96
Impervious Land Use	acre
Impervious Total	0
Basin Total	0.96

Element Flows To:

Surface	Interflow	Groundwater

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Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
D,Open Brush,Mod	0.34
Pervious Total	0.34
Impervious Land Use	acre
Impervious,Mod(5-10)	0.62
Impervious Total	0.62
Basin Total	0.96

Element Flows To:

Surface	Interflow	Groundwater
Vault 1	Vault 1	

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Mitigated Routing

Vault 1

Width:	35.5516582053359 ft.
Length:	35.5516582053359 ft.
Depth:	4 ft.
Discharge Structure	
Riser Height:	3 ft.
Riser Diameter:	54 in.
Notch Type:	Rectangular
Notch Width:	0.902 ft.
Notch Height:	0.347 ft.
Orifice 1 Diameter:	0.826 in. Elevation:0 ft.
Element Flows To:	
Outlet 1	Outlet 2

Vault Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.029	0.000	0.000	0.000
0.0444	0.029	0.001	0.003	0.000
0.0889	0.029	0.002	0.005	0.000
0.1333	0.029	0.003	0.006	0.000
0.1778	0.029	0.005	0.007	0.000
0.2222	0.029	0.006	0.008	0.000
0.2667	0.029	0.007	0.009	0.000
0.3111	0.029	0.009	0.010	0.000
0.3556	0.029	0.010	0.011	0.000
0.4000	0.029	0.011	0.011	0.000
0.4444	0.029	0.012	0.012	0.000
0.4889	0.029	0.014	0.012	0.000
0.5333	0.029	0.015	0.013	0.000
0.5778	0.029	0.016	0.014	0.000
0.6222	0.029	0.018	0.014	0.000
0.6667	0.029	0.019	0.015	0.000
0.7111	0.029	0.020	0.015	0.000
0.7556	0.029	0.021	0.016	0.000
0.8000	0.029	0.023	0.016	0.000
0.8444	0.029	0.024	0.017	0.000
0.8889	0.029	0.025	0.017	0.000
0.9333	0.029	0.027	0.017	0.000
0.9778	0.029	0.028	0.018	0.000
1.0222	0.029	0.029	0.018	0.000
1.0667	0.029	0.030	0.019	0.000
1.1111	0.029	0.032	0.019	0.000
1.1556	0.029	0.033	0.019	0.000
1.2000	0.029	0.034	0.020	0.000
1.2444	0.029	0.036	0.020	0.000
1.2889	0.029	0.037	0.021	0.000
1.3333	0.029	0.038	0.021	0.000
1.3778	0.029	0.040	0.021	0.000
1.4222	0.029	0.041	0.022	0.000
1.4667	0.029	0.042	0.022	0.000
1.5111	0.029	0.043	0.022	0.000
1.5556	0.029	0.045	0.023	0.000
1.6000	0.029	0.046	0.023	0.000

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1.6444	0.029	0.047	0.023	0.000
1.6889	0.029	0.049	0.024	0.000
1.7333	0.029	0.050	0.024	0.000
1.7778	0.029	0.051	0.024	0.000
1.8222	0.029	0.052	0.025	0.000
1.8667	0.029	0.054	0.025	0.000
1.9111	0.029	0.055	0.025	0.000
1.9556	0.029	0.056	0.025	0.000
2.0000	0.029	0.058	0.026	0.000
2.0444	0.029	0.059	0.026	0.000
2.0889	0.029	0.060	0.026	0.000
2.1333	0.029	0.061	0.027	0.000
2.1778	0.029	0.063	0.027	0.000
2.2222	0.029	0.064	0.027	0.000
2.2667	0.029	0.065	0.027	0.000
2.3111	0.029	0.067	0.028	0.000
2.3556	0.029	0.068	0.028	0.000
2.4000	0.029	0.069	0.028	0.000
2.4444	0.029	0.070	0.028	0.000
2.4889	0.029	0.072	0.029	0.000
2.5333	0.029	0.073	0.029	0.000
2.5778	0.029	0.074	0.029	0.000
2.6222	0.029	0.076	0.030	0.000
2.6667	0.029	0.077	0.035	0.000
2.7111	0.029	0.078	0.073	0.000
2.7556	0.029	0.080	0.129	0.000
2.8000	0.029	0.081	0.200	0.000
2.8444	0.029	0.082	0.283	0.000
2.8889	0.029	0.083	0.376	0.000
2.9333	0.029	0.085	0.478	0.000
2.9778	0.029	0.086	0.588	0.000
3.0222	0.029	0.087	0.805	0.000
3.0667	0.029	0.089	1.469	0.000
3.1111	0.029	0.090	2.415	0.000
3.1556	0.029	0.091	3.575	0.000
3.2000	0.029	0.092	4.914	0.000
3.2444	0.029	0.094	6.410	0.000
3.2889	0.029	0.095	8.047	0.000
3.3333	0.029	0.096	9.811	0.000
3.3778	0.029	0.098	11.69	0.000
3.4222	0.029	0.099	13.68	0.000
3.4667	0.029	0.100	15.77	0.000
3.5111	0.029	0.101	17.94	0.000
3.5556	0.029	0.103	20.20	0.000
3.6000	0.029	0.104	22.54	0.000
3.6444	0.029	0.105	24.94	0.000
3.6889	0.029	0.107	27.40	0.000
3.7333	0.029	0.108	29.91	0.000
3.7778	0.029	0.109	32.46	0.000
3.8222	0.029	0.110	35.05	0.000
3.8667	0.029	0.112	37.67	0.000
3.9111	0.029	0.113	40.30	0.000
3.9556	0.029	0.114	42.94	0.000
4.0000	0.029	0.116	45.58	0.000
4.0444	0.029	0.117	48.22	0.000
4.0889	0.000	0.000	50.84	0.000

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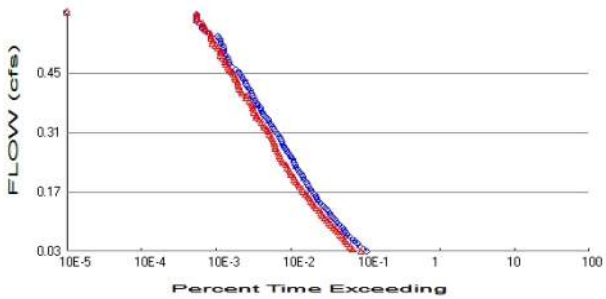
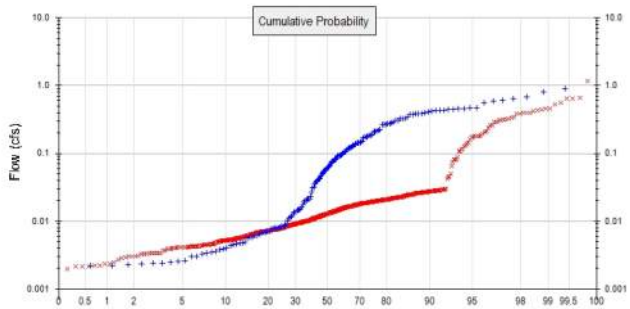
Analysis Results
POC 1





+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 0.96
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.34
Total Impervious Area: 0.62

Flow Frequency Method: Cunnane

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.309626
5 year	0.448674
10 year	0.585656
25 year	0.699281

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	0.209518
5 year	0.404215
10 year	0.515124
25 year	0.649912

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Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0310	2081	1737	83	Pass
0.0366	1866	1351	72	Pass
0.0422	1702	1245	73	Pass
0.0478	1571	1153	73	Pass
0.0534	1447	1086	75	Pass
0.0590	1352	1047	77	Pass
0.0646	1239	981	79	Pass
0.0702	1144	914	79	Pass
0.0758	1085	855	78	Pass
0.0814	1028	793	77	Pass
0.0870	968	747	77	Pass
0.0926	902	694	76	Pass
0.0982	829	649	78	Pass
0.1038	784	612	78	Pass
0.1094	737	563	76	Pass
0.1150	695	533	76	Pass
0.1206	669	507	75	Pass
0.1262	621	474	76	Pass
0.1318	585	435	74	Pass
0.1374	544	411	75	Pass
0.1430	502	394	78	Pass
0.1486	475	373	78	Pass
0.1542	449	356	79	Pass
0.1598	430	336	78	Pass
0.1654	408	315	77	Pass
0.1710	386	294	76	Pass
0.1766	372	284	76	Pass
0.1822	349	261	74	Pass
0.1878	331	253	76	Pass
0.1934	321	236	73	Pass
0.1991	302	221	73	Pass
0.2047	292	219	75	Pass
0.2103	282	201	71	Pass
0.2159	264	197	74	Pass
0.2215	250	191	76	Pass
0.2271	236	180	76	Pass
0.2327	229	172	75	Pass
0.2383	222	157	70	Pass
0.2439	216	151	69	Pass
0.2495	206	146	70	Pass
0.2551	197	141	71	Pass
0.2607	187	136	72	Pass
0.2663	177	132	74	Pass
0.2719	168	124	73	Pass
0.2775	161	123	76	Pass
0.2831	153	121	79	Pass
0.2887	151	118	78	Pass
0.2943	145	114	78	Pass
0.2999	140	110	78	Pass
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0.3111	122	100	81	Pass
0.3167	119	96	80	Pass
0.3223	114	88	77	Pass

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0.3279	109	86	78	Pass
0.3335	104	82	78	Pass
0.3391	100	75	75	Pass
0.3447	92	69	75	Pass
0.3503	86	69	80	Pass
0.3559	83	65	78	Pass
0.3615	80	63	78	Pass
0.3671	78	62	79	Pass
0.3727	72	61	84	Pass
0.3783	70	59	84	Pass
0.3839	67	56	83	Pass
0.3896	63	51	80	Pass
0.3952	61	50	81	Pass
0.4008	60	45	75	Pass
0.4064	58	43	74	Pass
0.4120	55	41	74	Pass
0.4176	52	40	76	Pass
0.4232	50	39	78	Pass
0.4288	49	39	79	Pass
0.4344	46	37	80	Pass
0.4400	44	35	79	Pass
0.4456	42	34	80	Pass
0.4512	40	32	80	Pass
0.4568	37	30	81	Pass
0.4624	33	29	87	Pass
0.4680	30	27	90	Pass
0.4736	30	26	86	Pass
0.4792	29	26	89	Pass
0.4848	29	24	82	Pass
0.4904	27	23	85	Pass
0.4960	25	23	92	Pass
0.5016	25	23	92	Pass
0.5072	25	21	84	Pass
0.5128	25	20	80	Pass
0.5184	23	18	78	Pass
0.5240	23	18	78	Pass
0.5296	22	17	77	Pass
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0.5801	11	11	100	Pass
0.5857	11	11	100	Pass

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Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

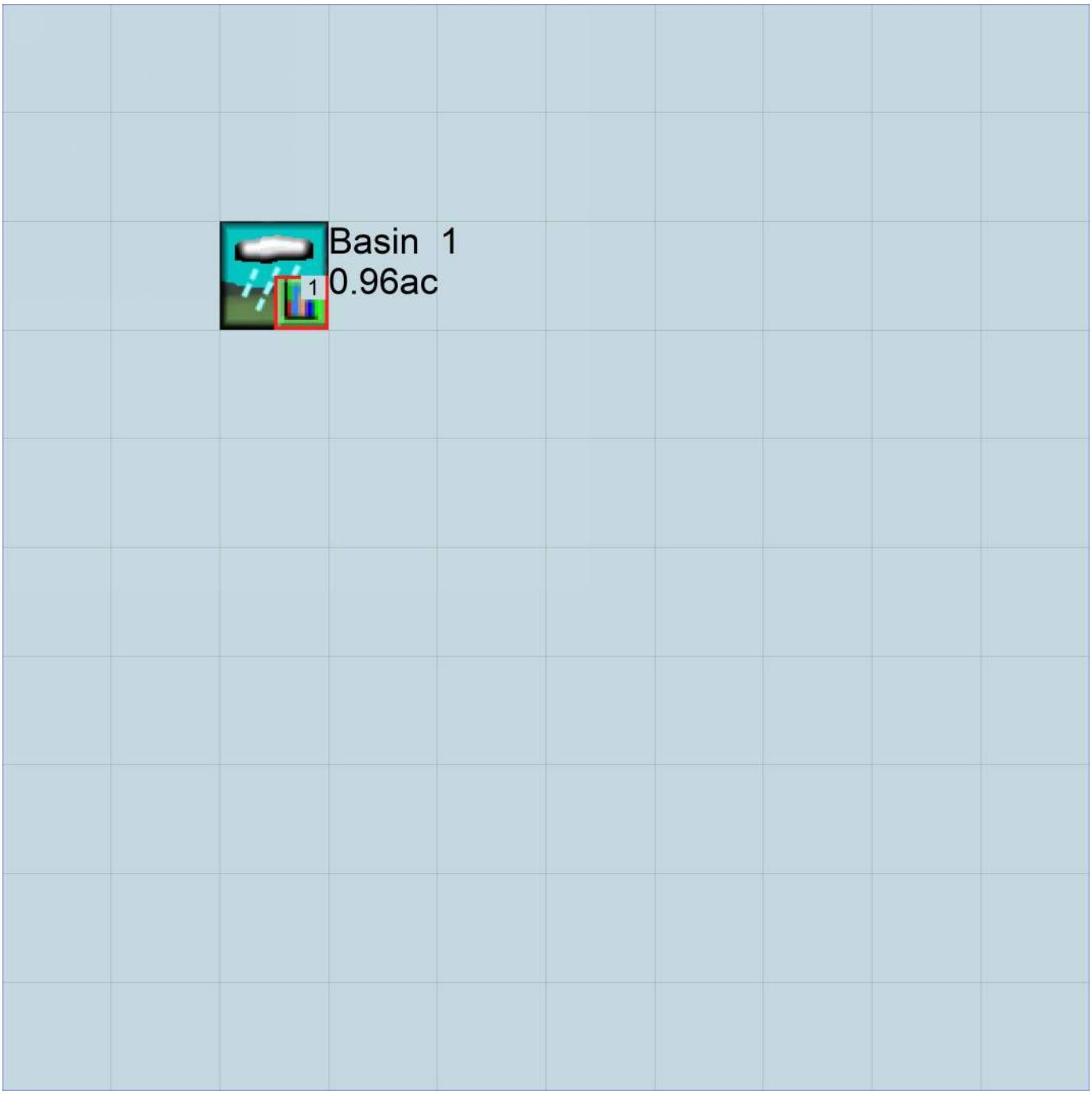
No PERLND changes have been made.

IMPLND Changes

No IMPLND changes have been made.

DRAFT

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   default[6].wdm
MESSU      25   Predefault[6].MES
           27   Predefault[6].L61
           28   Predefault[6].L62
           30   POCdefault[6]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND      42
      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
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  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                          User  t-series Engl Metr ***
                                           in  out           ***
   42     D,Open Brush,Mod        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 ***
   42         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  *********
   42         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```

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```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
   42         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
   42              0       4.3     0.035       350       0.1       0.8     0.955
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
   42             40        35         4         2         0      0.03         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
   42              0      0.65      0.25       0.8      0.45         0
  END PWAT-PARM4
  MON-LZETPARM
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
   42       0.4  0.4  0.4  0.5 0.55 0.55 0.55 0.55 0.55 0.55 0.45  0.4
  END MON-LZETPARM
  MON-INTERCEP
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
   42      0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12
  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
   42              0         0     0.065         0      0.86       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
```

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```
  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  42                        0.96     COPY   501     12
PERLND  42                        0.96     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
  <------><-------->     <---><---><---><---><---> *** <---><---><---><---><--->
  END HYDR-INIT
END RCHRES
```

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```
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
```

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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   default[6].wdm
MESSU      25   Mitdefault[6].MES
           27   Mitdefault[6].L61
           28   Mitdefault[6].L62
           30   POCdefault[6]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND      42
      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        Vault  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           ***
   42     D,Open Brush,Mod        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 ***
   42         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  *********
```

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```
  42         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 ***
  42         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
  42              0       4.3     0.035       350       0.1       0.8     0.955
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
  42             40        35         4         2         0      0.03         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                                ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
  42              0      0.65      0.25       0.8      0.45         0
  END PWAT-PARM4
  MON-LZETPARM
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
  42       0.4  0.4  0.4  0.5 0.55 0.55 0.55 0.55 0.55 0.55 0.45  0.4
  END MON-LZETPARM
  MON-INTERCEP
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
  42      0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12
  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
  42              0         0     0.065         0      0.86       0.3      0.01
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                       in  out           ***
    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   ***
    2         0    0    1    0    0    0
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
    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     ***
    2         0    0    0    0    0
```

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```
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
    2            100       0.1       0.1      0.09
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
    2              0         0
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
    2              0         0
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND  42                       0.34     RCHRES   1      2
PERLND  42                       0.34     RCHRES   1      3
IMPLND   2                       0.62     RCHRES   1      5

******Routing******
PERLND  42                       0.34     COPY     1     12
IMPLND   2                       0.62     COPY     1     15
PERLND  42                       0.34     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     Vault  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
```

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```
    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      0.01       0.0       0.0       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
   92    4
     Depth      Area    Volume  Outflow1 Velocity  Travel Time***
      (ft)   (acres) (acre-ft)   (cfs)   (ft/sec)    (Minutes)***
  0.000000  0.029016  0.000000  0.000000
  0.044444  0.029016  0.001290  0.003903
  0.088889  0.029016  0.002579  0.005520
  0.133333  0.029016  0.003869  0.006761
  0.177778  0.029016  0.005158  0.007807
  0.222222  0.029016  0.006448  0.008728
  0.266667  0.029016  0.007737  0.009561
  0.311111  0.029016  0.009027  0.010327
  0.355556  0.029016  0.010317  0.011040
  0.400000  0.029016  0.011606  0.011710
  0.444444  0.029016  0.012896  0.012343
  0.488889  0.029016  0.014185  0.012946
  0.533333  0.029016  0.015475  0.013521
  0.577778  0.029016  0.016765  0.014073
  0.622222  0.029016  0.018054  0.014605
  0.666667  0.029016  0.019344  0.015117
  0.711111  0.029016  0.020633  0.015613
  0.755556  0.029016  0.021923  0.016094
  0.800000  0.029016  0.023212  0.016560
  0.844444  0.029016  0.024502  0.017014
  0.888889  0.029016  0.025792  0.017456
  0.933333  0.029016  0.027081  0.017887
  0.977778  0.029016  0.028371  0.018308
  1.022222  0.029016  0.029660  0.018719
  1.066667  0.029016  0.030950  0.019122
  1.111111  0.029016  0.032240  0.019516
  1.155556  0.029016  0.033529  0.019903
  1.200000  0.029016  0.034819  0.020282
  1.244444  0.029016  0.036108  0.020654
  1.288889  0.029016  0.037398  0.021020
  1.333333  0.029016  0.038687  0.021379
  1.377778  0.029016  0.039977  0.021732
  1.422222  0.029016  0.041267  0.022080
  1.466667  0.029016  0.042556  0.022423
  1.511111  0.029016  0.043846  0.022760
  1.555556  0.029016  0.045135  0.023092
  1.600000  0.029016  0.046425  0.023420
  1.644444  0.029016  0.047715  0.023743
  1.688889  0.029016  0.049004  0.024061
  1.733333  0.029016  0.050294  0.024376
  1.777778  0.029016  0.051583  0.024686
  1.822222  0.029016  0.052873  0.024993
```

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```
  1.866667  0.029016  0.054162  0.025296
  1.911111  0.029016  0.055452  0.025595
  1.955556  0.029016  0.056742  0.025891
  2.000000  0.029016  0.058031  0.026184
  2.044444  0.029016  0.059321  0.026473
  2.088889  0.029016  0.060610  0.026759
  2.133333  0.029016  0.061900  0.027043
  2.177778  0.029016  0.063190  0.027323
  2.222222  0.029016  0.064479  0.027600
  2.266667  0.029016  0.065769  0.027875
  2.311111  0.029016  0.067058  0.028147
  2.355556  0.029016  0.068348  0.028416
  2.400000  0.029016  0.069637  0.028683
  2.444444  0.029016  0.070927  0.028947
  2.488889  0.029016  0.072217  0.029209
  2.533333  0.029016  0.073506  0.029469
  2.577778  0.029016  0.074796  0.029726
  2.622222  0.029016  0.076085  0.029982
  2.666667  0.029016  0.077375  0.035230
  2.711111  0.029016  0.078665  0.072970
  2.755556  0.029016  0.079954  0.129932
  2.800000  0.029016  0.081244  0.200936
  2.844444  0.029016  0.082533  0.283599
  2.888889  0.029016  0.083823  0.376457
  2.933333  0.029016  0.085112  0.478490
  2.977778  0.029016  0.086402  0.588935
  3.022222  0.029016  0.087692  0.805532
  3.066667  0.029016  0.088981  1.469563
  3.111111  0.029016  0.090271  2.415809
  3.155556  0.029016  0.091560  3.575668
  3.200000  0.029016  0.092850  4.914661
  3.244444  0.029016  0.094140  6.410593
  3.288889  0.029016  0.095429  8.047264
  3.333333  0.029016  0.096719  9.811830
  3.377778  0.029016  0.098008  11.69346
  3.422222  0.029016  0.099298  13.68256
  3.466667  0.029016  0.100587  15.77033
  3.511111  0.029016  0.101877  17.94845
  3.555556  0.029016  0.103167  20.20885
  3.600000  0.029016  0.104456  22.54361
  3.644444  0.029016  0.105746  24.94486
  3.688889  0.029016  0.107035  27.40470
  3.733333  0.029016  0.108325  29.91519
  3.777778  0.029016  0.109615  32.46828
  3.822222  0.029016  0.110904  35.05587
  3.866667  0.029016  0.112194  37.66974
  3.911111  0.029016  0.113483  40.30163
  3.955556  0.029016  0.114773  42.94320
  4.000000  0.029016  0.116062  45.58611
  4.044444  0.029016  0.117352  48.22201
  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
```

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```
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
```

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SOHM

PROJECT REPORT

REPORT 2 - VAULT 2

General Model Information

Project Name:	default[6]
Site Name:	Aliso Viejo
Site Address:	26501 Aliso Creek Rd
City:	Aliso Viejo
Report Date:	6/14/2023
Gage:	Laguna Beach
Data Start:	10/01/1949
Data End:	09/30/2006
Timestep:	15 Minute
Precip Scale:	1.000
Version Date:	2020/10/14

POC Thresholds

Low Flow Threshold for POC1:	10 Percent of the 2 Year
High Flow Threshold for POC1:	10 Year

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Landuse Basin Data
Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
D,Open Brush,Mod	3.1
Pervious Total	3.1
Impervious Land Use	acre
Impervious Total	0
Basin Total	3.1

Element Flows To:

Surface	Interflow	Groundwater

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Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
D,Open Brush,Mod	0.12
Pervious Total	0.12
Impervious Land Use	acre
Impervious,Mod(5-10)	2.97
Impervious Total	2.97
Basin Total	3.09

Element Flows To:

Surface	Interflow	Groundwater
Vault 1	Vault 1	

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Mitigated Routing

Vault 1

Width: 80.6409780071213 ft.
Length: 80.6409780071213 ft.
Depth: 4 ft.
Discharge Structure
Riser Height: 3 ft.
Riser Diameter: 54 in.
Notch Type: Rectangular
Notch Width: 2.626 ft.
Notch Height: 0.323 ft.
Orifice 1 Diameter: 1.49 in. Elevation:0 ft.
Element Flows To:
Outlet 1 Outlet 2

Vault Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.149	0.000	0.000	0.000
0.0444	0.149	0.006	0.012	0.000
0.0889	0.149	0.013	0.018	0.000
0.1333	0.149	0.019	0.022	0.000
0.1778	0.149	0.026	0.025	0.000
0.2222	0.149	0.033	0.028	0.000
0.2667	0.149	0.039	0.031	0.000
0.3111	0.149	0.046	0.033	0.000
0.3556	0.149	0.053	0.035	0.000
0.4000	0.149	0.059	0.038	0.000
0.4444	0.149	0.066	0.040	0.000
0.4889	0.149	0.073	0.042	0.000
0.5333	0.149	0.079	0.044	0.000
0.5778	0.149	0.086	0.045	0.000
0.6222	0.149	0.092	0.047	0.000
0.6667	0.149	0.099	0.049	0.000
0.7111	0.149	0.106	0.050	0.000
0.7556	0.149	0.112	0.052	0.000
0.8000	0.149	0.119	0.053	0.000
0.8444	0.149	0.126	0.055	0.000
0.8889	0.149	0.132	0.056	0.000
0.9333	0.149	0.139	0.058	0.000
0.9778	0.149	0.146	0.059	0.000
1.0222	0.149	0.152	0.060	0.000
1.0667	0.149	0.159	0.062	0.000
1.1111	0.149	0.165	0.063	0.000
1.1556	0.149	0.172	0.064	0.000
1.2000	0.149	0.179	0.066	0.000
1.2444	0.149	0.185	0.067	0.000
1.2889	0.149	0.192	0.068	0.000
1.3333	0.149	0.199	0.069	0.000
1.3778	0.149	0.205	0.070	0.000
1.4222	0.149	0.212	0.071	0.000
1.4667	0.149	0.219	0.073	0.000
1.5111	0.149	0.225	0.074	0.000
1.5556	0.149	0.232	0.075	0.000
1.6000	0.149	0.238	0.076	0.000

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1.6444	0.149	0.245	0.077	0.000
1.6889	0.149	0.252	0.078	0.000
1.7333	0.149	0.258	0.079	0.000
1.7778	0.149	0.265	0.080	0.000
1.8222	0.149	0.272	0.081	0.000
1.8667	0.149	0.278	0.082	0.000
1.9111	0.149	0.285	0.083	0.000
1.9556	0.149	0.291	0.084	0.000
2.0000	0.149	0.298	0.085	0.000
2.0444	0.149	0.305	0.086	0.000
2.0889	0.149	0.311	0.087	0.000
2.1333	0.149	0.318	0.088	0.000
2.1778	0.149	0.325	0.088	0.000
2.2222	0.149	0.331	0.089	0.000
2.2667	0.149	0.338	0.090	0.000
2.3111	0.149	0.345	0.091	0.000
2.3556	0.149	0.351	0.092	0.000
2.4000	0.149	0.358	0.093	0.000
2.4444	0.149	0.364	0.094	0.000
2.4889	0.149	0.371	0.095	0.000
2.5333	0.149	0.378	0.095	0.000
2.5778	0.149	0.384	0.096	0.000
2.6222	0.149	0.391	0.097	0.000
2.6667	0.149	0.398	0.098	0.000
2.7111	0.149	0.404	0.154	0.000
2.7556	0.149	0.411	0.293	0.000
2.8000	0.149	0.418	0.478	0.000
2.8444	0.149	0.424	0.701	0.000
2.8889	0.149	0.431	0.956	0.000
2.9333	0.149	0.437	1.239	0.000
2.9778	0.149	0.444	1.547	0.000
3.0222	0.149	0.451	1.869	0.000
3.0667	0.149	0.457	2.534	0.000
3.1111	0.149	0.464	3.480	0.000
3.1556	0.149	0.471	4.641	0.000
3.2000	0.149	0.477	5.980	0.000
3.2444	0.149	0.484	7.477	0.000
3.2889	0.149	0.491	9.114	0.000
3.3333	0.149	0.497	10.87	0.000
3.3778	0.149	0.504	12.76	0.000
3.4222	0.149	0.510	14.75	0.000
3.4667	0.149	0.517	16.83	0.000
3.5111	0.149	0.524	19.01	0.000
3.5556	0.149	0.530	21.27	0.000
3.6000	0.149	0.537	23.61	0.000
3.6444	0.149	0.544	26.01	0.000
3.6889	0.149	0.550	28.47	0.000
3.7333	0.149	0.557	30.98	0.000
3.7778	0.149	0.564	33.54	0.000
3.8222	0.149	0.570	36.12	0.000
3.8667	0.149	0.577	38.74	0.000
3.9111	0.149	0.583	41.37	0.000
3.9556	0.149	0.590	44.01	0.000
4.0000	0.149	0.597	46.66	0.000
4.0444	0.149	0.603	49.29	0.000
4.0889	0.000	0.000	51.91	0.000

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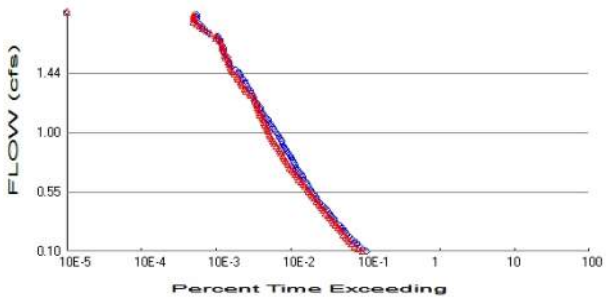
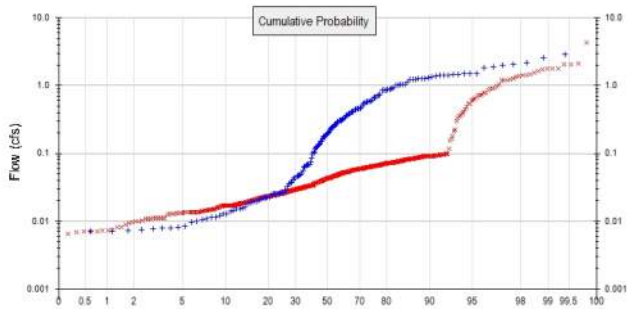
Analysis Results
POC 1





+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 3.1
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.12
Total Impervious Area: 2.97

Flow Frequency Method: Cunnane

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.999834
5 year	1.448843
10 year	1.891181
25 year	2.258096

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	0.746977
5 year	1.442559
10 year	1.775871
25 year	2.081494

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Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.1000	2063	1830	88	Pass
0.1181	1849	1596	86	Pass
0.1362	1700	1437	84	Pass
0.1543	1551	1308	84	Pass
0.1724	1443	1199	83	Pass
0.1904	1335	1144	85	Pass
0.2085	1235	1080	87	Pass
0.2266	1144	1023	89	Pass
0.2447	1074	969	90	Pass
0.2628	1024	911	88	Pass
0.2809	962	860	89	Pass
0.2990	899	806	89	Pass
0.3171	827	753	91	Pass
0.3352	780	707	90	Pass
0.3533	734	661	90	Pass
0.3714	696	622	89	Pass
0.3895	666	581	87	Pass
0.4076	621	550	88	Pass
0.4257	583	519	89	Pass
0.4437	542	492	90	Pass
0.4618	502	470	93	Pass
0.4799	471	437	92	Pass
0.4980	448	413	92	Pass
0.5161	427	390	91	Pass
0.5342	407	369	90	Pass
0.5523	386	344	89	Pass
0.5704	368	330	89	Pass
0.5885	349	311	89	Pass
0.6066	331	292	88	Pass
0.6247	321	275	85	Pass
0.6428	304	256	84	Pass
0.6609	292	244	83	Pass
0.6790	282	231	81	Pass
0.6970	261	219	83	Pass
0.7151	250	205	82	Pass
0.7332	236	194	82	Pass
0.7513	229	185	80	Pass
0.7694	221	179	80	Pass
0.7875	214	171	79	Pass
0.8056	206	160	77	Pass
0.8237	197	157	79	Pass
0.8418	186	149	80	Pass
0.8599	176	142	80	Pass
0.8780	168	136	80	Pass
0.8961	161	128	79	Pass
0.9142	153	120	78	Pass
0.9323	151	117	77	Pass
0.9503	145	111	76	Pass
0.9684	138	106	76	Pass
0.9865	133	103	77	Pass
1.0046	122	99	81	Pass
1.0227	119	97	81	Pass
1.0408	114	95	83	Pass

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1.0589	109	89	81	Pass
1.0770	103	86	83	Pass
1.0951	100	85	85	Pass
1.1132	92	82	89	Pass
1.1313	85	77	90	Pass
1.1494	83	75	90	Pass
1.1675	80	73	91	Pass
1.1856	78	72	92	Pass
1.2037	72	70	97	Pass
1.2217	70	69	98	Pass
1.2398	66	66	100	Pass
1.2579	63	64	101	Pass
1.2760	61	58	95	Pass
1.2941	60	56	93	Pass
1.3122	58	51	87	Pass
1.3303	55	48	87	Pass
1.3484	52	45	86	Pass
1.3665	50	43	86	Pass
1.3846	49	42	85	Pass
1.4027	46	40	86	Pass
1.4208	43	38	88	Pass
1.4389	42	35	83	Pass
1.4570	40	33	82	Pass
1.4750	37	32	86	Pass
1.4931	32	31	96	Pass
1.5112	30	30	100	Pass
1.5293	30	29	96	Pass
1.5474	29	29	100	Pass
1.5655	29	27	93	Pass
1.5836	27	26	96	Pass
1.6017	25	26	104	Pass
1.6198	25	25	100	Pass
1.6379	25	24	96	Pass
1.6560	24	24	100	Pass
1.6741	23	24	104	Pass
1.6922	23	22	95	Pass
1.7103	21	20	95	Pass
1.7283	21	20	95	Pass
1.7464	16	17	106	Pass
1.7645	14	15	107	Pass
1.7826	13	13	100	Pass
1.8007	13	12	92	Pass
1.8188	12	11	91	Pass
1.8369	11	10	90	Pass
1.8550	11	10	90	Pass
1.8731	11	10	90	Pass
1.8912	11	10	90	Pass

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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.

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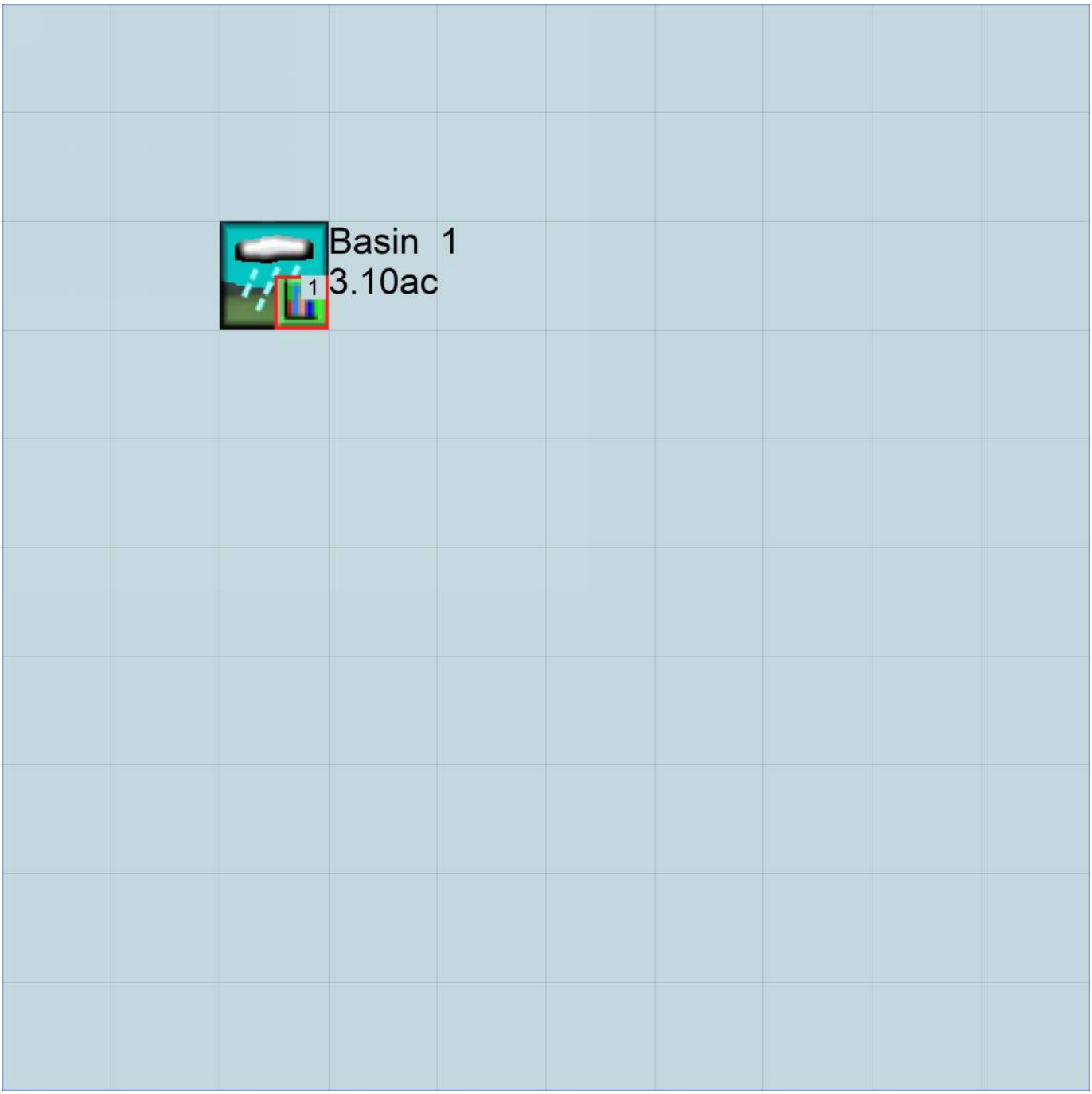
Appendix
Predeveloped Schematic



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   default[6].wdm
MESSU      25   Predefault[6].MES
           27   Predefault[6].L61
           28   Predefault[6].L62
           30   POCdefault[6]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND      42
      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           ***
   42     D,Open Brush,Mod        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 ***
   42         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  *********
   42         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```

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```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
   42         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
   42              0       4.3     0.035       350       0.1       0.8     0.955
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
   42             40        35         4         2         0      0.03         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
   42              0      0.65      0.25       0.8      0.45         0
  END PWAT-PARM4
  MON-LZETPARM
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
   42       0.4  0.4  0.4  0.5 0.55 0.55 0.55 0.55 0.55 0.55 0.45  0.4
  END MON-LZETPARM
  MON-INTERCEP
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
   42      0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12
  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
   42              0         0     0.065         0      0.86       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
```

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```
  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  42                        3.1     COPY   501     12
PERLND  42                        3.1     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
  <------><-------->     <---><---><---><---><---> *** <---><---><---><---><--->
  END HYDR-INIT
END RCHRES
```

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```
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
```

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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   default[6].wdm
MESSU      25   Mitdefault[6].MES
           27   Mitdefault[6].L61
           28   Mitdefault[6].L62
           30   POCdefault[6]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND      42
      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        Vault  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           ***
   42     D,Open Brush,Mod        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 ***
   42         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  *********
```

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```
  42         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 ***
  42         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
  42              0       4.3     0.035       350       0.1       0.8     0.955
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
  42             40        35         4         2         0      0.03         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                                ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
  42              0      0.65      0.25       0.8      0.45         0
  END PWAT-PARM4
  MON-LZETPARM
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
  42       0.4  0.4  0.4  0.5 0.55 0.55 0.55 0.55 0.55 0.55 0.45  0.4
  END MON-LZETPARM
  MON-INTERCEP
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
  42      0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12
  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
  42              0         0     0.065         0      0.86       0.3      0.01
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                       in  out           ***
    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   ***
    2         0    0    1    0    0    0
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
    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     ***
    2         0    0    0    0    0
```

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```
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
    2            100       0.1       0.1      0.09
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
    2              0         0
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
    2              0         0
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND  42                       0.12     RCHRES   1      2
PERLND  42                       0.12     RCHRES   1      3
IMPLND   2                       2.97     RCHRES   1      5

******Routing******
PERLND  42                       0.12     COPY     1     12
IMPLND   2                       2.97     COPY     1     15
PERLND  42                       0.12     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     Vault  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
```

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```
    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      0.02       0.0       0.0       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
   92    4
     Depth      Area    Volume  Outflow1 Velocity  Travel Time***
      (ft)   (acres) (acre-ft)   (cfs)   (ft/sec)    (Minutes)***
  0.000000  0.149288  0.000000  0.000000
  0.044444  0.149288  0.006635  0.012701
  0.088889  0.149288  0.013270  0.017962
  0.133333  0.149288  0.019905  0.021999
  0.177778  0.149288  0.026540  0.025402
  0.222222  0.149288  0.033175  0.028400
  0.266667  0.149288  0.039810  0.031111
  0.311111  0.149288  0.046445  0.033604
  0.355556  0.149288  0.053080  0.035924
  0.400000  0.149288  0.059715  0.038103
  0.444444  0.149288  0.066350  0.040164
  0.488889  0.149288  0.072985  0.042125
  0.533333  0.149288  0.079620  0.043998
  0.577778  0.149288  0.086255  0.045794
  0.622222  0.149288  0.092890  0.047523
  0.666667  0.149288  0.099525  0.049191
  0.711111  0.149288  0.106160  0.050804
  0.755556  0.149288  0.112795  0.052368
  0.800000  0.149288  0.119430  0.053886
  0.844444  0.149288  0.126065  0.055363
  0.888889  0.149288  0.132700  0.056801
  0.933333  0.149288  0.139335  0.058204
  0.977778  0.149288  0.145970  0.059573
  1.022222  0.149288  0.152605  0.060912
  1.066667  0.149288  0.159240  0.062222
  1.111111  0.149288  0.165875  0.063505
  1.155556  0.149288  0.172510  0.064763
  1.200000  0.149288  0.179145  0.065997
  1.244444  0.149288  0.185780  0.067208
  1.288889  0.149288  0.192415  0.068397
  1.333333  0.149288  0.199050  0.069567
  1.377778  0.149288  0.205685  0.070717
  1.422222  0.149288  0.212320  0.071848
  1.466667  0.149288  0.218955  0.072962
  1.511111  0.149288  0.225590  0.074059
  1.555556  0.149288  0.232225  0.075140
  1.600000  0.149288  0.238860  0.076206
  1.644444  0.149288  0.245495  0.077258
  1.688889  0.149288  0.252130  0.078295
  1.733333  0.149288  0.258765  0.079318
  1.777778  0.149288  0.265400  0.080329
  1.822222  0.149288  0.272035  0.081326
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```
  1.866667  0.149288  0.278670  0.082312
  1.911111  0.149288  0.285305  0.083286
  1.955556  0.149288  0.291940  0.084249
  2.000000  0.149288  0.298575  0.085201
  2.044444  0.149288  0.305210  0.086143
  2.088889  0.149288  0.311845  0.087074
  2.133333  0.149288  0.318480  0.087996
  2.177778  0.149288  0.325115  0.088907
  2.222222  0.149288  0.331750  0.089810
  2.266667  0.149288  0.338385  0.090704
  2.311111  0.149288  0.345020  0.091589
  2.355556  0.149288  0.351655  0.092465
  2.400000  0.149288  0.358290  0.093333
  2.444444  0.149288  0.364925  0.094194
  2.488889  0.149288  0.371560  0.095046
  2.533333  0.149288  0.378195  0.095891
  2.577778  0.149288  0.384830  0.096728
  2.622222  0.149288  0.391465  0.097559
  2.666667  0.149288  0.398100  0.098382
  2.711111  0.149288  0.404735  0.154700
  2.755556  0.149288  0.411370  0.293162
  2.800000  0.149288  0.418005  0.478809
  2.844444  0.149288  0.424640  0.701676
  2.888889  0.149288  0.431275  0.956322
  2.933333  0.149288  0.437910  1.239172
  2.977778  0.149288  0.444545  1.547644
  3.022222  0.149288  0.451180  1.869532
  3.066667  0.149288  0.457815  2.534094
  3.111111  0.149288  0.464450  3.480867
  3.155556  0.149288  0.471085  4.641250
  3.200000  0.149288  0.477720  5.980764
  3.244444  0.149288  0.484355  7.477212
  3.288889  0.149288  0.490990  9.114397
  3.333333  0.149288  0.497625  10.87947
  3.377778  0.149288  0.504260  12.76161
  3.422222  0.149288  0.510895  14.75121
  3.466667  0.149288  0.517530  16.83949
  3.511111  0.149288  0.524165  19.01810
  3.555556  0.149288  0.530800  21.27899
  3.600000  0.149288  0.537435  23.61424
  3.644444  0.149288  0.544070  26.01598
  3.688889  0.149288  0.550705  28.47631
  3.733333  0.149288  0.557340  30.98727
  3.777778  0.149288  0.563975  33.54085
  3.822222  0.149288  0.570610  36.12891
  3.866667  0.149288  0.577245  38.74325
  3.911111  0.149288  0.583880  41.37561
  3.955556  0.149288  0.590515  44.01765
  4.000000  0.149288  0.597150  46.66102
  4.044444  0.149288  0.603785  49.29738
  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
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```
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
```

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NMG Geotechnical, Inc.

June 20, 2022

Project No. 22048-01

To: Avalon Bay Communities
11111 Santa Monica Boulevard Suite 1700
Los Angeles, California 90025

Attention: Mr. Christopher Bench

Subject: Preliminary Geotechnical Due Diligence Study, Proposed Commons Mixed-Use Apartment Development, City of Aliso Viejo, California

INTRODUCTION

At your request, NMG Geotechnical, Inc. (NMG) has prepared this preliminary geotechnical due diligence report for the proposed Commons project located northwest of the intersection of Aliso Creek Road and Enterprise in the city of Aliso Viejo. Our summary is based on review of available geotechnical reports and maps provided by you and the City of Aliso Viejo, review of historic aerial photographs and topographic maps; a site reconnaissance; our knowledge of geological conditions and constraints in the region; our experience during design, grading and construction of the Summit Business Park; and our experience with similar residential developments.

SITE LOCATION AND DESCRIPTION

The approximately 4.1-acre site is located northwest of the intersection of Aliso Creek Road and Enterprise in the city of Aliso Viejo, California. The site currently consists of an asphalt surface parking lot with planter medians and a 2H:1V slope that ascends up to 45 feet to Enterprise. The elevation across the asphalt parking lot is fairly flat, ranging from approximately 348 to 351 feet above mean sea level (msl).

The northwestern portion of the site consists of a 2H:1V buttress slope that ascends approximately 5 to 45 feet to Enterprise. We understand this compacted buttress fill slope was constructed with a subdrain system with subdrain outlets that extend to the slope face; some of these outlets were observed during our recent site reconnaissance. The fill material exposed in the slope and planters in the parking lot was observed to be white diatomaceous silt with small siltstone fragments. The asphalt surface and concrete V-ditches/curbs appear to be in moderately good condition, with some linear cracks throughout, generally consistent with aging improvements.

SITE HISTORY

Based on our knowledge of the development in Aliso Viejo, the site was mass graded in the early 1990s by the Mission Viejo Company under the geotechnical observation and testing of The Earth Technology Corporation (Earth Tech), who also performed the initial investigation during the design stages of the site. We have not been able to obtain copies of these reports through requests from the City of Aliso Viejo.

Based on review of historic aerial photographs dating to 1946 and topographic maps dating to 1949, the site originally consisted of gentle hillside terrain ranging from 340 to 400 feet above msl. The site sloped to the north to an incised channel in the location of the current State Route 73 Toll Road (SR 73). Historically, this region was used for dry farming and cattle grazing until the late 1980s when the Mission Viejo Company started development. The northeastern portion of the site was mass graded between 1988 and 1992, and included construction of Aliso Creek Road. By 1995, the entire site was graded to essentially its current condition, which included grading of the abutting slope and paving of Enterprise from Aliso Creek Road to the Town Center. Between 1996 and 1997, SR 73 was constructed and the adjacent commercial property to the northwest had been graded.

In 2006, Kleinfelder, Inc. (Kleinfelder) performed a feasibility study and provided design parameters specific to the subject site for a prior land use plan. The prior land use plan included two levels of subterranean development and retaining structures up to 55 feet high, essentially cutting out the buttress slope that ascends to Enterprise. Their study included three bucket-auger borings and slope stability analysis along the buttress slope. Their report did not include geotechnical borings logs, but provided a description of the fill and bedrock encountered and included cross-sections showing the bedrock layers dipping out of slope. They concluded that excavation into the buttress slope would render it unstable, and as such, they recommended a tie-back anchor wall be designed and constructed (Kleinfelder, 2006).

PROPOSED DEVELOPMENT

Based on review of the yield study exhibits, the proposed mixed-use apartment development will be a wrap-style construction with up to six stories of retail and apartments around the perimeter, and a central eight-story parking structure. No subterranean structures are anticipated at the site. The recreation area is anticipated to be constructed atop the parking structure. Although a grading study was not available for our review, the yield study exhibits show the buildings may encroach significantly into the adjacent buttress slope.

GEOLOGIC CONDITIONS

The subject site is located in the San Joaquin Hills within the coastal section of the Peninsular Range Province. This geomorphic province includes the Los Angeles Basin and has a long, active geologic history, including deep marine sedimentation followed by uplift and fluvial and marine erosion.

The subject site is underlain by artificial fill materials and interbedded diatomaceous siltstone/ claystone bedrock of the Monterey Formation. The bedrock was originally deposited within the Capistrano Embayment, which extended from San Clemente northward to the Santa Ana Mountains. During the Quaternary period, active faulting (associated with the San Andreas Fault system) subjected the embayment to compression and regional uplift. Also, during the Quaternary period, active streams channels cut canyons into the emergent bedrock. However, during past grading operations, the natural terrain was modified by cutting the ridges and filling canyon areas resulting in the current site configuration.

Geologic Units and Structure

We anticipate the northeast portion of the site and the buttress fill slope to consist of up to 20 to 40 feet of previously placed artificial fill primarily derived from bedrock of the Monterey Formation and placed under the observation and testing of Earth Tech (1995). Although we do not have the referenced report available, we have encountered the subject fill material during various phases of exploration for the adjacent Summit Business Park. Also, Kleinfelder encountered the fill during their site feasibility study (Kleinfelder, 2006) in two of their three borings. We anticipate the fill to consist of various mixtures of diatomaceous silt, elastic silt, clay, silty clay, and silty sand that is generally dry to moist, stiff, slightly to moderately plastic, and containing bedrock fragments.

The majority of the site may consist of sedimentary bedrock of the Monterey Formation, which also underlies the artificial fill. Within Aliso Viejo, the Monterey Formation consists predominately of light gray to light brown highly diatomaceous clayey siltstone, which is moist, stiff to hard, and locally highly fractured and jointed. The clayey siltstone is interbedded with abundant sheared clay beds and vitric tuff horizons. The material is locally highly laminated and well-bedded, and has been found to be compressible under significant loading. During their feasibility study, Kleinfelder (2006) encountered this bedrock in all three of their bucket-auger borings and described it as diatomaceous siltstone and shale deposits that are friable and relatively weak. They also encountered some very soft sheared clay beds every few feet within the siltstone and local lenses of volcanic ash, concretionary limestone, calcareous sandstone and thin sandstone beds.

The geologic structure within the area can be somewhat variable due to regional faulting and folding; however, bedding was identified and measured by Kleinfelder (2006) and found to dip 6 to 41 degrees consistently to the northeast. These dips correlate to an apparent dip of 8 to 39 degrees out of slope, for an adverse bedding condition within the slope adjacent to Enterprise.

Faulting

The site is not located within a fault-rupture hazard zone as defined by the Alquist-Priolo Special Studies Zones Act (California Geological Survey, 2018 and Hart and Bryant, 2007), and no evidence of active faulting was observed during this investigation or during rough grading operations. Also, based on mapping by the State (California Geological Survey, 2010), there are no active faults mapped at the site.

Using the USGS computer program (USGS, 2022) and the site coordinates of 33.5786 degrees north latitude and 117.7253 degrees west longitude, the controlling fault at the site is the San Joaquin Hills Blind Thrust Fault located 3.8 kilometers (≈ 2.4 miles) at depth below the site. The maximum moment magnitude for the Controlling Fault is 7.1 M_W. The other faults noted that can produce strong ground shaking at the site include the Newport-Inglewood (Offshore), Elsinore Glen Ivy and Oceanside. Based on review of published maps, historic aerial photographs, and topographic maps, the potential for primary ground rupture due to an earthquake is considered very low.

Seismic Hazards

The primary seismic hazard at the subject site is ground shaking due to a future earthquake on a major regional active fault, such as the San Joaquin Hills Blind Thrust Fault mentioned above. The site is not located in a seismic hazard zone for liquefaction as mapped by the State, but the slope adjacent to the site that ascends to Enterprise is located in a seismic hazard zone for earthquake induced landslides (CDMG, 2001a), likely due to the regional geology. Figure 2 shows the subject site in relation to the seismic hazard zones mapped by the State. Development of the site by the Mission Viejo Company included slope stabilization measures to mitigate this potential hazard.

Groundwater

Groundwater was encountered in the form of seepage zones by Kleinfelder (2006) at approximate elevations of 320 to 328 feet above msl, which is roughly 20 feet below the existing asphalt parking lot. Groundwater was not encountered by NMG during our prior study for the adjacent business development (NMG, 1997). Historic high groundwater is in excess of 30 feet below ground surface (bgs) (CDMG, 2001b).

LABORATORY TESTING

The Kleinfelder feasibility study did not include tabulated laboratory test results, but it did indicate the soils are corrosive to concrete and metals, have moderate to very high expansion potential, and have low shear strengths with an average friction angle of 12 degrees and a cohesion of 100 pounds per square foot (psf) along bedding and 25 degrees and 500 psf cohesion for across bedding (Kleinfelder, 2006).

Prior laboratory testing by NMG (1997) for the adjacent business development indicated the compacted fill soils are generally comprised of silty clay with liquid limits of 66 to 81 percent and plasticity indices of 37 to 49 percent (USCS classification of CH). Sieve analysis of the same compacted fill soils shows 74 to 82 percent passing the No. 200 sieve and 37 to 47 percent passing the two-micron sieve. Expansion indices ranged from 73 to 111, falling in the medium to high expansion potential range and direct shear tests indicated ultimate friction angles of 30 to 47 degrees with 0 to 200 psf cohesion.

GEOTECHNICAL CONDITIONS/CONSTRAINTS

Based on the geotechnical data provided in the referenced reports (References) and review of published geologic maps/reports, the following conditions are anticipated.

- Soil conditions across the site consist of artificial fill up to 20 to 40 feet thick within the buttress slope and the northeast portion of the site, and diatomaceous siltstone/claystone bedrock of the Monterey Formation exposed at existing grade for the southern and western portion of the existing parking lot.
- Overexcavation of both the bedrock and artificial fill materials should be anticipated, such that a minimum of 5 feet of new compacted fill underlies the building and footings.
- Groundwater in the form of seepage was previously encountered at a depth of 20 feet below the existing parking lot grades. Other nuisance seepage may be encountered in heavily landscaped areas.
- Storm water infiltration into the subsurface soils is <u>not</u> considered feasible due to the presence of clayey subgrade soils and diatomaceous siltstone bedrock.
- If grading/construction is proposed to encroach into the existing buttress slope, excavations into this slope may de-stabilize the slope and adversely impact Enterprise. Use of tie-back supported retaining structures and shoring should be anticipated during construction of the walls impacting this slope.
- The proposed parking structure and residential units may straddle a contact between siltstone bedrock and moderately deep artificial fill. Both of these earth units are considered compressible; thus, total and differential settlement under the heavy building load may be a significant constraint. Use of mat slab foundations, deep foundations and/or ground improvement (i.e., geopiers) may be required at the site.
- Laboratory testing by NMG and others indicates the expansion index (EI) for soils at the site range from medium to very high.
- Based on chemical testing by Kleinfelder and on our experience at the adjacent business park, the sulfate exposure of the onsite soils is in the severe ("S4") range and may also be categorized as "severely corrosive" with respect to ferrous metals.
- The site is not located in a seismic hazard zone for liquefaction, but the buttress slope along the western and northern border of the site is located in a seismic hazard zone for earthquake-induced landslides. We anticipate that the prior grading of the buttress slope has adequately mitigated the potential for earthquake induced landslides. The most significant seismic hazard at the site is strong ground shaking due to an earthquake on a nearby active fault, such as the San Joaquin Hills Blind Thrust, Newport-Inglewood (Offshore), Elsinore Glen Ivy and Oceanside Faults.

EXPLORATION, PLANNING AND DESIGN RECOMMENDATIONS

The following presents a summary of our recommendations during the next phase of due diligence and future design stages.

1. A detailed subsurface exploration and laboratory testing program should be performed to verify the geotechnical conditions described herein in light of the proposed development.
2. Coordination with the design team, including the structural engineers for the parking structure foundation, residential building foundation, and the perimeter retaining structure will be important during analysis of the collected data.
3. Engineering analysis should be performed based on the subsurface exploration and should include settlement analysis, slope stability analysis, seismic design parameters, and foundation and wall design parameters. A geotechnical exploration and design report should be prepared documenting the geotechnical findings and site-specific conditions.
4. Future rough and precise grading plans should be reviewed and a report prepared to provide geotechnical parameters for design in accordance with the most recent requirements of the California Building Code (CBC).
5. The structural and foundation plans should be reviewed to confirm that the parameters used for design are in accordance with the recommendations of the design report.
6. The street improvement and utility plans should be reviewed and recommendations provided as needed.

If you have any questions regarding this preliminary due diligence study, please contact our office. We appreciate the opportunity to offer our services.

Respectfully submitted,

NMG GEOTECHNICAL, INC.

Shahrooz "Bob" Karimi, RCE 54250
Principal Engineer

Lynne Yost, CEG 2317
Principal Geologist

LY/SBK/grd

Attachments: References
Figure 1 – Site Location Map
Figure 2 – Seismic Hazards Map

Distribution: Addressee (E-Mail)

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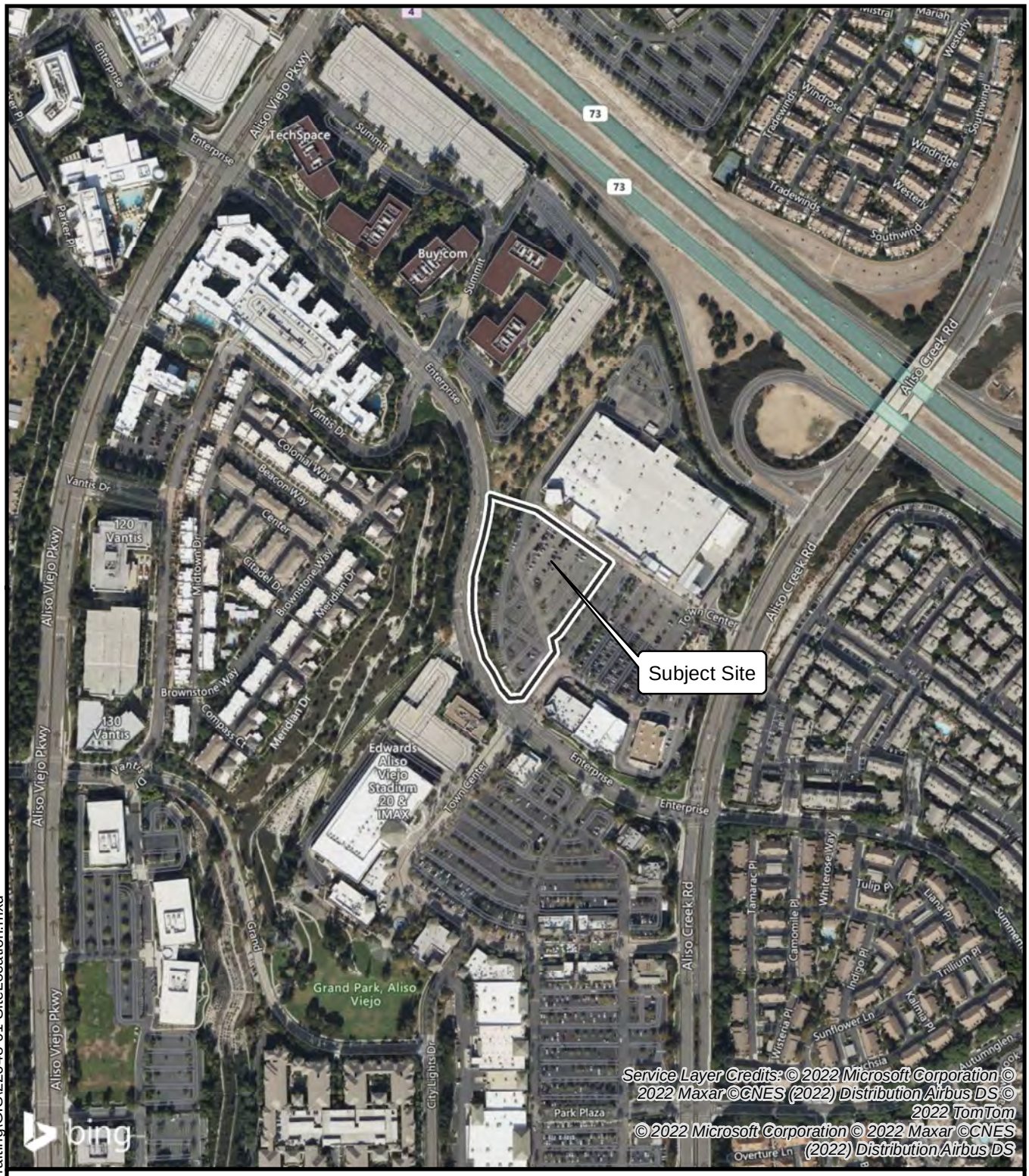

0 250 500 Feet

1 inch = 500 feet

N

SITE LOCATION MAP

PROPOSED RESIDENTIAL DEVELOPMENT
COMMONS AT ALISO VIEJO
ALISO VIEJO, California

Project Number: 22048-01 By: SBK/LY

Project Name: Avalon/Aliso Viejo

Date: 6/20/2022 Figure 1

NMG

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Legend

- Earthquake-Induced Landslide Zones
- Liquefaction Zones

0 250 500 Feet

1 inch = 1,000 feet

N

SEISMIC HAZARDS AND FAULT ZONES MAP

Base: California Geological Survey, Earthquake Zones of Required Investigation, San Juan Capistrano Quadrangle
Dated: December 21, 2001

PROPOSED RESIDENTIAL DEVELOPMENT
COMMONS AT ALISO VIEJO
ALISO VIEJO, California

Project Number: 22048-01 By: WG/TM
Project Name: Avalon/Aliso Viejo
Date: 6/20/2022 Figure 2

NMG

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Appendix F
Preliminary Hydrology Study

Preliminary Hydrology Study

Avalon Bay Commons

Northwest Corner of Enterprise Road & Aliso Creek Road

Aliso Viejo, CA.

June 12, 2023

This Hydraulic Study has been prepared by, and under the direction of, the undersigned, a duly Registered Civil Engineer in the State of California. Except as noted, the undersigned attests to the technical information contained herein, and has judged to be acceptable the qualifications of any technical specialists providing engineering data for this report, upon which findings, conclusions, and recommendations are based.

Ryan Haskin, P.E.
Registered Civil Engineer No. C84850
Exp.: 03/31/24

Prepared for:

AvalonBay Communities
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TAIT JOB # **SP8969**

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Section 1 Purpose and Scope

This hydrology study presents an analysis of the hydrologic effects of the development of 4.1 acre, in the City of Aliso Viejo, California.

This hydrology study addresses runoff from the project site and its impact to the existing downstream storm drainage system. The study includes calculations for the 25 -year storm for both the existing and proposed condition. The study also details the general project characteristics, the design, criteria and methodology applied to the analysis of the project. The report provides a design analysis for the drainage facilities proposed as part of the project, with the drainage improvements being designed to mitigate all rainfall event frequencies up to a 24-hour, 25-year storm event.

This Hydrology Study fulfills the requirements of the Orange County Drainage Area Management Plan (DAMP 2011) and the Orange County Hydrology Manual (October 1986 and 1996 Addendum).

The plans and specifications in the Hydrology Study are not for construction purposes; the contractor shall refer to final approved construction documents for plans and specifications.

Section 2 Project Information

2.1 Project Description

The project consists of the redevelopment of an existing 4.1 acre area of a commercial/business center currently composed of a parking field for the anchor businesses in the center. The proposed project will consist of constructing of a 6 level apartment complex totaling approximately 360 units. The project also includes the construction of a parking structure, leasing office, fitness club, community pool, and retail space.

2.1.1 Project Location

The site is located at the northeast corner of Enterprise & Town Center in the City of Aliso Viejo for the purpose of developing a proposed mixed use apartment development.

Figure 1 – Vicinity Map (Not To Scale)

2.2 Hydrologic Setting

This section summarizes the project's size and location in the context of the larger watershed perspective, topography, soil and vegetation conditions, percent impervious area, natural and

infrastructure drainage features, and other relevant hydrologic and environmental factors to be protected specific to the project area's watershed.

2.2.1 Watershed

The project site is located within the Aliso Watershed and is tributary to the Aliso Creek.

2.2.2 Existing Topography and Facilities

The site features a large slope between Enterprise and the parking field. At the intersection of Enterprise and Town Center, the parking field is roughly 4 feet lower than the public roadway. As Enterprise travels north, the roadway has an upward slope of approximately 7%, resulting in a 50 foot difference in elevation from the roadway down to the parking field at the northerly end of the project. Existing grades within the parking field are relatively flat with 1-2 feet of relief from one side of the site to the other.

2.2.3 Adjacent Land Use

The project is bounded by a commercial shopping center to the north and east Enterprise road to the west and south.

2.2.4 Soil Conditions

In accordance with the Natural Resources Conservation Service Soil Survey, published in 2021, the project site is located within the hydrology soil group of D.

The project site location has been graphically shown on a soil group map and a USDA Soil Resource map, which have been included in *Appendix B* section of this report.

2.2.5 Downstream Conditions

The project discharges to the existing private onsite storm drain network withing the shopping center which is piped into the city's RCP storm drain within Enterprise near the intersection

with Aliso Creek Road. The city storm drain flows east to the Aliso Creek Channel, which is a natural water coarse tributary to the Pacific Ocean.

Based on the results of this study, the project mitigation measures proposed will prevent an increase in runoff. Therefore, the proposed project improvements will not have an adverse effect on the downstream storm drain system.

2.2.6 Existing Drainage Patterns

The existing drainage pattern consists of overland flow to several drop inlets scattered across the parking field. The drop inlets connect to an onsite storm drain system that flows south and exits the property through a 36" RCP connection to a County owned 90" RCP within Enterprise near its intersection with Aliso Creek Road.

2.2.7 Proposed Drainage Patterns

The proposed site will match existing grading in the parking field area. Portions of the proposed buildings extend into the existing slope adjacent to Enterprise and will require retaining walls to retain the existing grade up to Enterprise. The proposed improvements feature courtyards between the blocks of apartment buildings that face the roadside slope. Runoff within these courtyards will be designed to freely flow away from the structures to the proposed storm drain system. The proposed site is composed of two main drainage areas capturing the east and west portions of the site. An underground detention system is provided for each area that will mitigate any increase in peak flow runoff and Hydrologic Conditions of Concern (HCOCs). After each detention system, runoff flow through proprietary bio-treatment systems before discharging to the centers existing storm drain system.

2.2.8 Impervious Cover

The existing project drainage area is approximately 75% impervious consisting of hillside landscape and asphalt parking field. The proposed site will be approximately 80% impervious composed of the proposed structure, hardscape, landscape, and reduced hillside area.

Section 3 Design Criteria and Methodology

This section summarizes the design criteria and methodology applied during the drainage analysis of the project site.

3.1 Design Criteria

3.1.1 Drainage Design Criteria

The project storm drain facilities (inlets, culverts, detention, etc.) have been designed to conform to Orange County standards.

3.1.2 Runoff Calculation Method

Runoff calculations for this study were accomplished using the rational method in accordance with the recommendations of the OCHM. The hydrology analysis was prepared using the Advanced Engineer Software (AES), approved by Orange County Flood Control District. AES follows the hydrology methodology and criteria from the OCHM. The RATSCX module was used to analyze and route runoff through each subarea using elevations, slopes, flow lengths, soil types, land use and area inputs to calculate time of concentration and peak flow rates for the various year storm events. For simplicity, the average imperviousness of the entire project area was used for each subarea in the rational method AES analysis. Within AES, land use for each subarea is selected based on imperviousness. For the existing condition, “mobile home park” land use was selected for all subareas which matches the existing condition average imperviousness of 75%. For the post-construction condition, “apartment” land use was selected for all subareas which matches the proposed average imperviousness of 80%.

3.1.3 Runoff and Detention

In accordance with the Orange County Local Drainage Manual (OCLDM), the project’s Hydrologic design criteria shall be to mitigate the 25-year storm event for discharging to the shopping center’s storm drain network with sump condition inlets. 100-year flood of the proposed structure is provided with the proposed grading design. All runoff flows away from

the structure and secondary paths for overflow are provided in the event of flooding or a clogged drainage facility.

This project is also subject to South Orange County Hydromodification requirements stemming from the Water Quality Management Plan (WQMP) for being in a location with Hydrologic Conditions of Concern (HCOC). The Hydromodification requires the post developed peak flows to not exceed the pre-development, naturally occurring, runoff flow rates and durations by more than 10% of the time, from 10% of the 2-year runoff event up to the 10-year runoff event. This requirement is more stringent and results in a larger detention requirement than the OCLDM requirement since the "naturally occurring" pre-development analysis considers the entire site to be pervious whereas the OCLDM allows for the existing site's impervious area to be considered.

The detention basin analysis was performed using the County's South Orange County Hydrology Model software (SOHM). The analysis included 2- through 25-year predeveloped, natural condition, runoff rates and post-development mitigated runoff rates. Basin 1 captures runoff from the western portion of the property and Basin 2 captures all other site runoff. The final detention systems will be determined during the design and preparation of final construction documents. For the purpose of this preliminary study and preliminary sizing, Basin 1 is required to provide approximately 5,055 cubic feet and Basin 2 is required to provide 26,011 cubic feet. SOHM analysis is provided in the *Appendix E* of this report.

Section 4 Hydrology and Drainage Analysis

This section summarizes the quantitative hydrologic analysis of the existing and proposed conditions of the site.

4.1 Drainage Delineation

Appendix A of this report contains the existing condition and post-construction condition hydrology maps, which shows the drainage patterns and subareas of the project.

4.2 Summary of Results

25-year storm Rational Method Summary Table

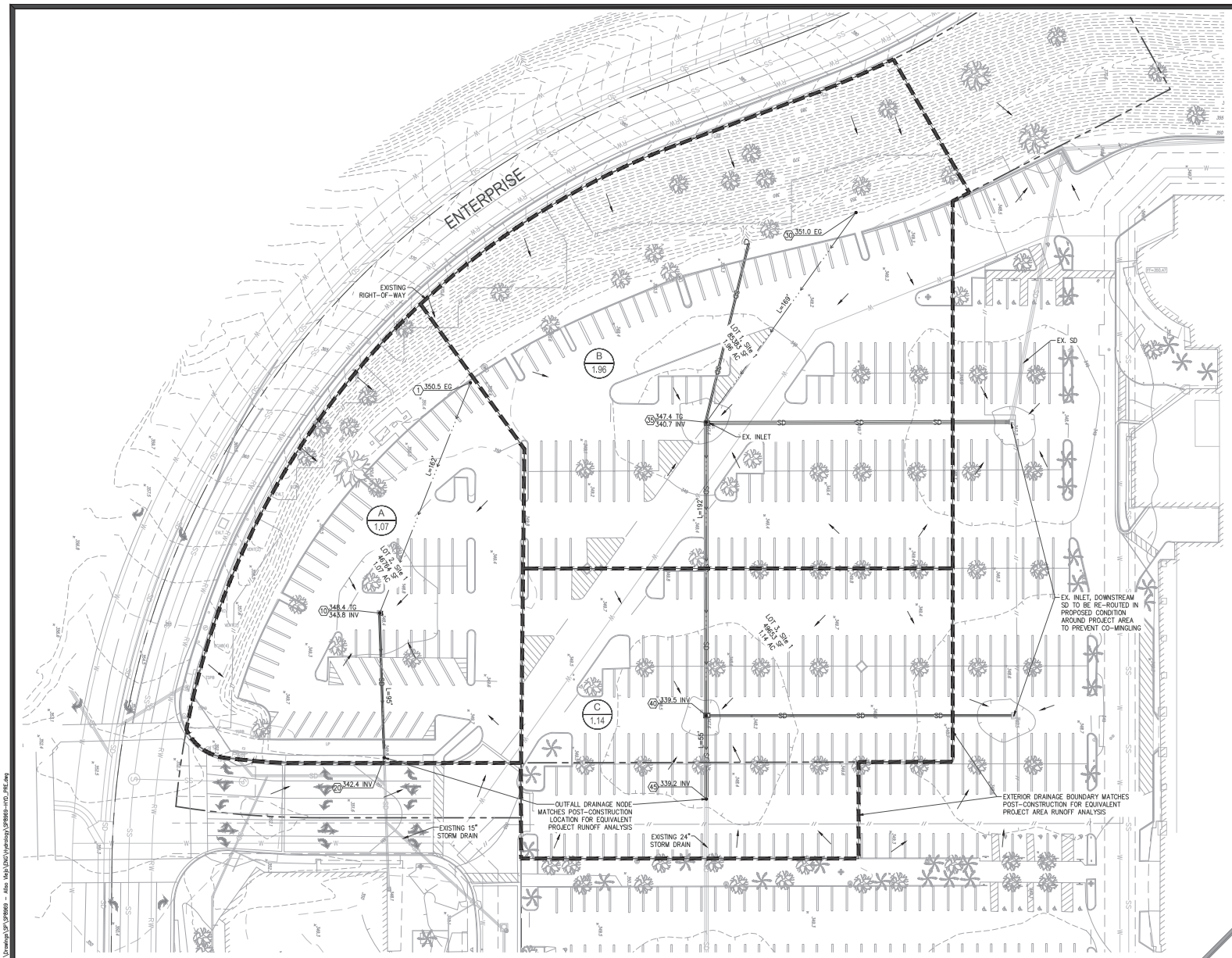
	Existing Condition			Proposed Condition		
Tributary Drainage	Area (ac)	Q25 (cfs)	Tc (min)	Area (ac)	Q25 (cfs)	Tc (min)
Outfall 1 - Ex. 15" SD	1.07	4.09	6.39	0.96	3.65	7.09
Outfall 2 - Ex. 24" SD	3.10	11.72	6.42	3.21	8.59	12.16
Site Total	4.17	**15.81**		4.17	**12.24**	

Rational Method analysis shows the 25-year peak flow rate from the project area decreases from 15.81 cfs to 12.24 cfs. This may seem counterintuitive given that the project increases imperviousness from 75% to 80%, however the decrease in peak flow is caused by the much longer and flatter travel course of the runoff in the proposed condition which results in an increase in Time of Concentration and corresponding lower rainfall intensity rate used to calculate peak flow. By decreasing the project's peak flow rate from the existing condition, no detention is required by the OCLDM, however hydromodification requirements of the WQMP consider the existing conditional in a natural, 100% pervious condition and still apply. Preliminary detention basin analysis using the County's SOHM software is provided as a reference in Appendix E. Full detailed detention basin analysis will be provided with the Final Hydrology report and WQMP.

Based on the results of this preliminary study, the proposed project will reduce peak flow runoff. The proposed project improvements will not have an adverse effect on the downstream drainage system.

APPENDIX

Appendix A – Hydrology Maps



LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- PARCEL LINE
- PROPERTY LINE
- OVERALL SHED AREA
- RIDGE LINE
- STORM DRAIN LINE
- STORM DRAIN MANHOLE (OR CDS, SEE PLAN)
- STORM DRAIN CATCH BASIN
- SLOPE ARROW
- DRAINAGE AREA ID
- ACREAGE

Know what's below Call before you dig.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME 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 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.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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PRELIMINARY EXISTING CONDITION HYDROLOGY MAP

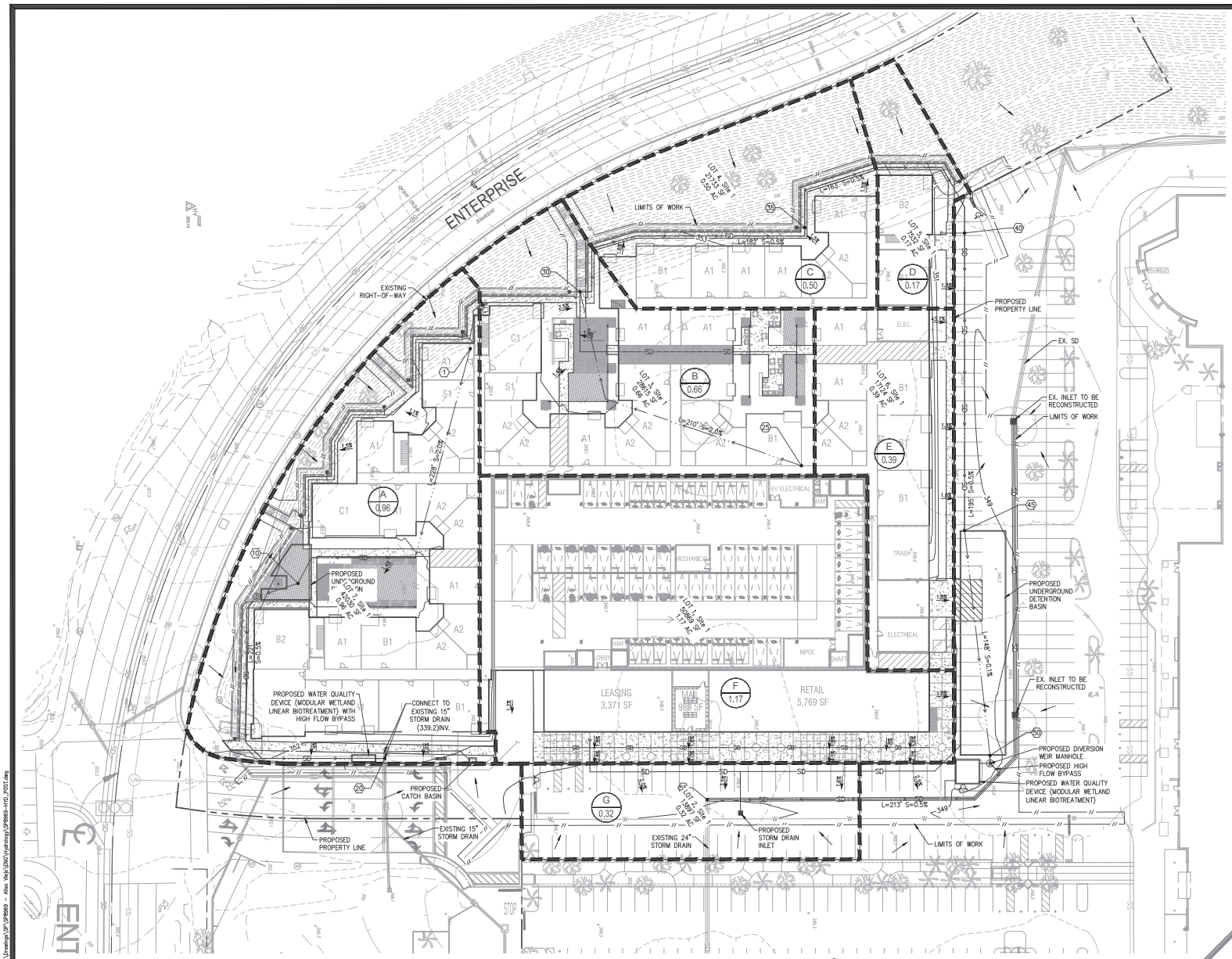
AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

DRAWN: JM
DATE: 11/22/23
CHECKED: RH
DATE: 11/22/23
REVISION #:
DATE:
JOB NO. SP8969

5/15/2019 Internal Review #1

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

Jun 15, 2023 - 12:53pm by rhasslin K:\Drawings\SP\SP8969 - Aliso Vejo\DWG\Hydrology\SP8969-HYD_PRE.dwg



LEGEND

XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
	PARCEL LINE
	PROPERTY LINE
	OVERALL SHED AREA
R	RIDGE LINE
SD	STORM DRAIN LINE
	STORM DRAIN MANHOLE (OR CDS, SEE PLAN)
	STORM DRAIN CATCH BASIN
X.X%	SLOPE ARROW
X-# / X.#AC	DRAINAGE AREA ID / ACREAGE

811 Know what's below Call before you dig.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME 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 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.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

N

0 30' 60'

SCALE: 1" = 30'

FOR REVIEW ONLY NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

TAIT & ASSOCIATES
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P: 714.560.8200
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Engineering Environmental Planning Land Surveying
Santa Ana Sacramento Denver Phoenix

PRELIMINARY POST-CONSTRUCTION HYDROLOGY MAP

AVALON BAY COMMONS
NORTHWEST CORNER OF ENTERPRISE AND ALISO CREEK ROAD
ALISO VIEJO, CA 92656

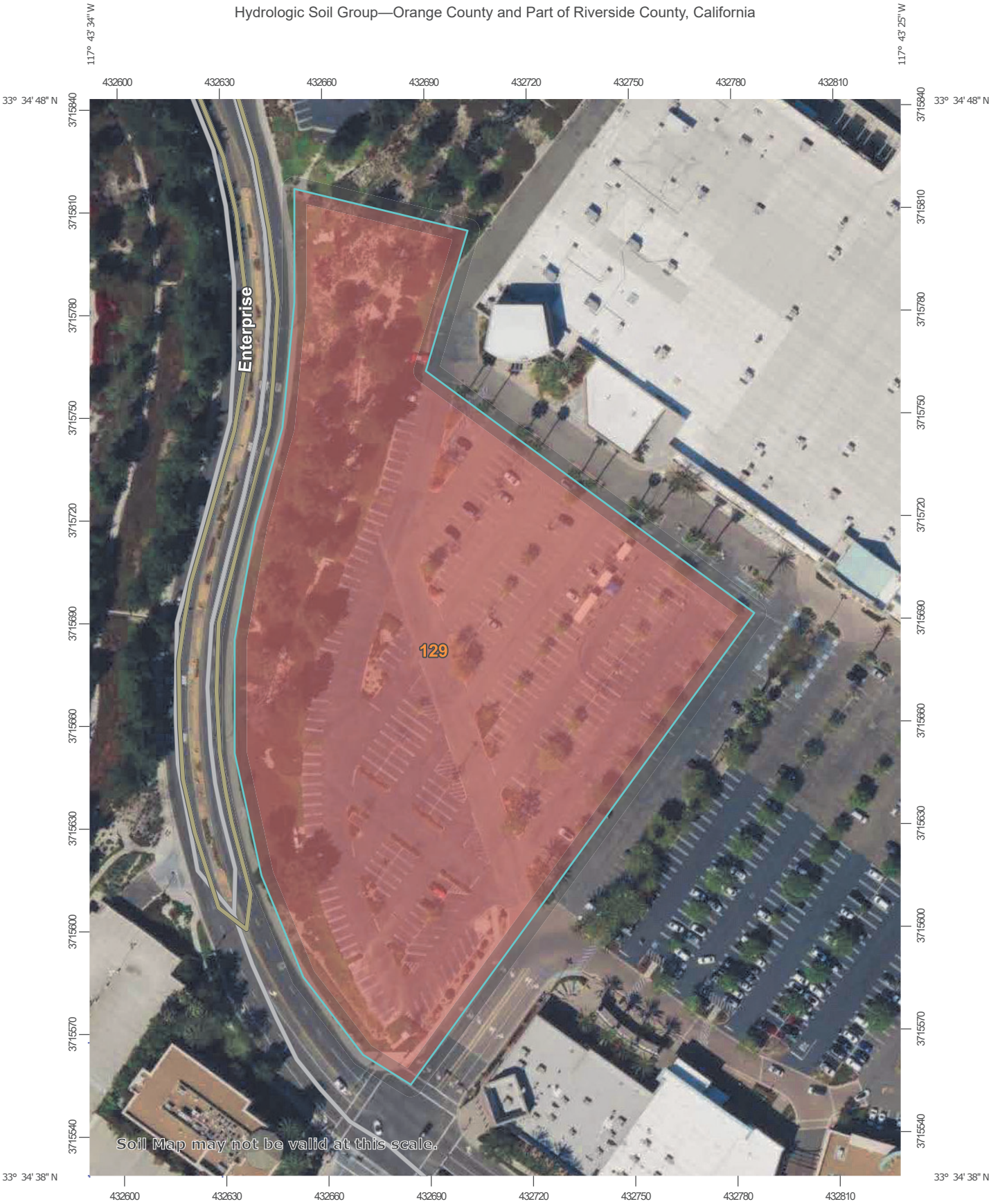
DRAWN: JM
DATE: 11/2/23
CHECKED: RH
DATE: 11/2/23
REVISION #:
DATE:
JOB NO: SF9969

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

5/15/2019 Internal Review #1

Jun 15, 2023 - 12:36pm by rhasin K:\Drawings\SF\SF9969 - Aliso Vejo\DWG\Hydrology\SF9969-HYD_POST.dwg

Appendix B – Soil Group Map



Map Scale: 1:1,530 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 15, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 14, 2022—Mar 17, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
129	Bosanko-Balcom complex, 15 to 30 percent slopes	D	5.3	100.0%
Totals for Area of Interest			**5.3**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix C – Existing Condition Runoff Analysis

```
 ____________________________________________________________________________
 ****************************************************************************
              RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM PACKAGE
             (Reference: 1986 ORANGE COUNTY HYDROLOGY CRITERION)
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              Ver. 23.0  Release Date: 07/01/2016  License ID 1334

                              Analysis prepared by:

SP8969 - ALISO VIEJO - OUTFALL 1
EXISTING CONDITION - 25 YEAR STORM


 ----------------------------------------------------------------------------
   FILE NAME: 8969X25A.DAT
   TIME/DATE OF STUDY: 12:46 06/15/2023
 ============================================================================
   USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
 ============================================================================
                      --*TIME-OF-CONCENTRATION MODEL*--

   USER SPECIFIED STORM EVENT(YEAR) =   25.00
   SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
   SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.90
   *DATA BANK RAINFALL USED*
   *ANTECEDENT MOISTURE CONDITION (AMC) II ASSUMED FOR RATIONAL METHOD*

   *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
      HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
      WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  ================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

   GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
     1. Relative Flow-Depth =  0.00 FEET
        as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
     2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
   *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
    OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*
   *USER-SPECIFIED MINIMUM TOPOGRAPHIC SLOPE ADJUSTMENT NOT SELECTED

 ****************************************************************************
   FLOW PROCESS FROM NODE      1.00 TO NODE     10.00 IS CODE =  21
 ----------------------------------------------------------------------------
   >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
   >>USE TIME-OF-CONCENTRATION NOMOGRAPH FOR INITIAL SUBAREA<<
 ============================================================================
   INITIAL SUBAREA FLOW-LENGTH(FEET) =   162.00
   ELEVATION DATA: UPSTREAM(FEET) =    350.50  DOWNSTREAM(FEET) =    348.40
```

```
   Tc = K*[(LENGTH** 3.00)/(ELEVATION CHANGE)]**0.20
   SUBAREA ANALYSIS USED MINIMUM Tc(MIN.) =    6.132
   *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  4.298
   SUBAREA Tc AND LOSS RATE DATA(AMC  II):
    DEVELOPMENT TYPE/      SCS SOIL   AREA      Fp         Ap     SCS   Tc
         LAND USE           GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN  (MIN.)
   MOBILE HOME PARK           D       1.07      0.20     0.250    75    6.13
   SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
   SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.250
   SUBAREA RUNOFF(CFS) =      4.09
   TOTAL AREA(ACRES) =      1.07   PEAK FLOW RATE(CFS) =      4.09

 ****************************************************************************
   FLOW PROCESS FROM NODE     10.00 TO NODE     20.00 IS CODE =  41
 ----------------------------------------------------------------------------
   >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
   >>>>>USING USER-SPECIFIED PIPESIZE (EXISTING ELEMENT)<<<<<
 ============================================================================
   ELEVATION DATA: UPSTREAM(FEET) =   343.80  DOWNSTREAM(FEET) =   342.40
   FLOW LENGTH(FEET) =    95.00   MANNING'S N =  0.013
   DEPTH OF FLOW IN  15.0 INCH PIPE IS   7.9 INCHES
   PIPE-FLOW VELOCITY(FEET/SEC.) =   6.20
   GIVEN PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
   PIPE-FLOW(CFS) =       4.09
   PIPE TRAVEL TIME(MIN.) =   0.26    Tc(MIN.) =    6.39
   LONGEST FLOWPATH FROM NODE      1.00 TO NODE     20.00 =     257.00 FEET.
 ============================================================================
   END OF STUDY SUMMARY:
   TOTAL AREA(ACRES)     =        1.1  TC(MIN.) =      6.39
   EFFECTIVE AREA(ACRES) =      1.07  AREA-AVERAGED Fm(INCH/HR)=  0.05
   AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap = 0.250
   PEAK FLOW RATE(CFS)   =       4.09
 ============================================================================
 ============================================================================
   END OF RATIONAL METHOD ANALYSIS
```

```
____________________________________________________________________________
****************************************************************************
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                            Analysis prepared by:

SP8969 - ALISO VIEJO - OUTFALL 2
EXISTING CONDITION - 25 YEAR STORM


 ----------------------------------------------------------------------------
   FILE NAME: 8969X25B.DAT
   TIME/DATE OF STUDY: 12:53 06/15/2023
 ============================================================================
   USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
 ============================================================================
                     --*TIME-OF-CONCENTRATION MODEL*--

   USER SPECIFIED STORM EVENT(YEAR) =   25.00
   SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
   SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.90
   *DATA BANK RAINFALL USED*
   *ANTECEDENT MOISTURE CONDITION (AMC) II ASSUMED FOR RATIONAL METHOD*

   *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
      HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
      WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

   GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
     1. Relative Flow-Depth =  0.00 FEET
        as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
     2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
   *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
    OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*
   *USER-SPECIFIED MINIMUM TOPOGRAPHIC SLOPE ADJUSTMENT NOT SELECTED

****************************************************************************
   FLOW PROCESS FROM NODE     30.00 TO NODE     35.00 IS CODE =  21
 ----------------------------------------------------------------------------
   >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
   >>USE TIME-OF-CONCENTRATION NOMOGRAPH FOR INITIAL SUBAREA<<
 ============================================================================
   INITIAL SUBAREA FLOW-LENGTH(FEET) =   169.00
   ELEVATION DATA: UPSTREAM(FEET) =    351.00  DOWNSTREAM(FEET) =    347.40
```

```
   Tc = K*[(LENGTH** 3.00)/(ELEVATION CHANGE)]**0.20
   SUBAREA ANALYSIS USED MINIMUM Tc(MIN.) =    5.647
   *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  4.503
   SUBAREA Tc AND LOSS RATE DATA(AMC  II):
    DEVELOPMENT TYPE/      SCS SOIL   AREA      Fp         Ap     SCS   Tc
        LAND USE            GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN  (MIN.)
   MOBILE HOME PARK           D       1.96      0.20     0.250    75    5.65
   SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
   SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.250
   SUBAREA RUNOFF(CFS) =      7.85
   TOTAL AREA(ACRES) =      1.96   PEAK FLOW RATE(CFS) =      7.85

****************************************************************************
   FLOW PROCESS FROM NODE     35.00 TO NODE     40.00 IS CODE =  41
 ----------------------------------------------------------------------------
   >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
   >>>>>USING USER-SPECIFIED PIPESIZE (EXISTING ELEMENT)<<<<<
 ============================================================================
   ELEVATION DATA: UPSTREAM(FEET) =   340.70  DOWNSTREAM(FEET) =   339.50
   FLOW LENGTH(FEET) =   192.00   MANNING'S N =  0.013
   DEPTH OF FLOW IN  24.0 INCH PIPE IS  11.5 INCHES
   PIPE-FLOW VELOCITY(FEET/SEC.) =   5.30
   GIVEN PIPE DIAMETER(INCH) =  24.00    NUMBER OF PIPES =   1
   PIPE-FLOW(CFS) =       7.85
   PIPE TRAVEL TIME(MIN.) =   0.60    Tc(MIN.) =    6.25
   LONGEST FLOWPATH FROM NODE     30.00 TO NODE     40.00 =     361.00 FEET.

****************************************************************************
   FLOW PROCESS FROM NODE     40.00 TO NODE     40.00 IS CODE =  81
 ----------------------------------------------------------------------------
   >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
 ============================================================================
   MAINLINE Tc(MIN.) =    6.25
   *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  4.251
   SUBAREA LOSS RATE DATA(AMC  II):
    DEVELOPMENT TYPE/      SCS SOIL   AREA      Fp         Ap     SCS
        LAND USE            GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN
   MOBILE HOME PARK           D       1.14      0.20     0.250    75
   SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
   SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.250
   SUBAREA AREA(ACRES) =    1.14      SUBAREA RUNOFF(CFS) =    4.31
   EFFECTIVE AREA(ACRES) =      3.10   AREA-AVERAGED Fm(INCH/HR) =  0.05
   AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap =  0.25
   TOTAL AREA(ACRES) =        3.1       PEAK FLOW RATE(CFS) =      11.72

****************************************************************************
   FLOW PROCESS FROM NODE     40.00 TO NODE     45.00 IS CODE =  41
 ----------------------------------------------------------------------------
   >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
```

```
  >>>>>USING USER-SPECIFIED PIPESIZE (EXISTING ELEMENT)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =   339.50  DOWNSTREAM(FEET) =   339.20
  FLOW LENGTH(FEET) =    55.00   MANNING'S N =  0.013
  DEPTH OF FLOW IN  24.0 INCH PIPE IS  15.4 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   5.52
  GIVEN PIPE DIAMETER(INCH) =  24.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      11.72
  PIPE TRAVEL TIME(MIN.) =   0.17    Tc(MIN.) =    6.42
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     45.00 =     416.00 FEET.
============================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)     =        3.1  TC(MIN.) =      6.42
  EFFECTIVE AREA(ACRES) =      3.10  AREA-AVERAGED Fm(INCH/HR)=  0.05
  AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap = 0.250
  PEAK FLOW RATE(CFS)   =      11.72
============================================================================
============================================================================
  END OF RATIONAL METHOD ANALYSIS
```

Appendix D – Post-Construction Runoff Analysis

```
 ____________________________________________________________________________
 ****************************************************************************
              RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM PACKAGE
             (Reference: 1986 ORANGE COUNTY HYDROLOGY CRITERION)
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                              Analysis prepared by:

SP8969 - ALISO VIEJO - OUTFALL 1
PROPOSED CONDITION - 25 YEAR STORM


 ----------------------------------------------------------------------------
   FILE NAME: 8969Q25.DAT
   TIME/DATE OF STUDY: 14:19 06/14/2023
 ============================================================================
   USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
 ============================================================================
                     --*TIME-OF-CONCENTRATION MODEL*--

   USER SPECIFIED STORM EVENT(YEAR) =   25.00
   SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
   SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.90
   *DATA BANK RAINFALL USED*
   *ANTECEDENT MOISTURE CONDITION (AMC) II ASSUMED FOR RATIONAL METHOD*

   *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
      HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
      WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
 NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
 ===  =====  =========  ================  ======  ===== ====== ===== =======
   1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

   GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
     1. Relative Flow-Depth =  0.00 FEET
        as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
     2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
   *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
    OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*
   *USER-SPECIFIED MINIMUM TOPOGRAPHIC SLOPE ADJUSTMENT NOT SELECTED

 ****************************************************************************
   FLOW PROCESS FROM NODE      1.00 TO NODE     10.00 IS CODE =  21
 ----------------------------------------------------------------------------
   >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
   >>USE TIME-OF-CONCENTRATION NOMOGRAPH FOR INITIAL SUBAREA<<
 ============================================================================
   INITIAL SUBAREA FLOW-LENGTH(FEET) =   228.00
```

```
   ELEVATION DATA: UPSTREAM(FEET) =    100.00  DOWNSTREAM(FEET) =     95.44

   Tc = K*[(LENGTH** 3.00)/(ELEVATION CHANGE)]**0.20
   SUBAREA ANALYSIS USED MINIMUM Tc(MIN.) =    6.216
   *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  4.265
   SUBAREA Tc AND LOSS RATE DATA(AMC  II):
    DEVELOPMENT TYPE/      SCS SOIL   AREA      Fp         Ap     SCS   Tc
        LAND USE            GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN  (MIN.)
   APARTMENTS                 D        0.96      0.20     0.200    75    6.22
   SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
   SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.200
   SUBAREA RUNOFF(CFS) =      3.65
   TOTAL AREA(ACRES) =      0.96   PEAK FLOW RATE(CFS) =      3.65

 ****************************************************************************
   FLOW PROCESS FROM NODE     10.00 TO NODE     20.00 IS CODE =  31
 ----------------------------------------------------------------------------
   >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
   >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
 ============================================================================
   REPRESENTATIVE SLOPE =  0.0050
   FLOW LENGTH(FEET) =   221.00   MANNING'S N =  0.012
   DEPTH OF FLOW IN  15.0 INCH PIPE IS   9.9 INCHES
   PIPE-FLOW VELOCITY(FEET/SEC.) =   4.23
   ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
   PIPE-FLOW(CFS) =       3.65
   PIPE TRAVEL TIME(MIN.) =   0.87    Tc(MIN.) =    7.09
   LONGEST FLOWPATH FROM NODE      1.00 TO NODE     20.00 =     449.00 FEET.
 ============================================================================
   END OF STUDY SUMMARY:
   TOTAL AREA(ACRES)     =        1.0  TC(MIN.) =      7.09
   EFFECTIVE AREA(ACRES) =      0.96  AREA-AVERAGED Fm(INCH/HR)=  0.04
   AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap = 0.200
   PEAK FLOW RATE(CFS)   =       3.65
 ============================================================================
 ============================================================================
   END OF RATIONAL METHOD ANALYSIS
```

```
 ____________________________________________________________________________
 ****************************************************************************
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                              Analysis prepared by:


SP8969 - ALISO VIEJO - OUTFALL 2
PROPOSED CONDITION - 25 YEAR STORM


 ----------------------------------------------------------------------------
   FILE NAME: 8969Q25B.DAT
   TIME/DATE OF STUDY: 14:35 06/14/2023
 ============================================================================
   USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
 ============================================================================
                     --*TIME-OF-CONCENTRATION MODEL*--

   USER SPECIFIED STORM EVENT(YEAR) =   25.00
   SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
   SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.90
   *DATA BANK RAINFALL USED*
   *ANTECEDENT MOISTURE CONDITION (AMC) II ASSUMED FOR RATIONAL METHOD*

   *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
      HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
      WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
 NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
 ===  =====  =========  ================  ======  ===== ====== ===== =======
   1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

   GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
     1. Relative Flow-Depth =  0.00 FEET
        as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
     2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
   *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
    OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*
   *USER-SPECIFIED MINIMUM TOPOGRAPHIC SLOPE ADJUSTMENT NOT SELECTED

 ****************************************************************************
   FLOW PROCESS FROM NODE     25.00 TO NODE     30.00 IS CODE =  21
 ----------------------------------------------------------------------------
   >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
   >>USE TIME-OF-CONCENTRATION NOMOGRAPH FOR INITIAL SUBAREA<<
 ============================================================================
   INITIAL SUBAREA FLOW-LENGTH(FEET) =   210.00
```

```
   ELEVATION DATA: UPSTREAM(FEET) =    100.00  DOWNSTREAM(FEET) =     95.80

   Tc = K*[(LENGTH** 3.00)/(ELEVATION CHANGE)]**0.20
   SUBAREA ANALYSIS USED MINIMUM Tc(MIN.) =    6.015
   *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  4.345
   SUBAREA Tc AND LOSS RATE DATA(AMC  II):
    DEVELOPMENT TYPE/      SCS SOIL   AREA      Fp         Ap     SCS   Tc
        LAND USE            GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN  (MIN.)
   APARTMENTS                 D        0.66      0.20     0.200    75    6.01
   SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
   SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.200
   SUBAREA RUNOFF(CFS) =      2.56
   TOTAL AREA(ACRES) =      0.66   PEAK FLOW RATE(CFS) =      2.56

 ****************************************************************************
   FLOW PROCESS FROM NODE     30.00 TO NODE     35.00 IS CODE =  31
 ----------------------------------------------------------------------------
   >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
   >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
 ============================================================================
   REPRESENTATIVE SLOPE =  0.0050
   FLOW LENGTH(FEET) =   182.00   MANNING'S N =  0.012
   DEPTH OF FLOW IN  12.0 INCH PIPE IS   9.7 INCHES
   PIPE-FLOW VELOCITY(FEET/SEC.) =   3.75
   ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
   PIPE-FLOW(CFS) =       2.56
   PIPE TRAVEL TIME(MIN.) =   0.81    Tc(MIN.) =    6.82
   LONGEST FLOWPATH FROM NODE     25.00 TO NODE     35.00 =     392.00 FEET.

 ****************************************************************************
   FLOW PROCESS FROM NODE     35.00 TO NODE     35.00 IS CODE =  81
 ----------------------------------------------------------------------------
   >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
 ============================================================================
   MAINLINE Tc(MIN.) =    6.82
   *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  4.046
   SUBAREA LOSS RATE DATA(AMC  II):
    DEVELOPMENT TYPE/      SCS SOIL   AREA      Fp         Ap     SCS
        LAND USE            GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN
   APARTMENTS                 D        0.50      0.20     0.200    75
   SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
   SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.200
   SUBAREA AREA(ACRES) =    0.50      SUBAREA RUNOFF(CFS) =    1.80
   EFFECTIVE AREA(ACRES) =      1.16   AREA-AVERAGED Fm(INCH/HR) =  0.04
   AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap =  0.20
   TOTAL AREA(ACRES) =        1.2       PEAK FLOW RATE(CFS) =       4.18

 ****************************************************************************
   FLOW PROCESS FROM NODE     35.00 TO NODE     40.00 IS CODE =  31
 ----------------------------------------------------------------------------
```

```
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
==============================================================================
  REPRESENTATIVE SLOPE =  0.0050
  FLOW LENGTH(FEET) =   163.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS  11.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.32
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       4.18
  PIPE TRAVEL TIME(MIN.) =   0.63    Tc(MIN.) =    7.45
  LONGEST FLOWPATH FROM NODE     25.00 TO NODE     40.00 =     555.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     40.00 TO NODE     40.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
==============================================================================
  MAINLINE Tc(MIN.) =    7.45
  *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  3.849
  SUBAREA LOSS RATE DATA(AMC  II):
   DEVELOPMENT TYPE/      SCS SOIL   AREA      Fp         Ap     SCS
       LAND USE            GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN
  APARTMENTS                 D        0.17      0.20     0.200    75
  SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
  SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.200
  SUBAREA AREA(ACRES) =    0.17      SUBAREA RUNOFF(CFS) =    0.58
  EFFECTIVE AREA(ACRES) =      1.33   AREA-AVERAGED Fm(INCH/HR) =  0.04
  AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap =  0.20
  TOTAL AREA(ACRES) =        1.3       PEAK FLOW RATE(CFS) =       4.56

****************************************************************************
  FLOW PROCESS FROM NODE     40.00 TO NODE     45.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
==============================================================================
  REPRESENTATIVE SLOPE =  0.0050
  FLOW LENGTH(FEET) =   195.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS  11.9 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.36
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       4.56
  PIPE TRAVEL TIME(MIN.) =   0.75    Tc(MIN.) =    8.20
  LONGEST FLOWPATH FROM NODE     25.00 TO NODE     45.00 =     750.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     45.00 TO NODE     45.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
==============================================================================
  MAINLINE Tc(MIN.) =    8.20
  *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  3.647
  SUBAREA LOSS RATE DATA(AMC  II):
   DEVELOPMENT TYPE/      SCS SOIL   AREA      Fp         Ap     SCS
       LAND USE            GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN
  APARTMENTS                 D        0.39      0.20     0.200    75
  SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
  SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.200
  SUBAREA AREA(ACRES) =    0.39      SUBAREA RUNOFF(CFS) =    1.27
  EFFECTIVE AREA(ACRES) =      1.72   AREA-AVERAGED Fm(INCH/HR) =  0.04
  AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap =  0.20
  TOTAL AREA(ACRES) =        1.7       PEAK FLOW RATE(CFS) =       5.58

****************************************************************************
  FLOW PROCESS FROM NODE     45.00 TO NODE     50.00 IS CODE =  36
----------------------------------------------------------------------------
  >>>>>COMPUTE BOX-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED BOX SIZE (PRESSURE FLOW)<<<<<
==============================================================================
  REPRESENTATIVE SLOPE =  0.0010
  FLOW LENGTH(FEET) =   148.00   MANNING'S N =  0.015
  *GIVEN BOX BASEWIDTH(FEET) =  29.00   ESTIMATED BOX HEIGHT(FEET) =    0.26
  BOX-FLOW VELOCITY(FEET/SEC.) =   0.75
  BOX-FLOW(CFS) =       5.58
  BOX-FLOW TRAVEL TIME(MIN.) =   3.29    Tc(MIN.) =   11.48
  LONGEST FLOWPATH FROM NODE     25.00 TO NODE     50.00 =     898.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     50.00 TO NODE     50.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
==============================================================================
  MAINLINE Tc(MIN.) =   11.48
  *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  3.013
  SUBAREA LOSS RATE DATA(AMC  II):
   DEVELOPMENT TYPE/      SCS SOIL   AREA      Fp         Ap     SCS
       LAND USE            GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN
  APARTMENTS                 D        1.17      0.20     0.200    75
  APARTMENTS                 D        0.32      0.20     0.200    75
  SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
  SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.200
  SUBAREA AREA(ACRES) =    1.49      SUBAREA RUNOFF(CFS) =    3.99
  EFFECTIVE AREA(ACRES) =      3.21   AREA-AVERAGED Fm(INCH/HR) =  0.04
  AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap =  0.20
  TOTAL AREA(ACRES) =        3.2       PEAK FLOW RATE(CFS) =       8.59

****************************************************************************
  FLOW PROCESS FROM NODE     50.00 TO NODE     55.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
```

```
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
==========================================================================
  REPRESENTATIVE SLOPE =  0.0050
  FLOW LENGTH(FEET) =   213.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  21.0 INCH PIPE IS  13.5 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   5.25
  ESTIMATED PIPE DIAMETER(INCH) =  21.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       8.59
  PIPE TRAVEL TIME(MIN.) =   0.68    Tc(MIN.) =   12.16
  LONGEST FLOWPATH FROM NODE     25.00 TO NODE     55.00 =    1111.00 FEET.
==========================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)     =        3.2  TC(MIN.) =     12.16
  EFFECTIVE AREA(ACRES) =      3.21  AREA-AVERAGED Fm(INCH/HR)=  0.04
  AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap = 0.200
  PEAK FLOW RATE(CFS)   =       8.59
==========================================================================
==========================================================================
  END OF RATIONAL METHOD ANALYSIS
```

Appendix E – SOHM Detention Basin Analysis

SOHM

PROJECT REPORT

REPORT 1 - VAULT 1

General Model Information

Project Name:	default[6]
Site Name:	Aliso Viejo
Site Address:	26501 Aliso Creek Rd
City:	Aliso Viejo
Report Date:	6/14/2023
Gage:	Laguna Beach
Data Start:	10/01/1949
Data End:	09/30/2006
Timestep:	15 Minute
Precip Scale:	1.000
Version Date:	2020/10/14

POC Thresholds

Low Flow Threshold for POC1:	10 Percent of the 2 Year
High Flow Threshold for POC1:	10 Year

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Landuse Basin Data
Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
D,Open Brush,Mod	0.96
Pervious Total	0.96
Impervious Land Use	acre
Impervious Total	0
Basin Total	0.96

Element Flows To:

Surface	Interflow	Groundwater

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Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
D,Open Brush,Mod	0.34
Pervious Total	0.34
Impervious Land Use	acre
Impervious,Mod(5-10)	0.62
Impervious Total	0.62
Basin Total	0.96

Element Flows To:

Surface	Interflow	Groundwater
Vault 1	Vault 1	

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Routing Elements
Predeveloped Routing

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Mitigated Routing

Vault 1

Width: 35.5516582053359 ft.
Length: 35.5516582053359 ft.
Depth: 4 ft.
Discharge Structure
Riser Height: 3 ft.
Riser Diameter: 54 in.
Notch Type: Rectangular
Notch Width: 0.902 ft.
Notch Height: 0.347 ft.
Orifice 1 Diameter: 0.826 in. Elevation:0 ft.
Element Flows To:
Outlet 1 Outlet 2

Vault Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.029	0.000	0.000	0.000
0.0444	0.029	0.001	0.003	0.000
0.0889	0.029	0.002	0.005	0.000
0.1333	0.029	0.003	0.006	0.000
0.1778	0.029	0.005	0.007	0.000
0.2222	0.029	0.006	0.008	0.000
0.2667	0.029	0.007	0.009	0.000
0.3111	0.029	0.009	0.010	0.000
0.3556	0.029	0.010	0.011	0.000
0.4000	0.029	0.011	0.011	0.000
0.4444	0.029	0.012	0.012	0.000
0.4889	0.029	0.014	0.012	0.000
0.5333	0.029	0.015	0.013	0.000
0.5778	0.029	0.016	0.014	0.000
0.6222	0.029	0.018	0.014	0.000
0.6667	0.029	0.019	0.015	0.000
0.7111	0.029	0.020	0.015	0.000
0.7556	0.029	0.021	0.016	0.000
0.8000	0.029	0.023	0.016	0.000
0.8444	0.029	0.024	0.017	0.000
0.8889	0.029	0.025	0.017	0.000
0.9333	0.029	0.027	0.017	0.000
0.9778	0.029	0.028	0.018	0.000
1.0222	0.029	0.029	0.018	0.000
1.0667	0.029	0.030	0.019	0.000
1.1111	0.029	0.032	0.019	0.000
1.1556	0.029	0.033	0.019	0.000
1.2000	0.029	0.034	0.020	0.000
1.2444	0.029	0.036	0.020	0.000
1.2889	0.029	0.037	0.021	0.000
1.3333	0.029	0.038	0.021	0.000
1.3778	0.029	0.040	0.021	0.000
1.4222	0.029	0.041	0.022	0.000
1.4667	0.029	0.042	0.022	0.000
1.5111	0.029	0.043	0.022	0.000
1.5556	0.029	0.045	0.023	0.000
1.6000	0.029	0.046	0.023	0.000

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1.6444	0.029	0.047	0.023	0.000
1.6889	0.029	0.049	0.024	0.000
1.7333	0.029	0.050	0.024	0.000
1.7778	0.029	0.051	0.024	0.000
1.8222	0.029	0.052	0.025	0.000
1.8667	0.029	0.054	0.025	0.000
1.9111	0.029	0.055	0.025	0.000
1.9556	0.029	0.056	0.025	0.000
2.0000	0.029	0.058	0.026	0.000
2.0444	0.029	0.059	0.026	0.000
2.0889	0.029	0.060	0.026	0.000
2.1333	0.029	0.061	0.027	0.000
2.1778	0.029	0.063	0.027	0.000
2.2222	0.029	0.064	0.027	0.000
2.2667	0.029	0.065	0.027	0.000
2.3111	0.029	0.067	0.028	0.000
2.3556	0.029	0.068	0.028	0.000
2.4000	0.029	0.069	0.028	0.000
2.4444	0.029	0.070	0.028	0.000
2.4889	0.029	0.072	0.029	0.000
2.5333	0.029	0.073	0.029	0.000
2.5778	0.029	0.074	0.029	0.000
2.6222	0.029	0.076	0.030	0.000
2.6667	0.029	0.077	0.035	0.000
2.7111	0.029	0.078	0.073	0.000
2.7556	0.029	0.080	0.129	0.000
2.8000	0.029	0.081	0.200	0.000
2.8444	0.029	0.082	0.283	0.000
2.8889	0.029	0.083	0.376	0.000
2.9333	0.029	0.085	0.478	0.000
2.9778	0.029	0.086	0.588	0.000
3.0222	0.029	0.087	0.805	0.000
3.0667	0.029	0.089	1.469	0.000
3.1111	0.029	0.090	2.415	0.000
3.1556	0.029	0.091	3.575	0.000
3.2000	0.029	0.092	4.914	0.000
3.2444	0.029	0.094	6.410	0.000
3.2889	0.029	0.095	8.047	0.000
3.3333	0.029	0.096	9.811	0.000
3.3778	0.029	0.098	11.69	0.000
3.4222	0.029	0.099	13.68	0.000
3.4667	0.029	0.100	15.77	0.000
3.5111	0.029	0.101	17.94	0.000
3.5556	0.029	0.103	20.20	0.000
3.6000	0.029	0.104	22.54	0.000
3.6444	0.029	0.105	24.94	0.000
3.6889	0.029	0.107	27.40	0.000
3.7333	0.029	0.108	29.91	0.000
3.7778	0.029	0.109	32.46	0.000
3.8222	0.029	0.110	35.05	0.000
3.8667	0.029	0.112	37.67	0.000
3.9111	0.029	0.113	40.30	0.000
3.9556	0.029	0.114	42.94	0.000
4.0000	0.029	0.116	45.58	0.000
4.0444	0.029	0.117	48.22	0.000
4.0889	0.000	0.000	50.84	0.000

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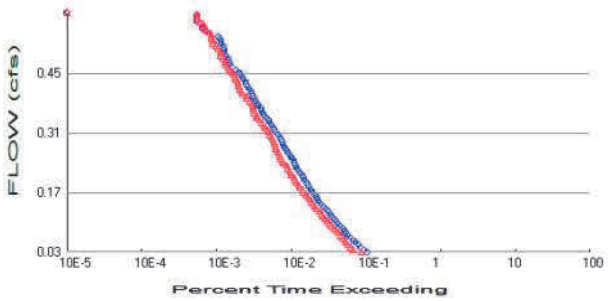
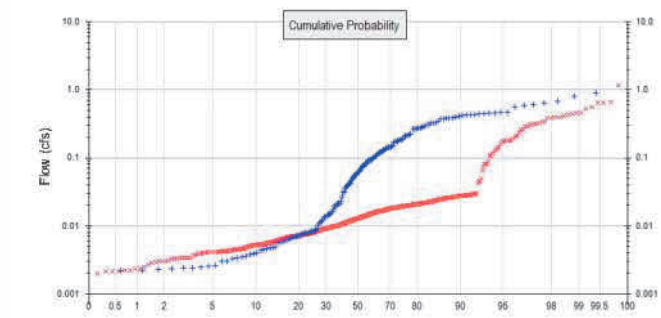
Analysis Results
POC 1





+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 0.96
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.34
Total Impervious Area: 0.62

Flow Frequency Method: Cunnane

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.309626
5 year	0.448674
10 year	0.585656
25 year	0.699281

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	0.209518
5 year	0.404215
10 year	0.515124
25 year	0.649912

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Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0310	2081	1737	83	Pass
0.0366	1866	1351	72	Pass
0.0422	1702	1245	73	Pass
0.0478	1571	1153	73	Pass
0.0534	1447	1086	75	Pass
0.0590	1352	1047	77	Pass
0.0646	1239	981	79	Pass
0.0702	1144	914	79	Pass
0.0758	1085	855	78	Pass
0.0814	1028	793	77	Pass
0.0870	968	747	77	Pass
0.0926	902	694	76	Pass
0.0982	829	649	78	Pass
0.1038	784	612	78	Pass
0.1094	737	563	76	Pass
0.1150	695	533	76	Pass
0.1206	669	507	75	Pass
0.1262	621	474	76	Pass
0.1318	585	435	74	Pass
0.1374	544	411	75	Pass
0.1430	502	394	78	Pass
0.1486	475	373	78	Pass
0.1542	449	356	79	Pass
0.1598	430	336	78	Pass
0.1654	408	315	77	Pass
0.1710	386	294	76	Pass
0.1766	372	284	76	Pass
0.1822	349	261	74	Pass
0.1878	331	253	76	Pass
0.1934	321	236	73	Pass
0.1991	302	221	73	Pass
0.2047	292	219	75	Pass
0.2103	282	201	71	Pass
0.2159	264	197	74	Pass
0.2215	250	191	76	Pass
0.2271	236	180	76	Pass
0.2327	229	172	75	Pass
0.2383	222	157	70	Pass
0.2439	216	151	69	Pass
0.2495	206	146	70	Pass
0.2551	197	141	71	Pass
0.2607	187	136	72	Pass
0.2663	177	132	74	Pass
0.2719	168	124	73	Pass
0.2775	161	123	76	Pass
0.2831	153	121	79	Pass
0.2887	151	118	78	Pass
0.2943	145	114	78	Pass
0.2999	140	110	78	Pass
0.3055	133	102	76	Pass
0.3111	122	100	81	Pass
0.3167	119	96	80	Pass
0.3223	114	88	77	Pass

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0.3279	109	86	78	Pass
0.3335	104	82	78	Pass
0.3391	100	75	75	Pass
0.3447	92	69	75	Pass
0.3503	86	69	80	Pass
0.3559	83	65	78	Pass
0.3615	80	63	78	Pass
0.3671	78	62	79	Pass
0.3727	72	61	84	Pass
0.3783	70	59	84	Pass
0.3839	67	56	83	Pass
0.3896	63	51	80	Pass
0.3952	61	50	81	Pass
0.4008	60	45	75	Pass
0.4064	58	43	74	Pass
0.4120	55	41	74	Pass
0.4176	52	40	76	Pass
0.4232	50	39	78	Pass
0.4288	49	39	79	Pass
0.4344	46	37	80	Pass
0.4400	44	35	79	Pass
0.4456	42	34	80	Pass
0.4512	40	32	80	Pass
0.4568	37	30	81	Pass
0.4624	33	29	87	Pass
0.4680	30	27	90	Pass
0.4736	30	26	86	Pass
0.4792	29	26	89	Pass
0.4848	29	24	82	Pass
0.4904	27	23	85	Pass
0.4960	25	23	92	Pass
0.5016	25	23	92	Pass
0.5072	25	21	84	Pass
0.5128	25	20	80	Pass
0.5184	23	18	78	Pass
0.5240	23	18	78	Pass
0.5296	22	17	77	Pass
0.5352	21	17	80	Pass
0.5408	16	17	106	Pass
0.5464	14	15	107	Pass
0.5520	13	14	107	Pass
0.5576	13	14	107	Pass
0.5632	12	13	108	Pass
0.5688	11	12	109	Pass
0.5745	11	11	100	Pass
0.5801	11	11	100	Pass
0.5857	11	11	100	Pass

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Water Quality

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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.

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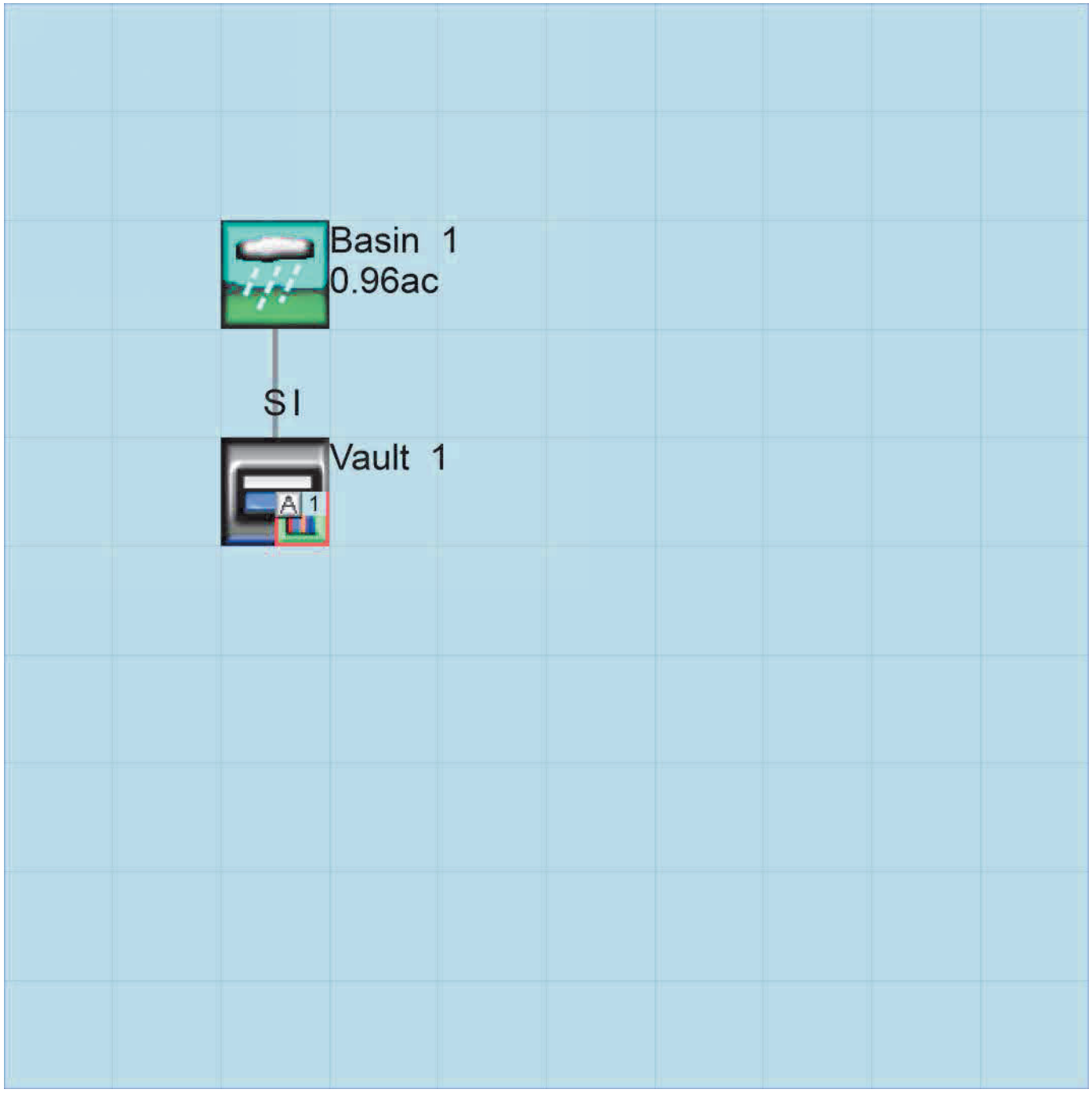
Appendix
Predeveloped Schematic

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   default[6].wdm
MESSU      25   Predefault[6].MES
           27   Predefault[6].L61
           28   Predefault[6].L62
           30   POCdefault[6]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND      42
      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           ***
   42     D,Open Brush,Mod        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 ***
   42         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  *********
   42         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```

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```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
   42         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
   42              0       4.3     0.035       350       0.1       0.8     0.955
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
   42             40        35         4         2         0      0.03         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
   42              0      0.65      0.25       0.8      0.45         0
  END PWAT-PARM4
  MON-LZETPARM
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
   42       0.4  0.4  0.4  0.5 0.55 0.55 0.55 0.55 0.55 0.55 0.45  0.4
  END MON-LZETPARM
  MON-INTERCEP
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
   42      0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12
  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
   42              0         0     0.065         0      0.86       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
```

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```
  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  42                        0.96     COPY   501     12
PERLND  42                        0.96     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
  <------><-------->     <---><---><---><---><---> *** <---><---><---><---><--->
  END HYDR-INIT
END RCHRES
```

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```
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
```

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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   default[6].wdm
MESSU      25   Mitdefault[6].MES
           27   Mitdefault[6].L61
           28   Mitdefault[6].L62
           30   POCdefault[6]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND      42
      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        Vault  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           ***
   42     D,Open Brush,Mod        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 ***
   42         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  *********
```

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```
  42         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 ***
  42         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
  42              0       4.3     0.035       350       0.1       0.8     0.955
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
  42             40        35         4         2         0      0.03         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
  42              0      0.65      0.25       0.8      0.45         0
  END PWAT-PARM4
  MON-LZETPARM
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
  42       0.4  0.4  0.4  0.5 0.55 0.55 0.55 0.55 0.55 0.55 0.45  0.4
  END MON-LZETPARM
  MON-INTERCEP
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
  42      0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12
  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
  42              0         0     0.065         0      0.86       0.3      0.01
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                       in  out           ***
    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   ***
    2         0    0    1    0    0    0
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
    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     ***
    2         0    0    0    0    0
```

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```
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
    2            100       0.1       0.1      0.09
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
    2              0         0
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
    2              0         0
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND  42                       0.34     RCHRES   1      2
PERLND  42                       0.34     RCHRES   1      3
IMPLND   2                       0.62     RCHRES   1      5

******Routing******
PERLND  42                       0.34     COPY     1     12
IMPLND   2                       0.62     COPY     1     15
PERLND  42                       0.34     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     Vault  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
```

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```
    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      0.01       0.0       0.0       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
   92    4
     Depth      Area    Volume  Outflow1 Velocity  Travel Time***
      (ft)    (acres) (acre-ft)   (cfs)   (ft/sec)    (Minutes)***
  0.000000  0.029016  0.000000  0.000000
  0.044444  0.029016  0.001290  0.003903
  0.088889  0.029016  0.002579  0.005520
  0.133333  0.029016  0.003869  0.006761
  0.177778  0.029016  0.005158  0.007807
  0.222222  0.029016  0.006448  0.008728
  0.266667  0.029016  0.007737  0.009561
  0.311111  0.029016  0.009027  0.010327
  0.355556  0.029016  0.010317  0.011040
  0.400000  0.029016  0.011606  0.011710
  0.444444  0.029016  0.012896  0.012343
  0.488889  0.029016  0.014185  0.012946
  0.533333  0.029016  0.015475  0.013521
  0.577778  0.029016  0.016765  0.014073
  0.622222  0.029016  0.018054  0.014605
  0.666667  0.029016  0.019344  0.015117
  0.711111  0.029016  0.020633  0.015613
  0.755556  0.029016  0.021923  0.016094
  0.800000  0.029016  0.023212  0.016560
  0.844444  0.029016  0.024502  0.017014
  0.888889  0.029016  0.025792  0.017456
  0.933333  0.029016  0.027081  0.017887
  0.977778  0.029016  0.028371  0.018308
  1.022222  0.029016  0.029660  0.018719
  1.066667  0.029016  0.030950  0.019122
  1.111111  0.029016  0.032240  0.019516
  1.155556  0.029016  0.033529  0.019903
  1.200000  0.029016  0.034819  0.020282
  1.244444  0.029016  0.036108  0.020654
  1.288889  0.029016  0.037398  0.021020
  1.333333  0.029016  0.038687  0.021379
  1.377778  0.029016  0.039977  0.021732
  1.422222  0.029016  0.041267  0.022080
  1.466667  0.029016  0.042556  0.022423
  1.511111  0.029016  0.043846  0.022760
  1.555556  0.029016  0.045135  0.023092
  1.600000  0.029016  0.046425  0.023420
  1.644444  0.029016  0.047715  0.023743
  1.688889  0.029016  0.049004  0.024061
  1.733333  0.029016  0.050294  0.024376
  1.777778  0.029016  0.051583  0.024686
  1.822222  0.029016  0.052873  0.024993
```

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```
  1.866667  0.029016  0.054162  0.025296
  1.911111  0.029016  0.055452  0.025595
  1.955556  0.029016  0.056742  0.025891
  2.000000  0.029016  0.058031  0.026184
  2.044444  0.029016  0.059321  0.026473
  2.088889  0.029016  0.060610  0.026759
  2.133333  0.029016  0.061900  0.027043
  2.177778  0.029016  0.063190  0.027323
  2.222222  0.029016  0.064479  0.027600
  2.266667  0.029016  0.065769  0.027875
  2.311111  0.029016  0.067058  0.028147
  2.355556  0.029016  0.068348  0.028416
  2.400000  0.029016  0.069637  0.028683
  2.444444  0.029016  0.070927  0.028947
  2.488889  0.029016  0.072217  0.029209
  2.533333  0.029016  0.073506  0.029469
  2.577778  0.029016  0.074796  0.029726
  2.622222  0.029016  0.076085  0.029982
  2.666667  0.029016  0.077375  0.035230
  2.711111  0.029016  0.078665  0.072970
  2.755556  0.029016  0.079954  0.129932
  2.800000  0.029016  0.081244  0.200936
  2.844444  0.029016  0.082533  0.283599
  2.888889  0.029016  0.083823  0.376457
  2.933333  0.029016  0.085112  0.478490
  2.977778  0.029016  0.086402  0.588935
  3.022222  0.029016  0.087692  0.805532
  3.066667  0.029016  0.088981  1.469563
  3.111111  0.029016  0.090271  2.415809
  3.155556  0.029016  0.091560  3.575668
  3.200000  0.029016  0.092850  4.914661
  3.244444  0.029016  0.094140  6.410593
  3.288889  0.029016  0.095429  8.047264
  3.333333  0.029016  0.096719  9.811830
  3.377778  0.029016  0.098008  11.69346
  3.422222  0.029016  0.099298  13.68256
  3.466667  0.029016  0.100587  15.77033
  3.511111  0.029016  0.101877  17.94845
  3.555556  0.029016  0.103167  20.20885
  3.600000  0.029016  0.104456  22.54361
  3.644444  0.029016  0.105746  24.94486
  3.688889  0.029016  0.107035  27.40470
  3.733333  0.029016  0.108325  29.91519
  3.777778  0.029016  0.109615  32.46828
  3.822222  0.029016  0.110904  35.05587
  3.866667  0.029016  0.112194  37.66974
  3.911111  0.029016  0.113483  40.30163
  3.955556  0.029016  0.114773  42.94320
  4.000000  0.029016  0.116062  45.58611
  4.044444  0.029016  0.117352  48.22201
  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
```

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```
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
```

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SOHM

PROJECT REPORT

REPORT 2 - VAULT 2

General Model Information

Project Name:	default[6]
Site Name:	Aliso Viejo
Site Address:	26501 Aliso Creek Rd
City:	Aliso Viejo
Report Date:	6/14/2023
Gage:	Laguna Beach
Data Start:	10/01/1949
Data End:	09/30/2006
Timestep:	15 Minute
Precip Scale:	1.000
Version Date:	2020/10/14

POC Thresholds

Low Flow Threshold for POC1:	10 Percent of the 2 Year
High Flow Threshold for POC1:	10 Year

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Landuse Basin Data
Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
D,Open Brush,Mod	3.1
Pervious Total	3.1
Impervious Land Use	acre
Impervious Total	0
Basin Total	3.1

Element Flows To:

Surface	Interflow	Groundwater

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Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
D,Open Brush,Mod	0.12
Pervious Total	0.12
Impervious Land Use	acre
Impervious,Mod(5-10)	2.97
Impervious Total	2.97
Basin Total	3.09

Element Flows To:

Surface	Interflow	Groundwater
Vault 1	Vault 1	

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Routing Elements
Predeveloped Routing

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Mitigated Routing

Vault 1

Width: 80.6409780071213 ft.
Length: 80.6409780071213 ft.
Depth: 4 ft.
Discharge Structure
Riser Height: 3 ft.
Riser Diameter: 54 in.
Notch Type: Rectangular
Notch Width: 2.626 ft.
Notch Height: 0.323 ft.
Orifice 1 Diameter: 1.49 in. Elevation:0 ft.
Element Flows To:
Outlet 1 Outlet 2

Vault Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.149	0.000	0.000	0.000
0.0444	0.149	0.006	0.012	0.000
0.0889	0.149	0.013	0.018	0.000
0.1333	0.149	0.019	0.022	0.000
0.1778	0.149	0.026	0.025	0.000
0.2222	0.149	0.033	0.028	0.000
0.2667	0.149	0.039	0.031	0.000
0.3111	0.149	0.046	0.033	0.000
0.3556	0.149	0.053	0.035	0.000
0.4000	0.149	0.059	0.038	0.000
0.4444	0.149	0.066	0.040	0.000
0.4889	0.149	0.073	0.042	0.000
0.5333	0.149	0.079	0.044	0.000
0.5778	0.149	0.086	0.045	0.000
0.6222	0.149	0.092	0.047	0.000
0.6667	0.149	0.099	0.049	0.000
0.7111	0.149	0.106	0.050	0.000
0.7556	0.149	0.112	0.052	0.000
0.8000	0.149	0.119	0.053	0.000
0.8444	0.149	0.126	0.055	0.000
0.8889	0.149	0.132	0.056	0.000
0.9333	0.149	0.139	0.058	0.000
0.9778	0.149	0.146	0.059	0.000
1.0222	0.149	0.152	0.060	0.000
1.0667	0.149	0.159	0.062	0.000
1.1111	0.149	0.165	0.063	0.000
1.1556	0.149	0.172	0.064	0.000
1.2000	0.149	0.179	0.066	0.000
1.2444	0.149	0.185	0.067	0.000
1.2889	0.149	0.192	0.068	0.000
1.3333	0.149	0.199	0.069	0.000
1.3778	0.149	0.205	0.070	0.000
1.4222	0.149	0.212	0.071	0.000
1.4667	0.149	0.219	0.073	0.000
1.5111	0.149	0.225	0.074	0.000
1.5556	0.149	0.232	0.075	0.000
1.6000	0.149	0.238	0.076	0.000

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1.6444	0.149	0.245	0.077	0.000
1.6889	0.149	0.252	0.078	0.000
1.7333	0.149	0.258	0.079	0.000
1.7778	0.149	0.265	0.080	0.000
1.8222	0.149	0.272	0.081	0.000
1.8667	0.149	0.278	0.082	0.000
1.9111	0.149	0.285	0.083	0.000
1.9556	0.149	0.291	0.084	0.000
2.0000	0.149	0.298	0.085	0.000
2.0444	0.149	0.305	0.086	0.000
2.0889	0.149	0.311	0.087	0.000
2.1333	0.149	0.318	0.088	0.000
2.1778	0.149	0.325	0.088	0.000
2.2222	0.149	0.331	0.089	0.000
2.2667	0.149	0.338	0.090	0.000
2.3111	0.149	0.345	0.091	0.000
2.3556	0.149	0.351	0.092	0.000
2.4000	0.149	0.358	0.093	0.000
2.4444	0.149	0.364	0.094	0.000
2.4889	0.149	0.371	0.095	0.000
2.5333	0.149	0.378	0.095	0.000
2.5778	0.149	0.384	0.096	0.000
2.6222	0.149	0.391	0.097	0.000
2.6667	0.149	0.398	0.098	0.000
2.7111	0.149	0.404	0.154	0.000
2.7556	0.149	0.411	0.293	0.000
2.8000	0.149	0.418	0.478	0.000
2.8444	0.149	0.424	0.701	0.000
2.8889	0.149	0.431	0.956	0.000
2.9333	0.149	0.437	1.239	0.000
2.9778	0.149	0.444	1.547	0.000
3.0222	0.149	0.451	1.869	0.000
3.0667	0.149	0.457	2.534	0.000
3.1111	0.149	0.464	3.480	0.000
3.1556	0.149	0.471	4.641	0.000
3.2000	0.149	0.477	5.980	0.000
3.2444	0.149	0.484	7.477	0.000
3.2889	0.149	0.491	9.114	0.000
3.3333	0.149	0.497	10.87	0.000
3.3778	0.149	0.504	12.76	0.000
3.4222	0.149	0.510	14.75	0.000
3.4667	0.149	0.517	16.83	0.000
3.5111	0.149	0.524	19.01	0.000
3.5556	0.149	0.530	21.27	0.000
3.6000	0.149	0.537	23.61	0.000
3.6444	0.149	0.544	26.01	0.000
3.6889	0.149	0.550	28.47	0.000
3.7333	0.149	0.557	30.98	0.000
3.7778	0.149	0.564	33.54	0.000
3.8222	0.149	0.570	36.12	0.000
3.8667	0.149	0.577	38.74	0.000
3.9111	0.149	0.583	41.37	0.000
3.9556	0.149	0.590	44.01	0.000
4.0000	0.149	0.597	46.66	0.000
4.0444	0.149	0.603	49.29	0.000
4.0889	0.000	0.000	51.91	0.000

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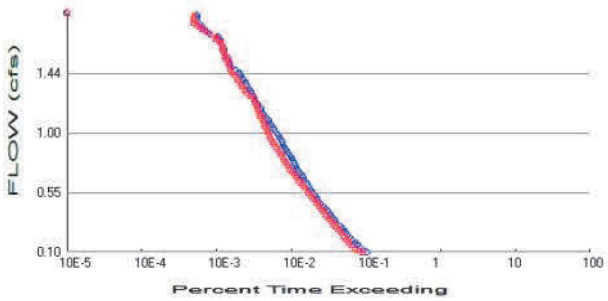
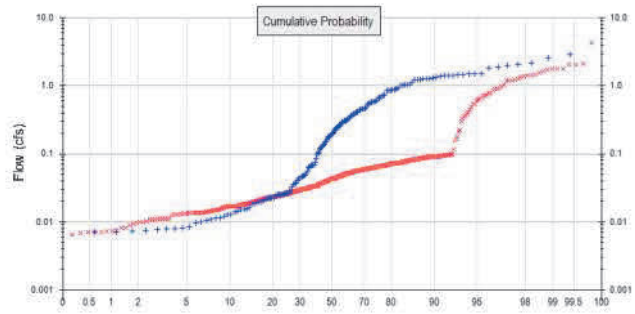
Analysis Results
POC 1





+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 3.1
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.12
Total Impervious Area: 2.97

Flow Frequency Method: Cunnane

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.999834
5 year	1.448843
10 year	1.891181
25 year	2.258096

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	0.746977
5 year	1.442559
10 year	1.775871
25 year	2.081494

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Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.1000	2063	1830	88	Pass
0.1181	1849	1596	86	Pass
0.1362	1700	1437	84	Pass
0.1543	1551	1308	84	Pass
0.1724	1443	1199	83	Pass
0.1904	1335	1144	85	Pass
0.2085	1235	1080	87	Pass
0.2266	1144	1023	89	Pass
0.2447	1074	969	90	Pass
0.2628	1024	911	88	Pass
0.2809	962	860	89	Pass
0.2990	899	806	89	Pass
0.3171	827	753	91	Pass
0.3352	780	707	90	Pass
0.3533	734	661	90	Pass
0.3714	696	622	89	Pass
0.3895	666	581	87	Pass
0.4076	621	550	88	Pass
0.4257	583	519	89	Pass
0.4437	542	492	90	Pass
0.4618	502	470	93	Pass
0.4799	471	437	92	Pass
0.4980	448	413	92	Pass
0.5161	427	390	91	Pass
0.5342	407	369	90	Pass
0.5523	386	344	89	Pass
0.5704	368	330	89	Pass
0.5885	349	311	89	Pass
0.6066	331	292	88	Pass
0.6247	321	275	85	Pass
0.6428	304	256	84	Pass
0.6609	292	244	83	Pass
0.6790	282	231	81	Pass
0.6970	261	219	83	Pass
0.7151	250	205	82	Pass
0.7332	236	194	82	Pass
0.7513	229	185	80	Pass
0.7694	221	179	80	Pass
0.7875	214	171	79	Pass
0.8056	206	160	77	Pass
0.8237	197	157	79	Pass
0.8418	186	149	80	Pass
0.8599	176	142	80	Pass
0.8780	168	136	80	Pass
0.8961	161	128	79	Pass
0.9142	153	120	78	Pass
0.9323	151	117	77	Pass
0.9503	145	111	76	Pass
0.9684	138	106	76	Pass
0.9865	133	103	77	Pass
1.0046	122	99	81	Pass
1.0227	119	97	81	Pass
1.0408	114	95	83	Pass

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1.0589	109	89	81	Pass
1.0770	103	86	83	Pass
1.0951	100	85	85	Pass
1.1132	92	82	89	Pass
1.1313	85	77	90	Pass
1.1494	83	75	90	Pass
1.1675	80	73	91	Pass
1.1856	78	72	92	Pass
1.2037	72	70	97	Pass
1.2217	70	69	98	Pass
1.2398	66	66	100	Pass
1.2579	63	64	101	Pass
1.2760	61	58	95	Pass
1.2941	60	56	93	Pass
1.3122	58	51	87	Pass
1.3303	55	48	87	Pass
1.3484	52	45	86	Pass
1.3665	50	43	86	Pass
1.3846	49	42	85	Pass
1.4027	46	40	86	Pass
1.4208	43	38	88	Pass
1.4389	42	35	83	Pass
1.4570	40	33	82	Pass
1.4750	37	32	86	Pass
1.4931	32	31	96	Pass
1.5112	30	30	100	Pass
1.5293	30	29	96	Pass
1.5474	29	29	100	Pass
1.5655	29	27	93	Pass
1.5836	27	26	96	Pass
1.6017	25	26	104	Pass
1.6198	25	25	100	Pass
1.6379	25	24	96	Pass
1.6560	24	24	100	Pass
1.6741	23	24	104	Pass
1.6922	23	22	95	Pass
1.7103	21	20	95	Pass
1.7283	21	20	95	Pass
1.7464	16	17	106	Pass
1.7645	14	15	107	Pass
1.7826	13	13	100	Pass
1.8007	13	12	92	Pass
1.8188	12	11	91	Pass
1.8369	11	10	90	Pass
1.8550	11	10	90	Pass
1.8731	11	10	90	Pass
1.8912	11	10	90	Pass

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Water Quality

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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.

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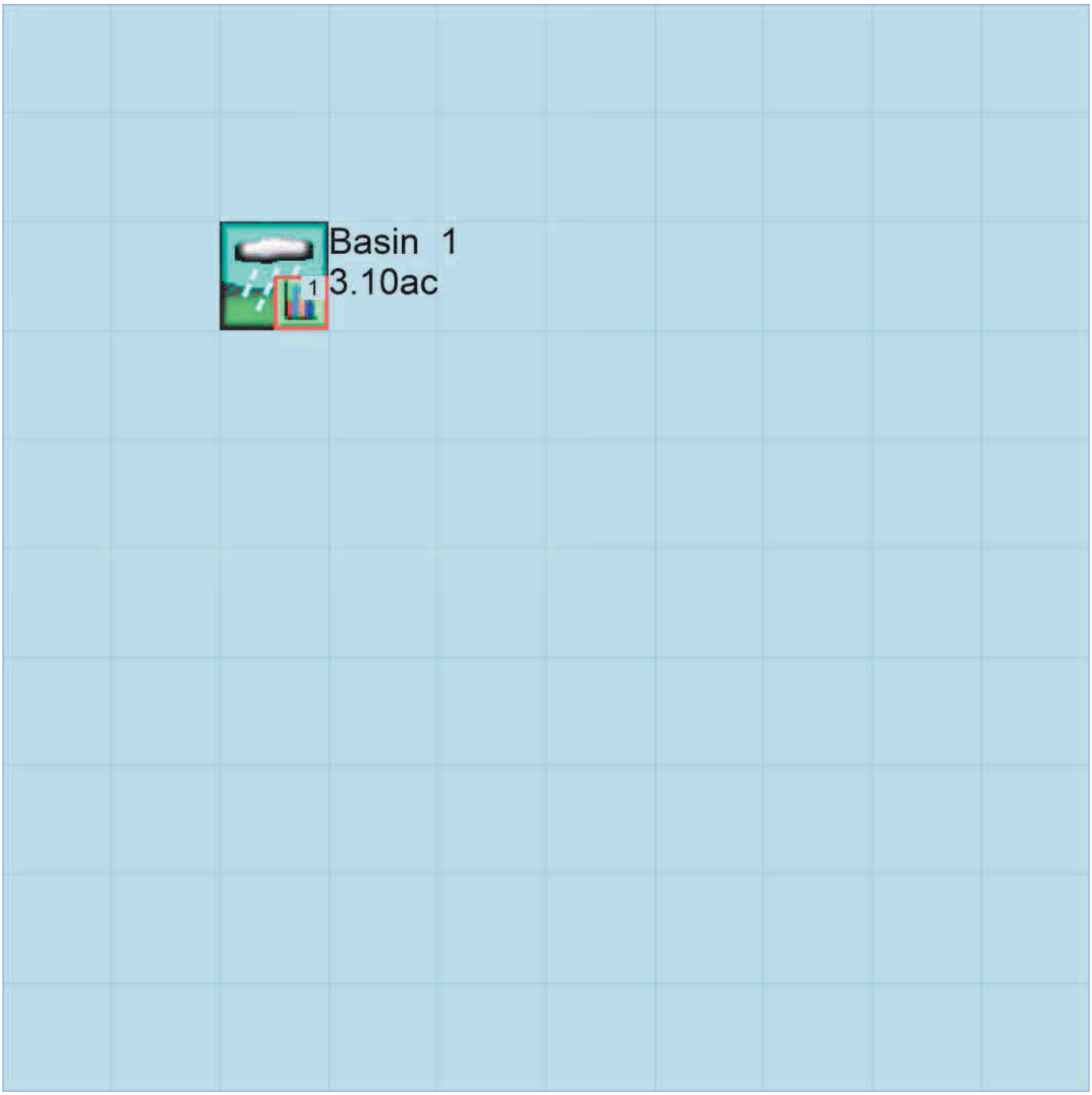
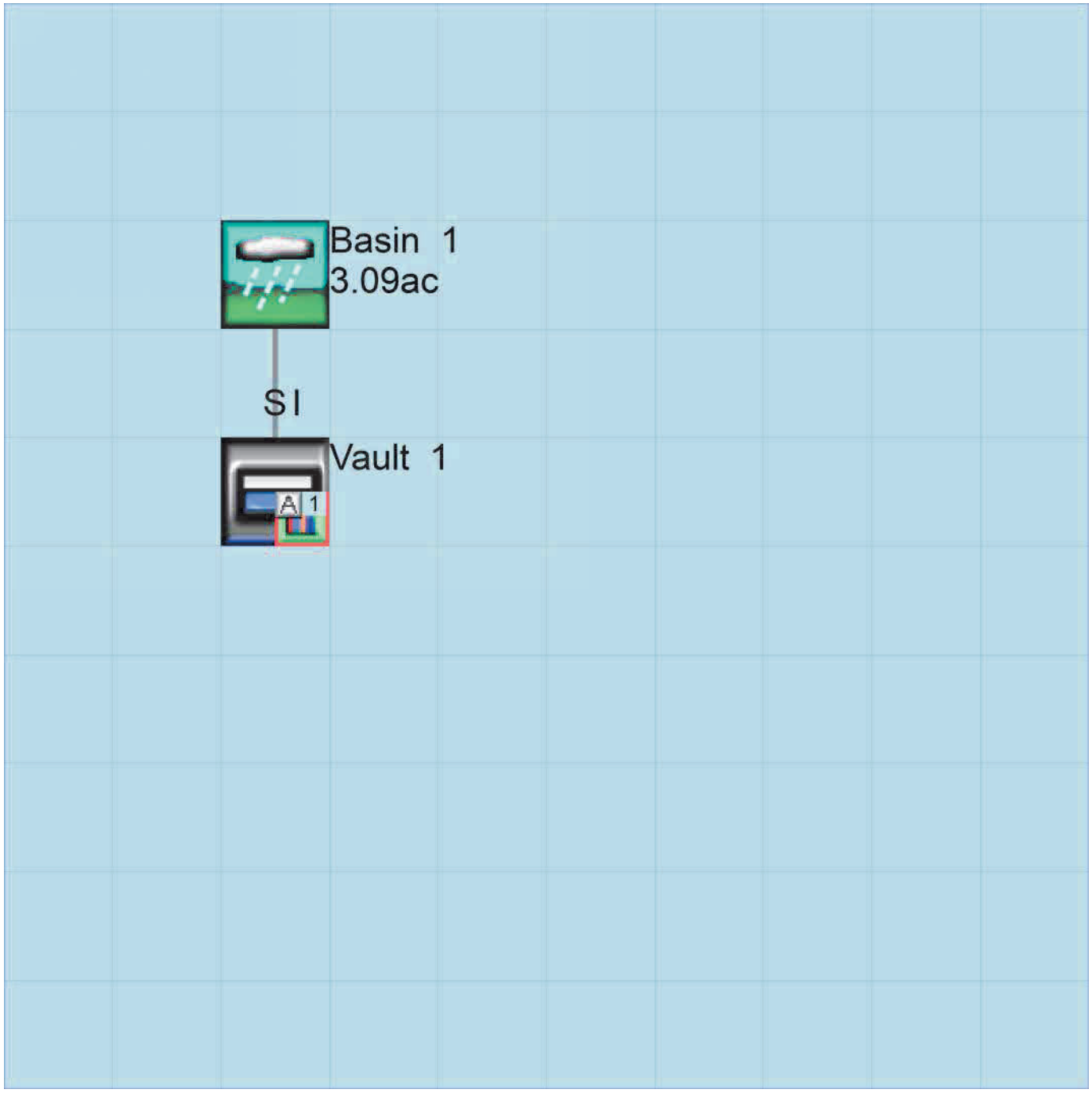
Appendix
Predeveloped Schematic



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   default[6].wdm
MESSU      25   Predefault[6].MES
           27   Predefault[6].L61
           28   Predefault[6].L62
           30   POCdefault[6]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND      42
      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           ***
   42     D,Open Brush,Mod        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 ***
   42         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  *********
   42         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```

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```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
   42         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
   42              0       4.3     0.035       350       0.1       0.8     0.955
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
   42             40        35         4         2         0      0.03         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
   42              0      0.65      0.25       0.8      0.45         0
  END PWAT-PARM4
  MON-LZETPARM
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
   42       0.4  0.4  0.4  0.5 0.55 0.55 0.55 0.55 0.55 0.55 0.45  0.4
  END MON-LZETPARM
  MON-INTERCEP
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
   42      0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12
  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
   42              0         0     0.065         0      0.86       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
```

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```
  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  42                         3.1     COPY   501     12
PERLND  42                         3.1     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
  <------><-------->     <---><---><---><---><---> *** <---><---><---><---><--->
  END HYDR-INIT
END RCHRES
```

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```
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
```

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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   default[6].wdm
MESSU      25   Mitdefault[6].MES
           27   Mitdefault[6].L61
           28   Mitdefault[6].L62
           30   POCdefault[6]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND      42
      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        Vault  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           ***
   42     D,Open Brush,Mod        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 ***
   42         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  *********
```

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```
  42         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 ***
  42         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
  42              0       4.3     0.035       350       0.1       0.8     0.955
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
  42             40        35         4         2         0      0.03         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
  42              0      0.65      0.25       0.8      0.45         0
  END PWAT-PARM4
  MON-LZETPARM
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
  42       0.4  0.4  0.4  0.5 0.55 0.55 0.55 0.55 0.55 0.55 0.45  0.4
  END MON-LZETPARM
  MON-INTERCEP
    <PLS >      PWATER input info: Part 3         ***
    # -  #  JAN  FEB  MAR  APR  MAY  JUN  JUL  AUG  SEP  OCT  NOV  DEC  ***
  42      0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12 0.12
  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
  42              0         0     0.065         0      0.86       0.3      0.01
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                       in  out           ***
    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   ***
    2         0    0    1    0    0    0
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
    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     ***
    2         0    0    0    0    0
```

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```
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
    2            100       0.1       0.1      0.09
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
    2              0         0
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
    2              0         0
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND  42                        0.12     RCHRES   1      2
PERLND  42                        0.12     RCHRES   1      3
IMPLND   2                        2.97     RCHRES   1      5

******Routing******
PERLND  42                        0.12     COPY     1     12
IMPLND   2                        2.97     COPY     1     15
PERLND  42                        0.12     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     Vault  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
```

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```
    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      0.02       0.0       0.0       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
   92    4
     Depth      Area    Volume  Outflow1 Velocity  Travel Time***
      (ft)    (acres) (acre-ft)    (cfs)   (ft/sec)    (Minutes)***
  0.000000  0.149288  0.000000  0.000000
  0.044444  0.149288  0.006635  0.012701
  0.088889  0.149288  0.013270  0.017962
  0.133333  0.149288  0.019905  0.021999
  0.177778  0.149288  0.026540  0.025402
  0.222222  0.149288  0.033175  0.028400
  0.266667  0.149288  0.039810  0.031111
  0.311111  0.149288  0.046445  0.033604
  0.355556  0.149288  0.053080  0.035924
  0.400000  0.149288  0.059715  0.038103
  0.444444  0.149288  0.066350  0.040164
  0.488889  0.149288  0.072985  0.042125
  0.533333  0.149288  0.079620  0.043998
  0.577778  0.149288  0.086255  0.045794
  0.622222  0.149288  0.092890  0.047523
  0.666667  0.149288  0.099525  0.049191
  0.711111  0.149288  0.106160  0.050804
  0.755556  0.149288  0.112795  0.052368
  0.800000  0.149288  0.119430  0.053886
  0.844444  0.149288  0.126065  0.055363
  0.888889  0.149288  0.132700  0.056801
  0.933333  0.149288  0.139335  0.058204
  0.977778  0.149288  0.145970  0.059573
  1.022222  0.149288  0.152605  0.060912
  1.066667  0.149288  0.159240  0.062222
  1.111111  0.149288  0.165875  0.063505
  1.155556  0.149288  0.172510  0.064763
  1.200000  0.149288  0.179145  0.065997
  1.244444  0.149288  0.185780  0.067208
  1.288889  0.149288  0.192415  0.068397
  1.333333  0.149288  0.199050  0.069567
  1.377778  0.149288  0.205685  0.070717
  1.422222  0.149288  0.212320  0.071848
  1.466667  0.149288  0.218955  0.072962
  1.511111  0.149288  0.225590  0.074059
  1.555556  0.149288  0.232225  0.075140
  1.600000  0.149288  0.238860  0.076206
  1.644444  0.149288  0.245495  0.077258
  1.688889  0.149288  0.252130  0.078295
  1.733333  0.149288  0.258765  0.079318
  1.777778  0.149288  0.265400  0.080329
  1.822222  0.149288  0.272035  0.081326
```

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```
  1.866667  0.149288  0.278670  0.082312
  1.911111  0.149288  0.285305  0.083286
  1.955556  0.149288  0.291940  0.084249
  2.000000  0.149288  0.298575  0.085201
  2.044444  0.149288  0.305210  0.086143
  2.088889  0.149288  0.311845  0.087074
  2.133333  0.149288  0.318480  0.087996
  2.177778  0.149288  0.325115  0.088907
  2.222222  0.149288  0.331750  0.089810
  2.266667  0.149288  0.338385  0.090704
  2.311111  0.149288  0.345020  0.091589
  2.355556  0.149288  0.351655  0.092465
  2.400000  0.149288  0.358290  0.093333
  2.444444  0.149288  0.364925  0.094194
  2.488889  0.149288  0.371560  0.095046
  2.533333  0.149288  0.378195  0.095891
  2.577778  0.149288  0.384830  0.096728
  2.622222  0.149288  0.391465  0.097559
  2.666667  0.149288  0.398100  0.098382
  2.711111  0.149288  0.404735  0.154700
  2.755556  0.149288  0.411370  0.293162
  2.800000  0.149288  0.418005  0.478809
  2.844444  0.149288  0.424640  0.701676
  2.888889  0.149288  0.431275  0.956322
  2.933333  0.149288  0.437910  1.239172
  2.977778  0.149288  0.444545  1.547644
  3.022222  0.149288  0.451180  1.869532
  3.066667  0.149288  0.457815  2.534094
  3.111111  0.149288  0.464450  3.480867
  3.155556  0.149288  0.471085  4.641250
  3.200000  0.149288  0.477720  5.980764
  3.244444  0.149288  0.484355  7.477212
  3.288889  0.149288  0.490990  9.114397
  3.333333  0.149288  0.497625  10.87947
  3.377778  0.149288  0.504260  12.76161
  3.422222  0.149288  0.510895  14.75121
  3.466667  0.149288  0.517530  16.83949
  3.511111  0.149288  0.524165  19.01810
  3.555556  0.149288  0.530800  21.27899
  3.600000  0.149288  0.537435  23.61424
  3.644444  0.149288  0.544070  26.01598
  3.688889  0.149288  0.550705  28.47631
  3.733333  0.149288  0.557340  30.98727
  3.777778  0.149288  0.563975  33.54085
  3.822222  0.149288  0.570610  36.12891
  3.866667  0.149288  0.577245  38.74325
  3.911111  0.149288  0.583880  41.37561
  3.955556  0.149288  0.590515  44.01765
  4.000000  0.149288  0.597150  46.66102
  4.044444  0.149288  0.603785  49.29738
  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
```

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```
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
```

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Appendix G
Noise Data

NOISE RECEPTOR & MEASUREMENT LOCATION MAP

The Commons at Aliso Viejo Project

Imagery via Google

1. Near Intersection of Aliso Creek Rd. and Enterprise

Noise Report

Summary

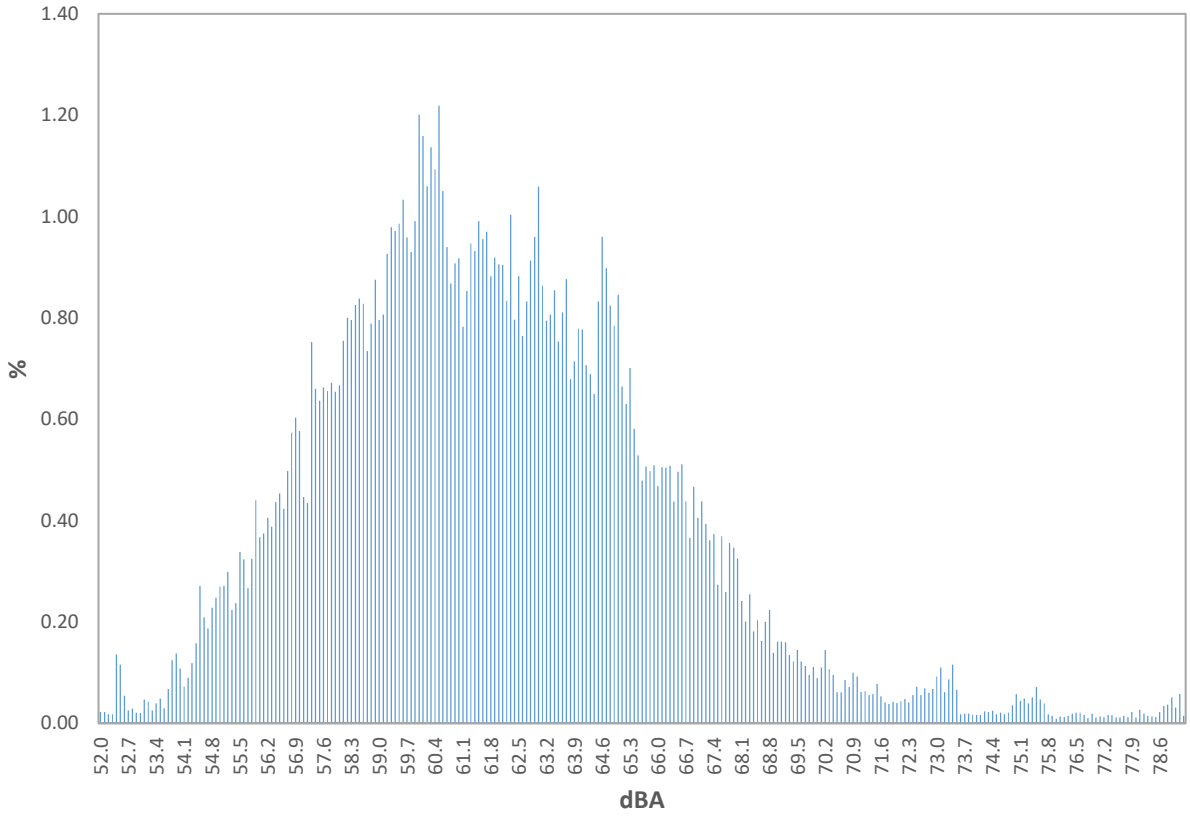
Date	Wednesday, October 26, 2022
Start Time	2:26pm
End Time	2:41pm
File Name	831_Data.088
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	64.6dB	L_{10}	67.2dB
L_{max}	79.2dB	L_{50}	61.6dB
L_{min}	52.0dB	L_{90}	56.9dB

LAS > 65.0 dBA (Exceedance Count/Duration):	45, 268.3s
LAS > 85.0 dBA (Exceedance Count/Duration):	0, 0s

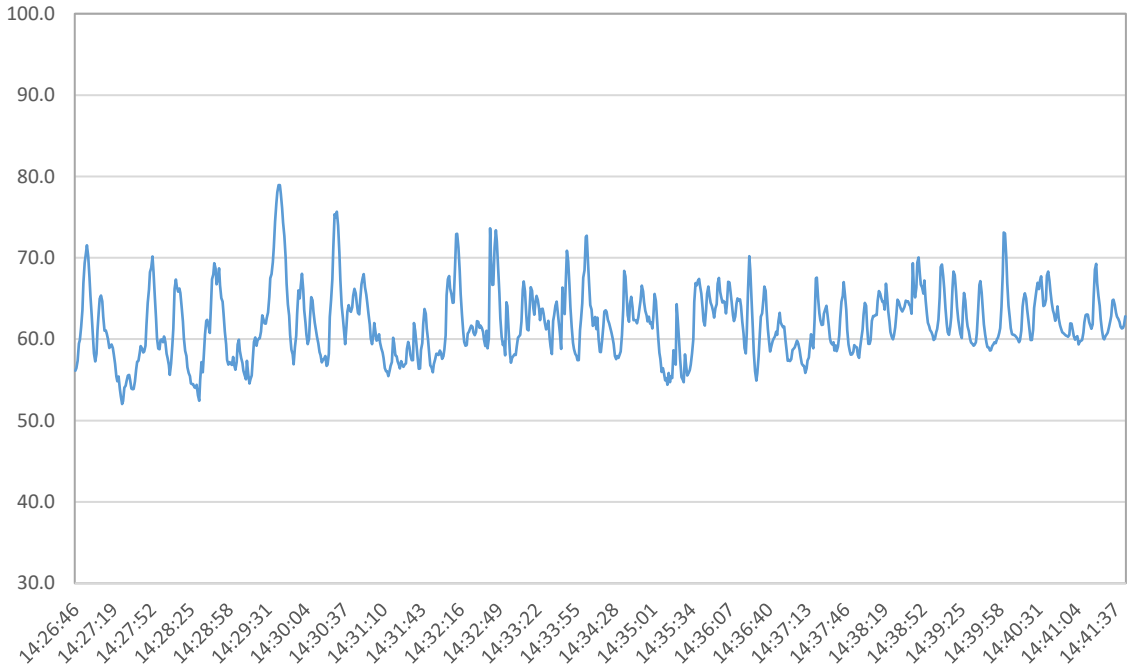
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
52.0	0.02	0.02	0.02	0.02	0.14	0.12	0.05	0.03	0.03	0.02	0.5
53.0	0.02	0.05	0.04	0.03	0.04	0.05	0.03	0.07	0.12	0.14	0.6
54.0	0.11	0.07	0.09	0.12	0.16	0.27	0.21	0.19	0.23	0.25	1.69
55.0	0.27	0.27	0.30	0.22	0.24	0.34	0.32	0.27	0.32	0.44	2.99
56.0	0.37	0.37	0.41	0.39	0.44	0.45	0.42	0.50	0.57	0.60	4.52
57.0	0.58	0.45	0.43	0.75	0.66	0.64	0.66	0.66	0.67	0.65	6.15
58.0	0.67	0.75	0.80	0.80	0.83	0.84	0.83	0.73	0.79	0.88	7.91
59.0	0.80	0.81	0.93	0.98	0.97	0.99	1.03	0.96	0.93	0.99	9.38
60.0	1.20	1.16	1.06	1.14	1.09	1.22	1.05	0.94	0.87	0.91	10.63
61.0	0.92	0.78	0.85	0.95	0.93	0.99	0.96	0.97	0.88	0.92	9.15
62.0	0.91	0.90	0.83	1.00	0.80	0.88	0.76	0.83	0.91	0.96	8.80
63.0	1.06	0.86	0.79	0.81	0.85	0.75	0.81	0.88	0.68	0.71	8.21
64.0	0.78	0.78	0.71	0.69	0.65	0.83	0.96	0.90	0.82	0.78	7.90
65.0	0.85	0.66	0.63	0.70	0.58	0.53	0.48	0.51	0.50	0.51	5.94
66.0	0.47	0.51	0.50	0.51	0.44	0.50	0.51	0.44	0.37	0.47	4.70
67.0	0.41	0.44	0.39	0.36	0.37	0.27	0.37	0.26	0.36	0.35	3.57
68.0	0.33	0.24	0.20	0.25	0.18	0.20	0.16	0.20	0.22	0.14	2.13
69.0	0.16	0.16	0.16	0.13	0.12	0.14	0.12	0.11	0.10	0.11	1.33
70.0	0.09	0.11	0.14	0.11	0.10	0.06	0.06	0.09	0.07	0.10	0.92
71.0	0.09	0.06	0.06	0.06	0.06	0.08	0.05	0.04	0.04	0.04	0.58
72.0	0.04	0.04	0.05	0.04	0.06	0.07	0.06	0.07	0.06	0.07	0.55
73.0	0.09	0.11	0.06	0.09	0.12	0.07	0.02	0.02	0.02	0.02	0.60
74.0	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.04	0.22
75.0	0.06	0.04	0.05	0.04	0.05	0.07	0.05	0.04	0.02	0.01	0.43
76.0	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.01	0.02	0.16
77.0	0.01	0.01	0.01	0.02	0.02	0.01	0.01	0.01	0.01	0.02	0.14
78.0	0.01	0.03	0.02	0.01	0.01	0.01	0.02	0.03	0.04	0.05	0.24
79.0	0.03	0.06	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10

Logged Data Chart



2. Enterprise, Near Vantis Dr.

Noise Report

Summary

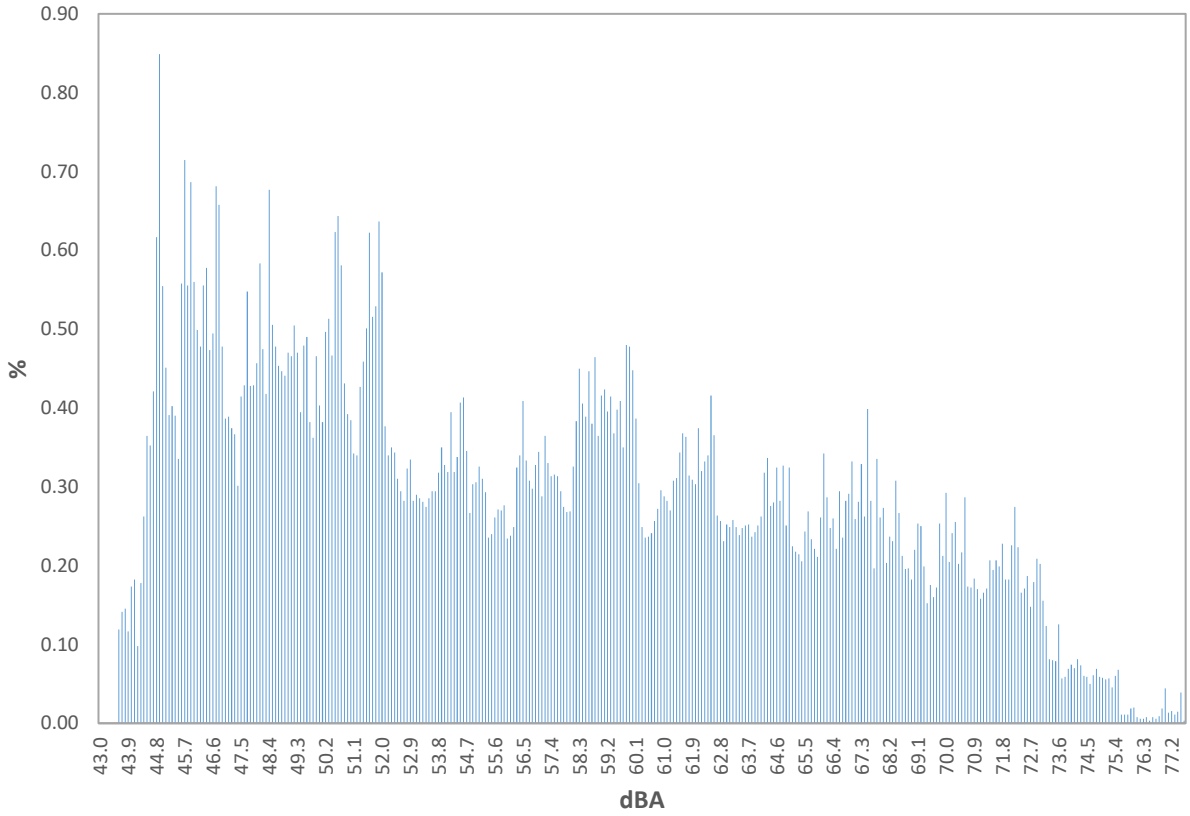
Date	Wednesday, October 26, 2022
Start Time	3:06pm
End Time	3:21pm
File Name	831_Data.090
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	64.3dB	L_{10}	69.1dB
L_{max}	77.6dB	L_{50}	55.8dB
L_{min}	43.6dB	L_{90}	46.1dB

LAS > 65.0 dBA (Exceedance Count/Duration):	33, 213.0s
LAS > 85.0 dBA (Exceedance Count/Duration):	0, 0.0s

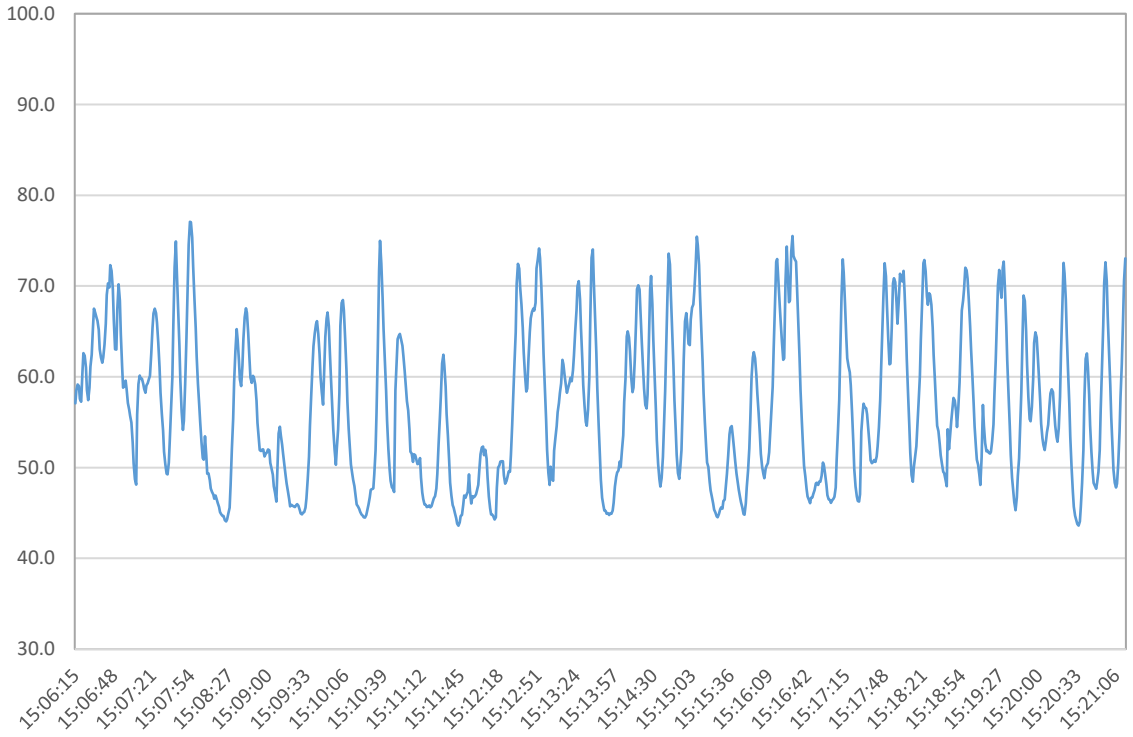
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
43.0	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.14	0.15	0.12	0.5
44.0	0.17	0.18	0.10	0.18	0.26	0.36	0.35	0.42	0.62	0.85	3.5
45.0	0.55	0.45	0.39	0.40	0.39	0.34	0.56	0.71	0.56	0.69	5.04
46.0	0.56	0.50	0.48	0.56	0.58	0.47	0.49	0.68	0.66	0.48	5.45
47.0	0.39	0.39	0.37	0.37	0.30	0.41	0.43	0.55	0.43	0.43	4.07
48.0	0.46	0.58	0.47	0.42	0.68	0.51	0.48	0.45	0.45	0.44	4.93
49.0	0.47	0.47	0.50	0.47	0.39	0.48	0.49	0.38	0.36	0.47	4.48
50.0	0.40	0.38	0.50	0.51	0.47	0.62	0.64	0.58	0.43	0.39	4.93
51.0	0.38	0.34	0.34	0.43	0.46	0.50	0.62	0.52	0.53	0.64	4.76
52.0	0.57	0.38	0.34	0.35	0.34	0.31	0.29	0.28	0.32	0.33	3.53
53.0	0.28	0.29	0.29	0.28	0.27	0.29	0.29	0.29	0.32	0.35	2.96
54.0	0.33	0.32	0.39	0.32	0.34	0.41	0.41	0.35	0.27	0.30	3.43
55.0	0.31	0.33	0.31	0.29	0.24	0.24	0.26	0.27	0.27	0.28	2.79
56.0	0.23	0.24	0.25	0.32	0.34	0.41	0.33	0.31	0.30	0.33	3.06
57.0	0.34	0.29	0.36	0.33	0.31	0.32	0.31	0.29	0.27	0.27	3.11
58.0	0.27	0.33	0.38	0.45	0.41	0.39	0.45	0.38	0.46	0.36	3.88
59.0	0.42	0.42	0.40	0.41	0.37	0.40	0.41	0.35	0.48	0.48	4.13
60.0	0.45	0.39	0.30	0.25	0.24	0.24	0.24	0.26	0.27	0.30	2.93
61.0	0.29	0.28	0.27	0.31	0.31	0.34	0.37	0.36	0.31	0.31	3.16
62.0	0.30	0.37	0.32	0.33	0.34	0.42	0.37	0.26	0.26	0.23	3.20
63.0	0.25	0.25	0.26	0.25	0.24	0.25	0.25	0.25	0.24	0.24	2.48
64.0	0.25	0.26	0.32	0.34	0.28	0.28	0.32	0.28	0.33	0.25	2.91
65.0	0.32	0.22	0.22	0.21	0.21	0.24	0.27	0.23	0.22	0.21	2.36
66.0	0.26	0.34	0.29	0.25	0.26	0.22	0.29	0.24	0.28	0.29	2.72
67.0	0.33	0.26	0.28	0.33	0.26	0.40	0.28	0.20	0.34	0.26	2.94
68.0	0.27	0.20	0.24	0.23	0.31	0.27	0.21	0.20	0.20	0.18	2.31
69.0	0.22	0.25	0.25	0.20	0.15	0.18	0.16	0.17	0.25	0.21	2.05
70.0	0.29	0.20	0.24	0.26	0.20	0.22	0.29	0.17	0.17	0.18	2.23
71.0	0.17	0.16	0.17	0.17	0.21	0.19	0.21	0.20	0.23	0.18	1.88
72.0	0.18	0.23	0.27	0.22	0.17	0.17	0.19	0.15	0.18	0.21	1.96
73.0	0.20	0.16	0.12	0.08	0.08	0.08	0.13	0.06	0.06	0.07	1.03
74.0	0.07	0.07	0.08	0.07	0.06	0.06	0.05	0.06	0.07	0.06	0.66
75.0	0.06	0.06	0.06	0.05	0.06	0.07	0.01	0.01	0.01	0.02	0.40
76.0	0.02	0.01	0.01	0.01	0.01	0.00	0.01	0.01	0.01	0.02	0.09
77.0	0.04	0.01	0.02	0.01	0.01	0.04	0.00	0.00	0.00	0.00	0.14

Logged Data Chart



3. Vantis Residences – Facing Project Site

Summary

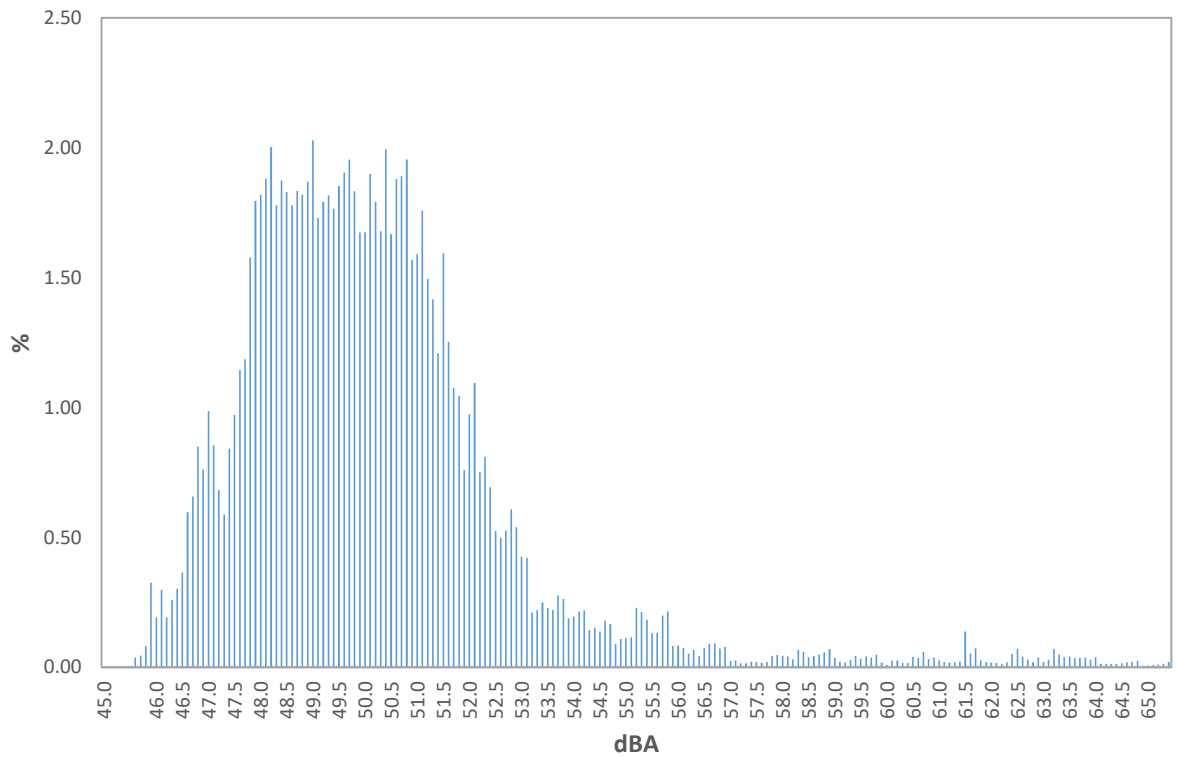
Date	Thursday, March 21, 2024
Start Time	3:00pm
End Time	3:15pm
File Name	831_Data.122
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	51.6dB	L_{10}	52.8dB
L_{max}	65.4dB	L_{50}	49.8dB
L_{min}	45.6dB	L_{90}	47.6dB

LAS > 65.0 dBA (Exceedance Count/Duration):	1, 2.9s
LAS > 85.0 dBA (Exceedance Count/Duration):	0, 0s

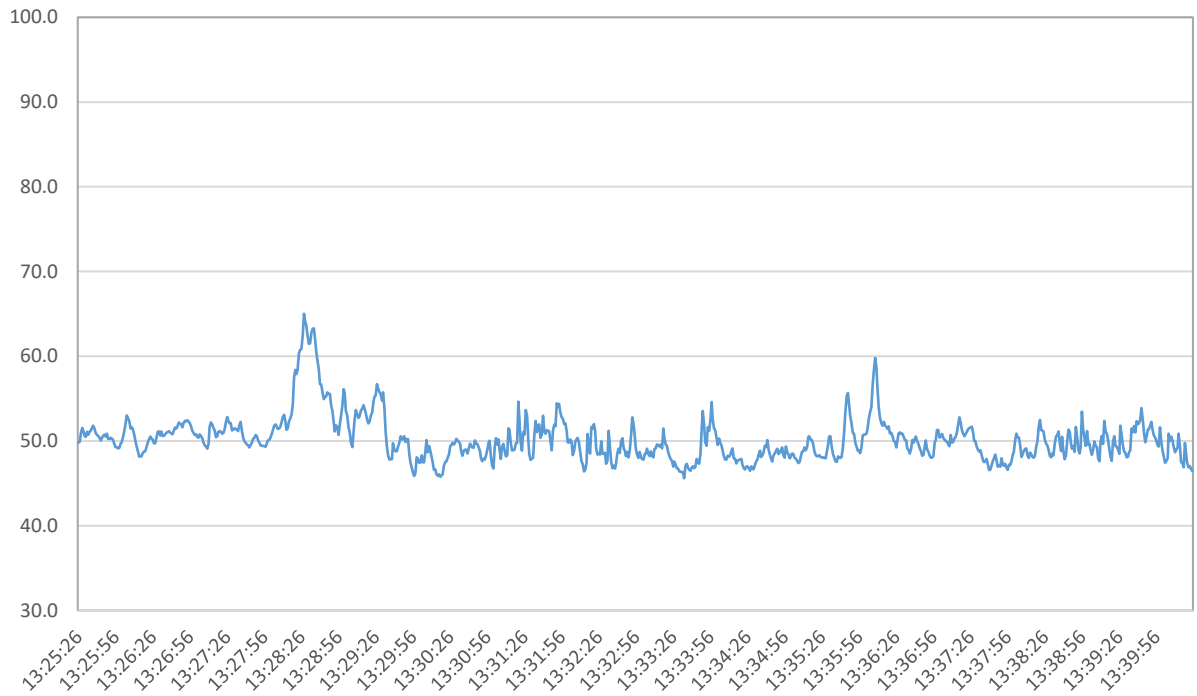
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
45.0	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.05	0.08	0.33	0.5
46.0	0.19	0.30	0.19	0.26	0.30	0.36	0.60	0.66	0.85	0.76	4.5
47.0	0.99	0.85	0.68	0.59	0.84	0.97	1.14	1.19	1.58	1.80	10.63
48.0	1.82	1.88	2.00	1.78	1.87	1.83	1.78	1.83	1.82	1.87	18.48
49.0	2.03	1.73	1.79	1.82	1.76	1.85	1.90	1.95	1.83	1.67	18.35
50.0	1.67	1.90	1.79	1.68	1.99	1.67	1.88	1.89	1.95	1.57	18.00
51.0	1.59	1.76	1.49	1.42	1.21	1.59	1.25	1.07	1.05	0.76	13.19
52.0	0.97	1.09	0.75	0.81	0.69	0.52	0.50	0.53	0.61	0.54	7.02
53.0	0.43	0.42	0.21	0.22	0.25	0.23	0.22	0.28	0.26	0.19	2.70
54.0	0.20	0.22	0.22	0.14	0.15	0.14	0.18	0.17	0.09	0.11	1.60
55.0	0.11	0.12	0.23	0.21	0.18	0.13	0.13	0.20	0.21	0.08	1.61
56.0	0.08	0.07	0.05	0.07	0.04	0.07	0.09	0.09	0.07	0.08	0.73
57.0	0.02	0.03	0.02	0.02	0.02	0.02	0.02	0.02	0.04	0.05	0.25
58.0	0.04	0.04	0.03	0.07	0.06	0.04	0.04	0.05	0.06	0.07	0.50
59.0	0.04	0.02	0.02	0.03	0.04	0.03	0.04	0.04	0.05	0.02	0.33
60.0	0.01	0.03	0.03	0.02	0.02	0.04	0.04	0.06	0.03	0.04	0.30
61.0	0.03	0.02	0.02	0.02	0.02	0.14	0.05	0.07	0.03	0.02	0.41
62.0	0.02	0.02	0.01	0.02	0.05	0.07	0.04	0.03	0.02	0.04	0.32
63.0	0.02	0.03	0.07	0.05	0.04	0.04	0.04	0.04	0.04	0.03	0.39
64.0	0.04	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.01	0.18
65.0	0.01	0.01	0.01	0.01	0.02	0.00	0.00	0.00	0.00	0.00	0.06

Logged Data Chart



4. Near 101 Summit Office Park

Summary

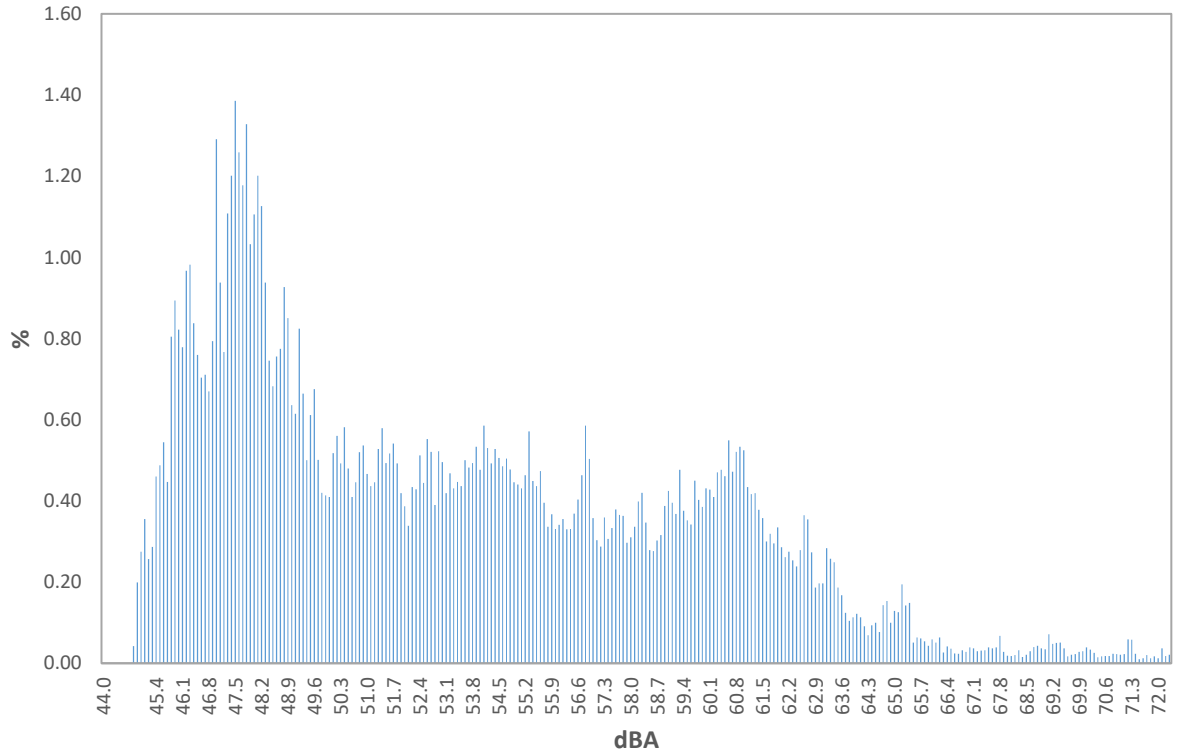
Date	Thursday, March 21, 2024
Start Time	3:30pm
End Time	3:45pm
File Name	831_Data.123
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	57.8dB	L_{10}	61.5dB
L_{max}	72.3dB	L_{50}	52.1dB
L_{min}	44.8dB	L_{90}	46.5dB

LAS > 65.0 dBA (Exceedance Count/Duration):	5, 34.6s
LAS > 85.0 dBA (Exceedance Count/Duration):	0, 0s

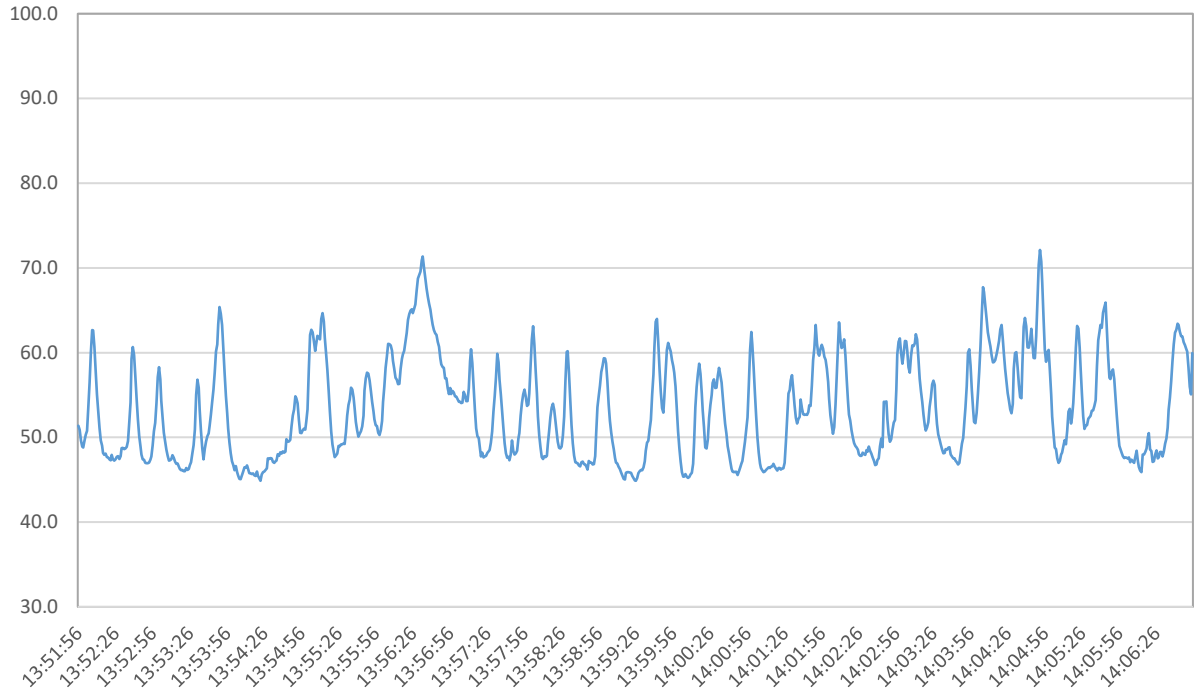
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
44.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.20	0.2
45.0	0.27	0.36	0.26	0.29	0.46	0.49	0.54	0.45	0.80	0.89	4.8
46.0	0.82	0.78	0.97	0.98	0.84	0.76	0.70	0.71	0.67	0.79	8.03
47.0	1.29	0.94	0.77	1.11	1.20	1.39	1.26	1.18	1.33	1.03	11.49
48.0	1.11	1.20	1.13	0.94	0.75	0.68	0.76	0.77	0.93	0.85	9.11
49.0	0.64	0.61	0.82	0.66	0.50	0.61	0.68	0.50	0.42	0.41	5.86
50.0	0.41	0.52	0.56	0.49	0.58	0.48	0.41	0.45	0.52	0.54	4.95
51.0	0.47	0.44	0.45	0.53	0.58	0.49	0.52	0.54	0.49	0.42	4.92
52.0	0.39	0.34	0.43	0.43	0.51	0.44	0.55	0.52	0.39	0.52	4.53
53.0	0.50	0.42	0.47	0.43	0.45	0.44	0.50	0.48	0.49	0.53	4.71
54.0	0.48	0.59	0.53	0.49	0.53	0.51	0.49	0.50	0.48	0.45	5.03
55.0	0.44	0.43	0.46	0.57	0.45	0.44	0.47	0.40	0.34	0.37	4.36
56.0	0.33	0.34	0.36	0.33	0.33	0.37	0.40	0.46	0.59	0.50	4.01
57.0	0.36	0.30	0.29	0.36	0.31	0.33	0.38	0.37	0.36	0.30	3.35
58.0	0.31	0.34	0.40	0.42	0.35	0.28	0.28	0.30	0.32	0.39	3.37
59.0	0.42	0.40	0.37	0.48	0.38	0.35	0.34	0.45	0.40	0.39	3.97
60.0	0.43	0.43	0.41	0.47	0.48	0.46	0.55	0.47	0.52	0.53	4.75
61.0	0.52	0.43	0.42	0.42	0.38	0.36	0.30	0.32	0.30	0.33	3.78
62.0	0.29	0.26	0.27	0.25	0.24	0.28	0.36	0.35	0.27	0.19	2.77
63.0	0.20	0.20	0.28	0.26	0.25	0.19	0.17	0.12	0.10	0.11	1.88
64.0	0.12	0.11	0.09	0.07	0.09	0.10	0.08	0.14	0.15	0.10	1.06
65.0	0.13	0.13	0.19	0.14	0.15	0.05	0.06	0.06	0.05	0.04	1.01
66.0	0.06	0.05	0.06	0.03	0.04	0.04	0.02	0.02	0.03	0.03	0.38
67.0	0.04	0.04	0.03	0.03	0.03	0.04	0.04	0.04	0.07	0.03	0.38
68.0	0.02	0.02	0.02	0.03	0.02	0.02	0.03	0.04	0.04	0.04	0.28
69.0	0.03	0.07	0.05	0.05	0.05	0.04	0.02	0.02	0.02	0.03	0.38
70.0	0.03	0.04	0.03	0.03	0.01	0.02	0.02	0.02	0.02	0.02	0.24
71.0	0.02	0.02	0.06	0.06	0.02	0.01	0.01	0.02	0.01	0.02	0.25
72.0	0.01	0.04	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.09

Logged Data Chart



5. Nearby Restaurant Outdoor Seating

Summary

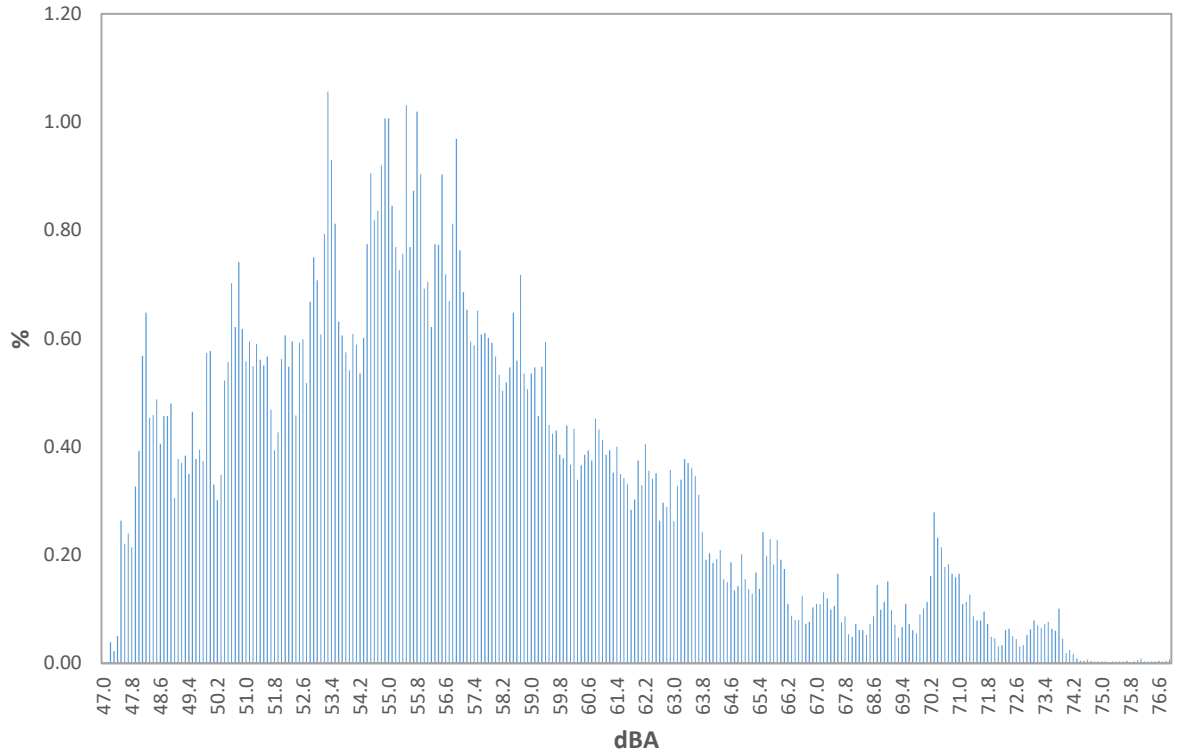
Date	Thursday, March 21, 2024
Start Time	4:04pm
End Time	4:19pm
File Name	831_Data.124
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	61.6dB	L_{10}	64.8dB
L_{max}	76.9dB	L_{50}	55.9dB
L_{min}	47.2dB	L_{90}	49.9dB

LAS > 65.0 dBA (Exceedance Count/Duration):	13, 101.8s
LAS > 85.0 dBA (Exceedance Count/Duration):	0, 0s

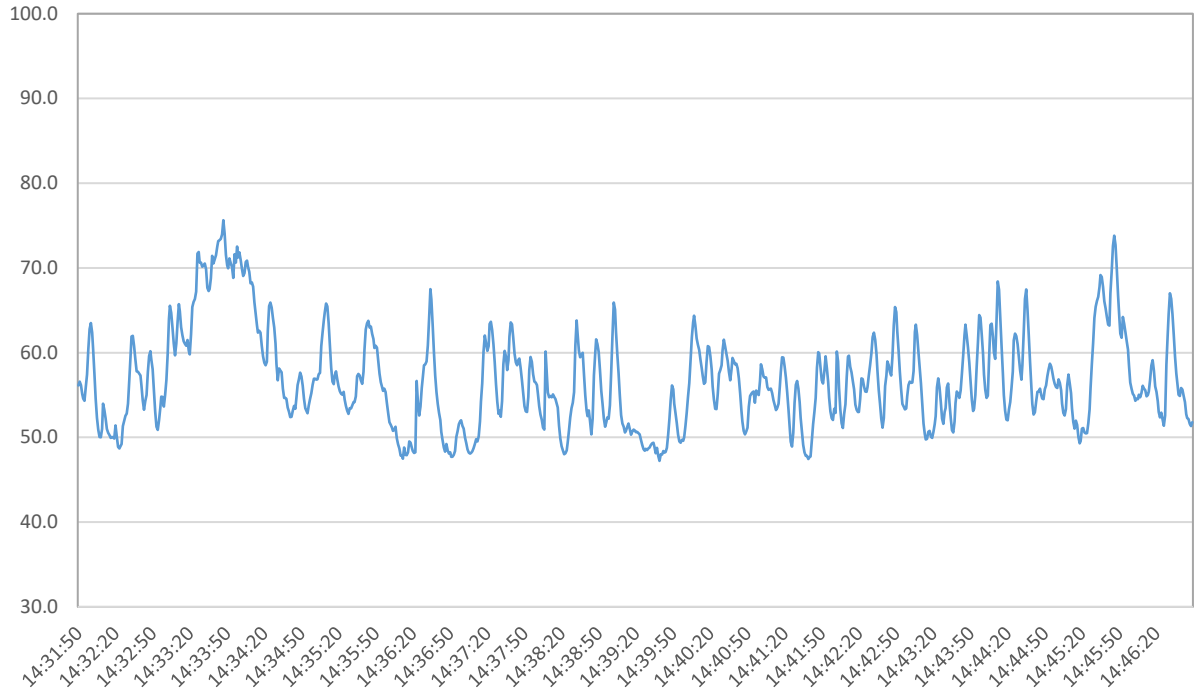
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
47.0	0.00	0.00	0.04	0.02	0.05	0.26	0.22	0.24	0.21	0.33	1.4
48.0	0.39	0.57	0.65	0.45	0.46	0.49	0.41	0.46	0.46	0.48	4.8
49.0	0.31	0.38	0.37	0.38	0.35	0.46	0.38	0.39	0.37	0.57	3.97
50.0	0.58	0.33	0.30	0.35	0.52	0.56	0.70	0.62	0.74	0.62	5.32
51.0	0.56	0.59	0.55	0.59	0.56	0.55	0.57	0.47	0.39	0.43	5.26
52.0	0.56	0.61	0.55	0.59	0.46	0.59	0.60	0.52	0.67	0.75	5.89
53.0	0.71	0.61	0.79	1.06	0.93	0.81	0.63	0.61	0.57	0.54	7.26
54.0	0.61	0.59	0.54	0.60	0.77	0.91	0.82	0.84	0.92	1.01	7.60
55.0	1.01	0.85	0.77	0.73	0.76	1.03	0.77	0.87	1.02	0.90	8.70
56.0	0.69	0.70	0.62	0.77	0.77	0.90	0.72	0.67	0.81	0.97	7.64
57.0	0.76	0.69	0.65	0.59	0.59	0.65	0.61	0.61	0.60	0.59	6.35
58.0	0.57	0.53	0.50	0.52	0.55	0.65	0.56	0.72	0.54	0.51	5.64
59.0	0.54	0.55	0.46	0.55	0.59	0.44	0.42	0.43	0.39	0.38	4.74
60.0	0.44	0.37	0.43	0.34	0.37	0.39	0.39	0.37	0.45	0.43	3.98
61.0	0.41	0.39	0.39	0.35	0.40	0.35	0.34	0.33	0.28	0.30	3.55
62.0	0.37	0.33	0.41	0.36	0.34	0.35	0.26	0.30	0.29	0.36	3.36
63.0	0.26	0.33	0.34	0.38	0.37	0.36	0.35	0.31	0.24	0.19	3.13
64.0	0.20	0.19	0.19	0.21	0.16	0.15	0.19	0.13	0.14	0.20	1.76
65.0	0.16	0.14	0.13	0.17	0.14	0.24	0.20	0.23	0.18	0.23	1.81
66.0	0.19	0.17	0.11	0.09	0.08	0.08	0.12	0.07	0.08	0.10	1.10
67.0	0.11	0.11	0.13	0.12	0.10	0.11	0.17	0.08	0.09	0.05	1.06
68.0	0.05	0.07	0.06	0.06	0.05	0.07	0.09	0.14	0.10	0.11	0.81
69.0	0.15	0.10	0.07	0.05	0.07	0.11	0.07	0.06	0.06	0.09	0.82
70.0	0.10	0.11	0.16	0.28	0.23	0.21	0.18	0.18	0.17	0.16	1.79
71.0	0.17	0.11	0.11	0.13	0.09	0.08	0.08	0.10	0.07	0.05	0.98
72.0	0.05	0.03	0.03	0.06	0.06	0.05	0.04	0.03	0.03	0.05	0.45
73.0	0.06	0.08	0.07	0.07	0.07	0.08	0.06	0.06	0.10	0.05	0.70
74.0	0.02	0.02	0.02	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.10
75.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
76.0	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.05

Logged Data Chart



6. Intersection of Enterprise and Town Center (Midday)

Noise Report

Summary

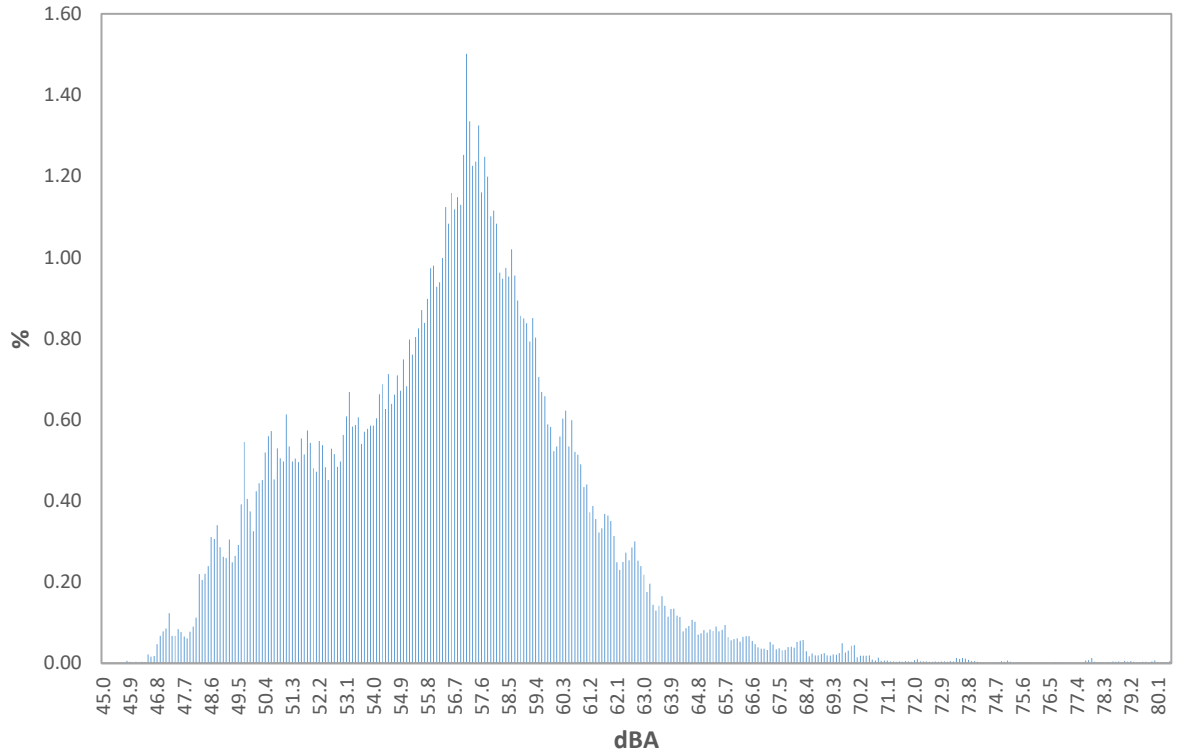
Date	Thursday, March 21, 2024
Start Time	1:47pm
End Time	2:47pm
File Name	831_Data.121
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	59.3dB	L_{10}	61.4dB
L_{max}	80.5dB	L_{50}	56.7dB
L_{min}	45.8dB	L_{90}	50.7dB

LAS > 65.0 dBA (Exceedance Count/Duration):	37, 141.8s
LAS > 85.0 dBA (Exceedance Count/Duration):	0, 0s

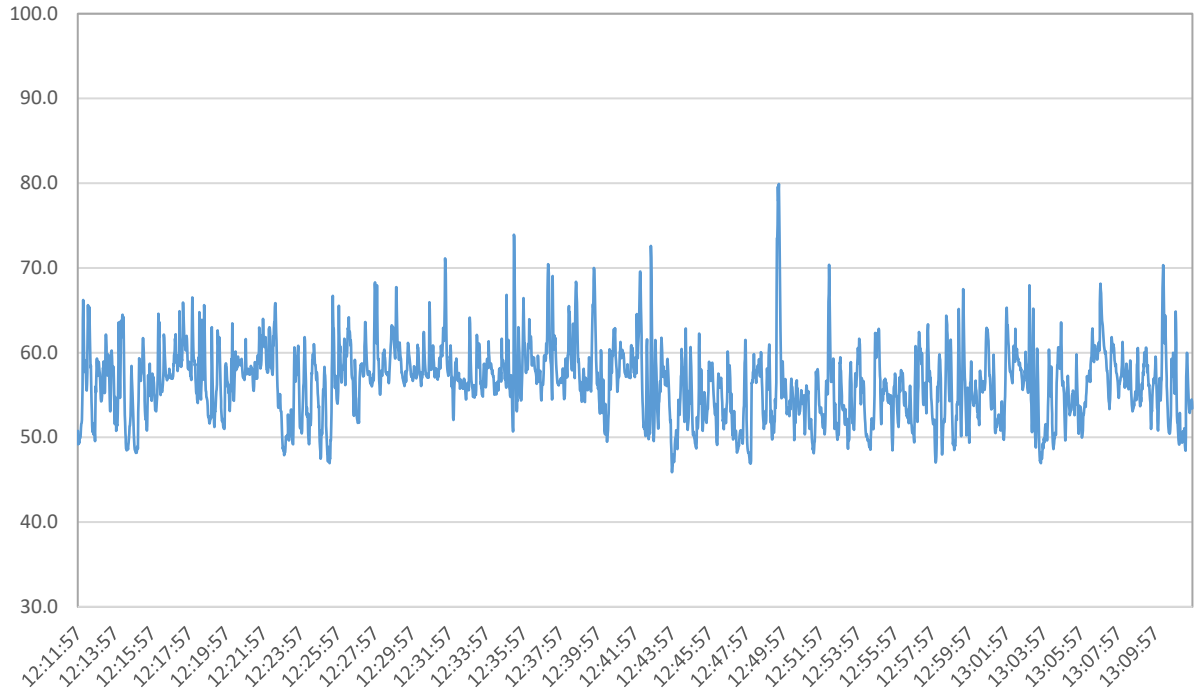
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
45.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.0
46.0	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.02	0.05	0.07	0.2
47.0	0.08	0.09	0.12	0.07	0.07	0.08	0.08	0.07	0.06	0.08	0.79
48.0	0.09	0.11	0.22	0.21	0.22	0.24	0.31	0.31	0.34	0.29	2.33
49.0	0.26	0.26	0.30	0.25	0.26	0.29	0.39	0.55	0.41	0.37	3.35
50.0	0.33	0.42	0.44	0.45	0.52	0.56	0.57	0.45	0.53	0.51	4.78
51.0	0.50	0.61	0.53	0.50	0.50	0.50	0.55	0.51	0.57	0.54	5.33
52.0	0.48	0.47	0.55	0.54	0.48	0.45	0.53	0.52	0.48	0.50	5.00
53.0	0.56	0.61	0.67	0.58	0.59	0.61	0.54	0.57	0.58	0.59	5.89
54.0	0.59	0.60	0.66	0.69	0.63	0.71	0.64	0.66	0.71	0.67	6.56
55.0	0.75	0.68	0.80	0.76	0.80	0.83	0.87	0.84	0.90	0.97	8.20
56.0	0.98	0.93	0.94	1.00	1.12	1.08	1.16	1.12	1.15	1.13	10.61
57.0	1.25	1.50	1.34	1.23	1.24	1.33	1.16	1.25	1.20	1.10	12.58
58.0	1.12	1.08	0.96	0.95	0.97	0.95	1.02	0.96	0.89	0.86	9.76
59.0	0.85	0.84	0.79	0.85	0.80	0.71	0.67	0.66	0.59	0.58	7.34
60.0	0.52	0.53	0.56	0.60	0.62	0.53	0.60	0.52	0.51	0.49	5.50
61.0	0.43	0.44	0.37	0.39	0.36	0.32	0.33	0.37	0.36	0.35	3.73
62.0	0.31	0.25	0.23	0.25	0.27	0.25	0.29	0.30	0.25	0.24	2.64
63.0	0.22	0.18	0.20	0.14	0.13	0.14	0.17	0.14	0.11	0.13	1.56
64.0	0.13	0.12	0.11	0.08	0.09	0.09	0.11	0.10	0.07	0.07	0.98
65.0	0.08	0.08	0.08	0.08	0.09	0.08	0.08	0.09	0.06	0.06	0.79
66.0	0.06	0.06	0.05	0.06	0.07	0.07	0.06	0.05	0.04	0.04	0.55
67.0	0.04	0.03	0.05	0.05	0.03	0.04	0.03	0.03	0.04	0.04	0.38
68.0	0.04	0.05	0.06	0.06	0.03	0.02	0.02	0.02	0.02	0.02	0.33
69.0	0.03	0.02	0.02	0.02	0.02	0.03	0.05	0.03	0.03	0.04	0.28
70.0	0.05	0.02	0.02	0.02	0.02	0.02	0.01	0.01	0.01	0.01	0.17
71.0	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.05
72.0	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
73.0	0.00	0.00	0.01	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.08
74.0	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03
75.0	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
76.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
77.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.04
78.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
79.0	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
80.0	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.02

Logged Data Chart



7. Intersection of Enterprise and Town Center (Peak Hour) *Noise Report*

Summary

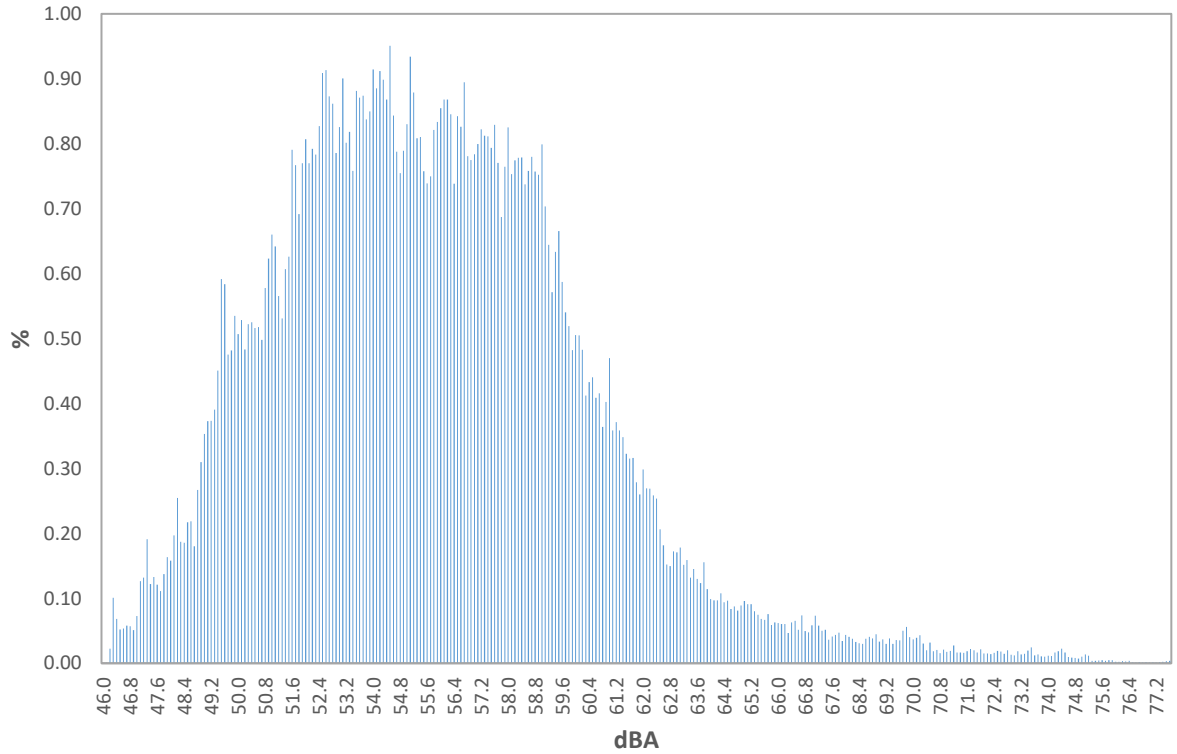
Date	Thursday, March 21, 2024
Start Time	4:21pm
End Time	5:21pm
File Name	831_Data.125
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	59.2dB	L_{10}	61.4dB
L_{max}	77.6dB	L_{50}	55.4dB
L_{min}	46.1dB	L_{90}	50.2dB

LAS > 65.0 dBA (Exceedance Count/Duration):	33, 163.3s
LAS > 85.0 dBA (Exceedance Count/Duration):	0, 0s

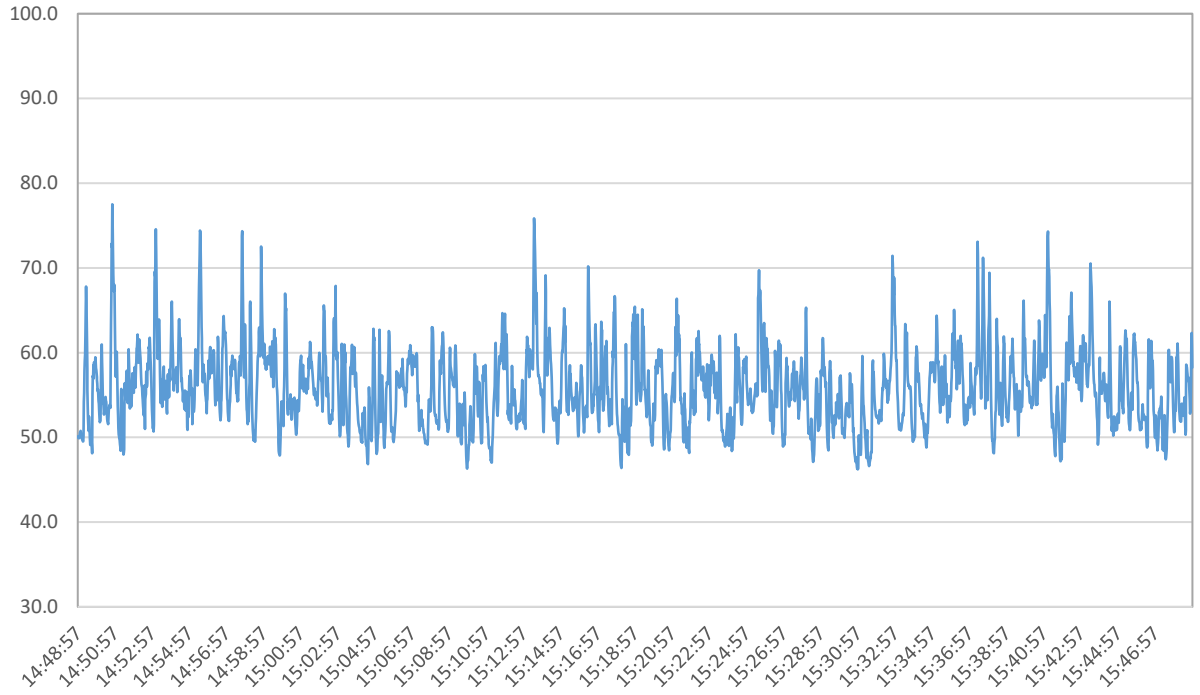
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
46.0	0.00	0.00	0.02	0.10	0.07	0.05	0.05	0.06	0.06	0.05	0.5
47.0	0.07	0.13	0.13	0.19	0.12	0.13	0.12	0.11	0.14	0.16	1.3
48.0	0.16	0.20	0.25	0.19	0.19	0.22	0.22	0.18	0.27	0.31	2.17
49.0	0.35	0.37	0.37	0.39	0.45	0.59	0.58	0.48	0.48	0.54	4.61
50.0	0.51	0.53	0.48	0.52	0.53	0.52	0.52	0.50	0.58	0.62	5.30
51.0	0.66	0.64	0.57	0.53	0.61	0.63	0.79	0.77	0.69	0.77	6.65
52.0	0.81	0.77	0.79	0.78	0.83	0.91	0.91	0.87	0.86	0.79	8.32
53.0	0.83	0.90	0.80	0.82	0.76	0.88	0.87	0.87	0.84	0.85	8.42
54.0	0.91	0.89	0.91	0.90	0.87	0.95	0.84	0.79	0.75	0.79	8.60
55.0	0.83	0.93	0.88	0.81	0.81	0.76	0.74	0.75	0.82	0.83	8.16
56.0	0.85	0.87	0.87	0.85	0.74	0.84	0.83	0.89	0.78	0.77	8.29
57.0	0.78	0.80	0.82	0.81	0.81	0.79	0.83	0.77	0.69	0.76	7.87
58.0	0.83	0.75	0.77	0.78	0.78	0.74	0.76	0.78	0.76	0.75	7.69
59.0	0.80	0.70	0.64	0.57	0.63	0.67	0.59	0.54	0.52	0.48	6.15
60.0	0.51	0.50	0.48	0.41	0.43	0.44	0.41	0.42	0.36	0.40	4.37
61.0	0.47	0.36	0.37	0.36	0.35	0.32	0.32	0.32	0.28	0.26	3.40
62.0	0.30	0.27	0.27	0.26	0.25	0.21	0.18	0.15	0.15	0.17	2.21
63.0	0.17	0.18	0.15	0.16	0.13	0.15	0.13	0.12	0.16	0.11	1.46
64.0	0.10	0.10	0.10	0.11	0.09	0.10	0.08	0.09	0.08	0.09	0.93
65.0	0.10	0.09	0.09	0.08	0.07	0.07	0.07	0.08	0.06	0.06	0.76
66.0	0.06	0.06	0.06	0.05	0.06	0.07	0.05	0.07	0.05	0.05	0.58
67.0	0.06	0.07	0.06	0.05	0.05	0.04	0.04	0.04	0.05	0.03	0.49
68.0	0.04	0.04	0.04	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.38
69.0	0.03	0.04	0.03	0.04	0.03	0.04	0.04	0.05	0.06	0.04	0.39
70.0	0.04	0.04	0.04	0.03	0.02	0.03	0.02	0.02	0.02	0.02	0.28
71.0	0.02	0.02	0.03	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.19
72.0	0.02	0.02	0.02	0.01	0.02	0.02	0.02	0.01	0.02	0.01	0.17
73.0	0.01	0.02	0.01	0.01	0.02	0.02	0.01	0.01	0.01	0.01	0.15
74.0	0.01	0.01	0.02	0.02	0.02	0.02	0.01	0.01	0.01	0.01	0.13
75.0	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
76.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
77.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02

Logged Data Chart



8. Intersection of Enterprise and Town Center (Late Night) *Noise Report*

Summary

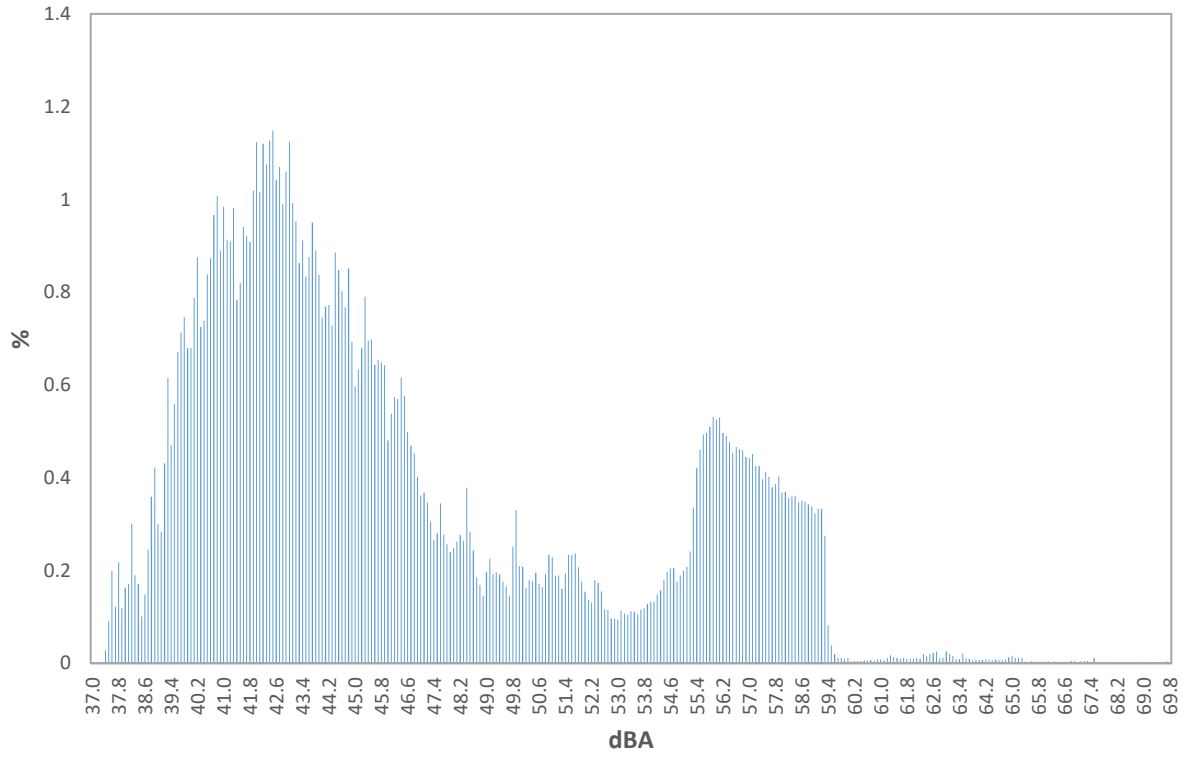
Date	Friday, March 22, 2024
Start Time	12:15am
End Time	12:45am
File Name	831_Data.126
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	51.7dB	L_{10}	56.9dB
L_{max}	69.8dB	L_{50}	44.5dB
L_{min}	37.4dB	L_{90}	40.2dB

LAS > 65.0 dBA (Exceedance Count/Duration):	3, 5.2s
LAS > 85.0 dBA (Exceedance Count/Duration):	0, 0s

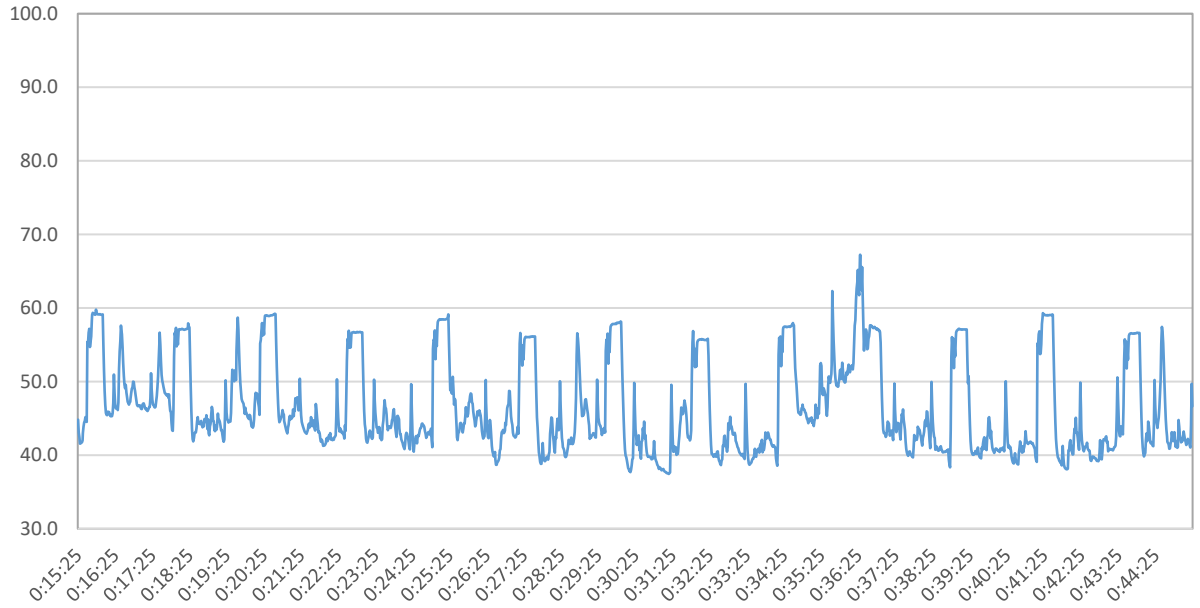
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
37.0	0.00	0.00	0.00	0.00	0.03	0.09	0.20	0.12	0.22	0.12	0.8
38.0	0.16	0.17	0.30	0.19	0.17	0.10	0.15	0.24	0.36	0.42	2.3
39.0	0.30	0.28	0.43	0.62	0.47	0.56	0.67	0.71	0.75	0.68	5.47
40.0	0.68	0.79	0.88	0.73	0.74	0.84	0.87	0.97	1.01	0.89	8.38
41.0	0.98	0.91	0.91	0.98	0.78	0.82	0.94	0.92	0.91	1.02	9.18
42.0	1.12	1.02	1.12	1.08	1.13	1.15	1.04	1.07	0.99	1.06	10.77
43.0	1.12	0.99	0.95	0.86	0.91	0.83	0.88	0.95	0.89	0.84	9.23
44.0	0.75	0.77	0.77	0.73	0.89	0.85	0.80	0.77	0.85	0.69	7.86
45.0	0.60	0.63	0.68	0.79	0.70	0.70	0.64	0.65	0.65	0.64	6.68
46.0	0.48	0.54	0.57	0.57	0.62	0.58	0.50	0.47	0.45	0.40	5.17
47.0	0.36	0.37	0.35	0.31	0.27	0.28	0.34	0.28	0.26	0.24	3.05
48.0	0.25	0.26	0.28	0.26	0.38	0.28	0.24	0.18	0.17	0.15	2.45
49.0	0.20	0.23	0.19	0.20	0.19	0.18	0.17	0.15	0.25	0.33	2.07
50.0	0.21	0.21	0.16	0.18	0.18	0.20	0.17	0.16	0.19	0.23	1.89
51.0	0.23	0.19	0.19	0.16	0.19	0.23	0.23	0.24	0.21	0.18	2.05
52.0	0.15	0.14	0.13	0.18	0.17	0.16	0.12	0.12	0.10	0.10	1.35
53.0	0.09	0.11	0.11	0.10	0.11	0.11	0.11	0.12	0.12	0.13	1.11
54.0	0.13	0.13	0.15	0.16	0.18	0.20	0.20	0.21	0.18	0.19	1.72
55.0	0.20	0.21	0.24	0.34	0.42	0.46	0.49	0.50	0.51	0.53	3.90
56.0	0.53	0.53	0.50	0.49	0.48	0.45	0.47	0.46	0.46	0.45	4.80
57.0	0.44	0.45	0.43	0.42	0.40	0.41	0.40	0.38	0.39	0.40	4.12
58.0	0.37	0.37	0.36	0.36	0.36	0.35	0.35	0.35	0.34	0.34	3.54
59.0	0.32	0.33	0.33	0.28	0.08	0.04	0.02	0.01	0.01	0.01	1.44
60.0	0.01	0.00	0.01	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.06
61.0	0.01	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.01	0.01	0.10
62.0	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.03	0.01	0.01	0.16
63.0	0.03	0.02	0.02	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.13
64.0	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.08
65.0	0.02	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.07
66.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
67.0	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.04
68.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
69.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02

Logged Data Chart



Additional Noise Measurement Details – The Commons at Aliso Viejo Project

Noise Measurement	Duration	Sound Level (dBA L_{eq})	Notes
1. Near Intersection of Aliso Creek Rd. and Enterprise	2:26 p.m. – 2:41 p.m.	64.6	• The noise measurement was taken at the intersection of Aliso Creek Rd. and Enterprise, from the sidewalk. The distance from this location to the center of the intersection was approximately 75 feet. • The noise measurement characterizes existing daytime ambient noise levels at St. Moritz Resort Apartments, which are located at a similar setback from this intersection.
2. Enterprise, Near Vantis Dr.	3:06 p.m. – 3:21 p.m.	64.3	• The noise measurement was taken from the sidewalk, approximately 35 feet from the Enterprise roadway's centerline. • The noise measurement is disclosed for informational purposes and has not been applied for impact analysis at any receptor.
3. Vantis Residences – Facing Project Site	3:00 p.m. – 3:15 p.m.	51.6	• The noise measurement was taken from an outdoor area at Vantis Residences that overlooks the Project Site. • The primary source of noise at this location was distant traffic noise, mostly from Enterprise. • The noise measurement location was taken approximately 275 feet (slant distance) from the Enterprise roadway's centerline. • The noise measurement characterizes existing daytime ambient noise levels at Vantis Residences.
4. Near 101 Summit Office Park	3:30 p.m. – 3:45 p.m.	57.8	• This noise measurement was taken from the parking lot near 101 Summit Office Park, approximately 80 feet from the Enterprise roadway's centerline. • The noise measurement is disclosed for informational purposes and has not been applied for impact analysis at any receptor.

5. Nearby Restaurant Outdoor Seating	4:04 p.m. – 4:19 p.m.	61.6	• This noise measurement was taken from the parking lot, near the location of outdoor dining areas for nearby restaurant uses. • The primary source of noise was vehicles circulating within the parking lot. • Noise levels at the measurement location were deemed to be similar to noise levels at the outdoor dining area. • The noise measurement is disclosed for informational purposes and has not been applied for impact analysis at any receptor.
6. Intersection of Enterprise and Town Center (Midday)	1:47 p.m. – 2:47 p.m.	59.3	• This noise measurement was taken at the intersection of Enterprise and Town Center, from a grassy area. The distance to the center of the intersection was approximately 85 feet. • The noise measurement characterizes existing daytime ambient noise levels at land uses fronting this intersection (e.g., Hoag Health Center, various restaurants, etc.). • The noise measurement has been utilized in conjunction with other measurements at this location to estimate 24-hour CNEL noise levels. It has not been applied for impact analysis at any receptor.
7. Intersection of Enterprise and Town Center (Peak Hour)	4:21 p.m. – 5:21 p.m.	59.2	• Same as above.
8. Intersection of Enterprise and Town Center (Late Night)	12:15 a.m. – 12:45 a.m.	51.7	• Same as above.

Vantis Residences: GRADING

Ambient Noise Level:	51.6 dBA Leq

Unmitigated

Equipment Noise Levels

Equipment	Noise Level - dBA Leq	Usage %	Workday Noise Level - dBA Leq
Excavator - 400ft	56.7	0.4	52.7
Loader - 400ft	53.2	0.4	49.2
-	-	-	
-	-	-	
-	-	-	
		Combined dBA Leq:	54.3

Unmitigated Construction Noise Impact

Combined Equipment Noise Level	54.3 dBA Leq
Existing Shielding	0 dBA
Ground Factor	0
Unmitigated Construction Noise Level	54.3 dBA Leq
Ambient Noise Level	51.6 dBA
New Noise Level	56.2 dBA Leq
Unmitigated Noise Increase	**4.6 dBA**

Notes

Reference equipment noise levels were derived from the Federal Highway Administration's Roadway Construction Noise Model Version 2.0 (FHWA RCNM 2.0).

Construction noise from equipment was modeled as a half-acre rectangular source at a receptor distance of 400ft to simulate noise that would be generated by equipment operating across a half-acre parcel.

Conservatively, no terrain shielding or ground factor attenuation was assumed.

St. Moritz Resort Apartments: GRADING

Ambient Noise Level:	64.6 dBA Leq

Unmitigated

Equipment Noise Levels

Equipment	Noise Level - dBA Leq	Usage %	Workday Noise Level - dBA Leq
Excavator - 550ft	54.2	0.4	50.2
Loader - 550ft	50.7	0.4	46.7
-	-	-	
-	-	-	
-	-	-	
		Combined dBA Leq:	51.8

Unmitigated Construction Noise Impact

Combined Equipment Noise Level	51.8 dBA Leq
Existing Shielding	0 dBA
Ground Factor	0
Unmitigated Construction Noise Level	51.8 dBA Leq
Ambient Noise Level	64.6 dBA
New Noise Level	64.8 dBA Leq
Unmitigated Noise Increase	**0.2 dBA**

Notes

Reference equipment noise levels were derived from the Federal Highway Administration's Roadway Construction Noise Model Version 2.0 (FHWA RCNM 2.0).

Construction noise from equipment was modeled as a half-acre rectangular source at a receptor distance of 550ft to simulate noise that would be generated by equipment operating across a half-acre parcel.

Conservatively, no shielding from existing buildings was assumed.

NTEC
Noah Tanski

21 November 2022
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS

PROJECT/CONTRACT: AVB Commons
RUN: AVB Commons: Construction Trucks
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver												
Name	No.	#DUs	Existing	No Barrier					With Barrier			
			LAeq1h	LAeq1h		Increase over existing		Type	Calculated	Noise Reduction		
				Calculated	Crit'n	Calculated	Crit'n Sub'l Inc	Impact	LAeq1h	Calculated	Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
75ft from Center of Roadway	1	1	0.0	59.9	66	59.9	10	----	59.9	0.0	8	-8.0

Dwelling Units	# DUs	Noise Reduction		
		Min	Avg	Max
		dB	dB	dB
All Selected	1	0.0	0.0	0.0
All Impacted	0	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

Appendix H
VMT Memo

TECHNICAL MEMORANDUM

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To: Avalon Bay Communities, Inc. Date: December 4, 2023

From: Mr. Zawwar Saiyed, P.E., Associate Principal
Ms. Trissa Allen, P.E., Senior Transportation Engineer
Ms. Yi Li, Transportation Engineer I
Linscott, Law and Greenspan, Engineers

LLG Ref: 2.22.4604.1

Subject: ***Revised Vehicle Miles Traveled (VMT) Analysis for the proposed 26501 Aliso Creek Road Project, Aliso Viejo***

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Vehicle Miles Traveled (VMT) Analysis Technical Memorandum for the proposed 26501 Aliso Creek Road project (herein after referred to as "Project") in the City of Aliso Viejo, Orange County, California. This Technical Memorandum updates the prior one dated July 20, 2023 based on a revised Project description.

This evaluation presents the VMT screening criteria, analysis methodology, significance thresholds, VMT analysis and mitigation measures. It should be noted that the approach and methodology outlined in this Technical Memorandum is consistent with the *Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (dated May 2020)*, which provides additional detail on the language and analysis procedures described in this Technical Memorandum.

The following sections of this Technical Memorandum present the Project description, City of Aliso Viejo's VMT screening criteria, analysis methodology, thresholds, VMT analysis, results and mitigation.

PROJECT DESCRIPTION

The Project consists of developing 343 apartment units, 3,371 square feet (SF) of leasing office space (comprised of 1,000 SF of office space, and 2,271 SF of ancillary uses/mail/storage space), 17,273 SF of ground-floor retail uses (to include fast casual-type dining tenants), and a 590-space parking structure on the southwestern portion of the existing parking lot for The Commons at Aliso Viejo commercial center.

The Project site is bound by Aliso Creek Road on the east, Enterprise on the south, and the Property Limits on the west and north.

Figure 1 presents a vicinity map that illustrates the general location of the Project site and the surrounding street system. ***Figure 2*** displays the existing site aerial of the current site layout. ***Figure 3*** presents the proposed site plan for the Project, prepared by *TCA Architects*.

For reference, the Project's trip generation estimates are summarized in ***Table 1***.

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An LG2WB Company

PROJECT SCREENING CRITERIA

Project screening is used to determine if a project will be required to conduct a detailed VMT analysis. The following section discusses the various screening methods outlined in the *Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (dated May 2020)*, and outlines whether the Project will screen-out, either in its entirety, or partially based on individual land uses.

Step 1: Transit Priority Area (TPA) Screening

The *Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (dated May 2020)* states that:

> *"Projects located within a TPA may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may NOT be appropriate if the project:*
>
> 1. *Has a Floor Area Ratio (FAR) of less than 0.75;*
> 2. *Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);*
> 3. *Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or*
> 4. *Replaces affordable residential units with a smaller number of moderate- or high-income residential units.*

A TPA is defined as a half mile area around an existing major transit stop or an existing stop along a high-quality transit corridor per the definitions below.

"Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. "A high-quality transit corridor" means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Based on the above and review of the transit and bus routes, there are no TPAs within Aliso Viejo, hence the proposed Project will not screen-out.

Step 2: Low VMT Area Screening

The *Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (dated May 2020)* states:

> *"Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area.*
>
> *To identify if the project is in a low VMT-generating area, the analyst may review **Appendix A** which provides a map of low VMT-generating zones in Aliso Viejo as compared to the County. Additionally, as noted above, the analyst must identify if the project is consistent with the existing land use within that TAZ and use professional judgment that there is nothing unique about the project that would otherwise be misrepresented by using the data from the travel demand model."*

Based on review of ***Appendix A*** and as shown in ***Figure 4***, the proposed Project is not within a low VMT-generating area; hence the proposed Project will not screen-out.

Step 3: Project Type Screening

The *Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (dated May 2020)* states that:

> *"Local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. The following uses can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:*

- *Local-serving K-12 schools*
- *Local parks*
- *Day care centers*
- *Local-serving retail uses less than 50,000 square feet, including:*
  - *Gas stations*
  - *Banks*
  - *Restaurants*
  - *Shopping Center*
- *Local-serving hotels (e.g., non-destination hotels)*
- *Student housing projects on or adjacent to college campuses*

- *Local-serving assembly uses (places of worship, community organizations)*
- *Community institutions (public libraries, fire stations, local government)*
- *Local-serving community colleges that are consistent with the assumptions noted in RTP/SCS*
- *Affordable or supportive housing*
- *Assisted living facilities*
- *Senior housing (as defined by HUD)*
- *Projects generating less than 110 daily vehicle trips*[1]
    - *This generally corresponds to the following "typical" development potentials:*
        - *11 single family housing units*
        - *16 multi-family, condominiums, or townhouse housing units*
        - *10,000 sq.ft. of office*
        - *15,000 sq.ft. of light industrial*[2]
        - *63,000 sq.ft. of warehousing*[2]
        - *79,000 sq.ft. of high cube transload and short-term storage warehouse.*[2]
- *Other local-serving projects as approved by the Planning Manager and Director of Community Development.*

Based on the above, the retail land use of the proposed Project will screen out since it is a local-serving retail land use less than 50,000 square feet. The residential component will not screen-out since it is not listed in any of the above categories, and will therefore be further evaluated by applying the City's required methodology for VMT impact analysis (as described in the next section of this report).

VEHICLE MILES TRAVELED (VMT) ANALYSIS METHODOLOGY

As required by the *Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (dated May 2020)*, projects that do not screen-out through

[1] The threshold ties directly to the OPR technical advisory and notes that CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd. (e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (e.g., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-240 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

[2] Threshold may be higher depending on the tenant and the use of the site. This number was estimated using rates from ITE's Trip Generation Manual.

the steps above shall complete a full VMT analysis and forecasting through the Orange County Transportation Analysis Model (OCTAM) to determine if it will have a significant VMT impact. This analysis shall include both "Project-generated VMT" and "Project's effect on VMT" estimates under the four scenarios listed below:

- Baseline Conditions
- Baseline Plus Project
- Cumulative No Project
- Cumulative Plus Project

Both "plus Project" scenarios noted above will summarize two types of VMT:

1) Project-generated VMT per service population and comparing it back to the appropriate benchmark noted in the next section, and
2) The Project's effect on VMT, comparing how the Project changes VMT on the network looking at Citywide VMT per service population comparing it to the no Project condition.

As required by the *Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (dated May 2020)*, the Project-generated VMT for the residential component of the Project shall be extracted from the travel demand forecasting model using the origin-destination trip matrix and shall multiply that matrix by the final assessment skims. The Project's effect on VMT shall be estimated using the City boundary and extracting the total link-level VMT for both the no Project and with Project condition. The complete model output files and calculations will be provided to the City. It should be noted that all VMT calculations were done within the TransCAD software using OCTAM.

VEHICLE MILES TRAVELED (VMT) IMPACT THRESHOLDS

As previously discussed, a project that does not meet the screening criteria will require the preparation of a detailed transportation analysis. The project VMT will be evaluated in order to determine if the project is expected to cause a significant transportation impact. The VMT significance criteria as stated in the *Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (dated May 2020)* are detailed below:

- A project would result in a significant project generated VMT impact if either of the following conditions exists:
    - The baseline or cumulative project generated VMT per service population exceeds the City of Aliso Viejo General Plan Buildout VMT per service population.

- The project's effect on VMT would be considered significant if it resulted in either of the following:
    - The baseline or cumulative link-level boundary Citywide VMT per service population increases under the plus project condition compared to the no project condition.

Based on the above, a VMT analysis for the residential component of the Project was conducted utilizing OCTAM to determine the Project's residential VMT, the City of Aliso Viejo VMT, and the following:

- Project-generated residential VMT per Service Population
- Link-level Boundary Citywide VMT per Service Population

It should be noted that the *Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (dated May 2020)* further states:

- "Baseline plus project - ….If this scenario results in a less-than-significant impact, then additional cumulative scenario analysis may not be required….."
- "Please note that the cumulative no project shall reflect the adopted Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS); as such, if a project is consistent with the RTP/SCS, then the cumulative impacts shall be considered less than significant subject to consideration of other substantial evidence."

The 2020-2045 SCAG RTP/SCS document entitled *Connect SoCal*, was adopted by SCAG in September 2020. *Connect SoCal* prioritizes growth near destinations and mobility options that facilitate multimodal access to work, education, and other destinations. The proposed Project is close to California State Route 73, and it is within one mile of OCTA Route 87, which provides bus service at around 70- minute intervals. Further, the proposed Project is near a shopping center, which provides more job opportunities and life convenience for its residents. Within 5 minutes of driving, residents can get to Woodfield Park and Aliso Viejo Community Park. As such, the Project is consistent with the Region's mobility goals.

Further, it should be noted that even though the Project is consistent with the RTP/SCS, a cumulative analysis for the Project's residential component has been conducted to provide a more conservative and defensible analysis of VMT impacts.

VEHICLE MILES TRAVELED (VMT) ANALYSIS

Summarized in the section below are the average VMT per Service Population values utilizing OCTAM for the City of Aliso Viejo and the proposed Project. It should be noted that the Project is located in Traffic Analysis Zone (TAZ) 1478 and the Project

development totals were converted into Socio-Economic Data (SED) and inputted into OCTAM. ***Figure 5*** presents the OCTAM TAZ Map.

Project-Generated VMT Impacts

Based on the application of VMT significance criteria described in this report, the proposed Project will have a significant Project-generated VMT impact for both the Baseline and Cumulative scenarios (i.e., baseline or cumulative project-generated VMT exceeds the City's VMT), as outlined below:

- *Baseline Project-Generated VMT*– The Project's residential VMT (baseline) will need to be reduced by ***8.23%*** to meet the City's VMT significance threshold, based on the following:
  - Baseline Project-Generated VMT/SP (residential only) = 29.51
  - City's VMT Significance Threshold = 27.08
  - **(29.51 – 27.08) / 29.51 = 8.23% VMT Reduction Needed (to mitigate Project's residential VMT significant impact)**
- *Cumulative Project-Generated VMT*– The Project's residential VMT (cumulative) will need to be reduced by ***6.10%*** to meet the City's VMT significance threshold, based on the following:
  - Cumulative Project-Generated VMT/SP (residential only) = 28.84
  - City's VMT Significance Threshold = 27.08
  - **(28.84 – 27.08) / 28.84 = 6.10% VMT Reduction Needed (to mitigate Project's residential VMT significant impact)**

It should be noted that the Baseline Project-Generated VMT/SP (29.51), Cumulative Project-Generated VMT/SP (28.84) and the City's VMT Significance Threshold (27.08) were calculated using the OCTA Dashboard VMT tool within the TransCAD software (GIS Developers Kit). The complete model output files and calculations will be provided to the City.

Project's Effect on VMT Impacts

Based on the application of VMT significance criteria described in this report, the proposed Project will not have a significant effect on VMT for both the Baseline and Cumulative scenarios (i.e., baseline or cumulative link-level boundary Citywide VMT does not increase under the plus project condition compared to the no project condition), as outlined below:

- *Baseline Project's Effect on VMT* – As shown below, the plus Project link-level boundary Citywide VMT per Service Population does not represent any increase to, and is ***0.06*** less than, the no Project link-level boundary Citywide VMT per Service Population threshold:
    - Plus Project link-level Citywide VMT/SP (residential) = 6.27
    - No Project link-level Citywide VMT/SP (baseline) = 6.33
    - **6.27 – 6.33 = -0.06 (no Project increase, therefore Project's effect on VMT is not significant)**
- *Cumulative Project's Effect on VMT* – As shown below, the plus Project link-level boundary Citywide VMT per Service Population is ***0.17*** less than the no Project link-level boundary Citywide VMT per Service Population threshold:
    - Plus Project link-level Citywide VMT/SP (residential) = 6.26
    - No Project link-level boundary Citywide VMT/SP (cumulative) = 6.43
    - **6.26 – 6.43 = -0.17 (no Project increase, therefore Project's effect on VMT is not significant)**

It should be noted that the No Project and Plus Project link-level Citywide VMT/SP values for Baseline and Cumulative scenarios were calculated within matrices in the TransCAD software using the Boundary VMT method that considers all VMT that occurs within an area, regardless of origin and destination, which in this case is the sum of all VMT on a roadway network within the City of Aliso Viejo. The complete model output files and calculations will be provided to the City.

VMT MITIGATION MEASURES

If a significant VMT impact is identified, measures to reduce the Project's VMT impact should be identified to reduce the VMT levels to a level at or below the City's thresholds. To mitigate VMT impacts, the following choices are available to the applicant:

1. Modify the project's built environment characteristics to reduce VMT generated by the project.
2. Implement Transportation Demand Management (TDM) measures to reduce VMT generated by the project.
3. Participate in a VMT fee program and/or VMT mitigation exchange/banking program (if they exist) to reduce VMT from the project or other land uses to achieve acceptable levels.

Evaluation of VMT reductions should be done using the latest industry accepted methodologies recognizing that many of the TDM strategies are dependent on building tenant performance over time. Strategies that reduce single occupant automobile trips or reduce travel distance are called TDM strategies. There are several resources for determining the reduction in VMT due to TDM measures such as the CAPCOA Quantifying Greenhouse Gas Mitigation Measures.

As referenced in the *OPR Technical Advisory*, the California Air Pollution Control Officers Association's *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity, Designed for Local Government, Communities, and Project Developers* Report, Chapters 3 - Transportation, December 2021, (CAPCOA Report) quantifies the reduction in VMT associated with a particular mitigation measure. The CAPCOA VMT reduction strategies include built environment changes and TDM actions.

The TDM strategies are sub-categorized into the following:

1) Land Use
2) Trip Reduction Program
3) Parking or Road Pricing/Management
4) Neighborhood Design
5) Transit
6) Clean Vehicles and Fuels

It may be noted that there are rules and combined maximums for calculating the VMT reduction when applying multiple mitigation measures. To safeguard the accuracy and reliability of the methods while maintaining their case of use, the following rules should be followed when considering reductions achieved by transportation measures.

<u>Combining Measures Across Scales</u>

According to the CAPCOA, there are sixteen (16) quantified measures at the Project/Site scale that can be combined with each other and seventeen (17) quantified measures at the Plan/Community scale that can be combined with each other. *The GHG reductions of transportation measures from different scales of application should never be combined*.

<u>Combining Measures Within a Subsector</u>

Effectiveness levels for multiple measures within a subsector may be multiplied to determine a combined effectiveness level. The CAPCOA recommends that measures reductions within a subsector be multiplied. This will take the following form:

$$Reduction_{subsector} = 1 - [(1 - A) * (1 - B) * (1 - C)]$$

Where A, B, and C are the individual measures reduction percentages for the measures to be combined in each subsector. In addition, each subsector has a maximum allowable reduction.

Combining Measures Across Subsectors

The CAPCOA report adopts 70 percent as a maximum for the combined VMT impact from the following four subsectors: Land Use, Neighborhood Design, Parking or Road Pricing/Management, and Transit:

$$Reduction_{multi-subsector} = 1\text{-}\ [(1 - Land) * (1 - Design) * (1 - Parking) * (1 - Transit) \leq 70\%$$

Please note that this multi-subsector maximum purposefully excludes the Trip Reduction Program subsector.

CAPCOA identifies TDM strategies and quantify potential VMT reductions by implementing each approach. It should be noted that not all TDM strategies will be applicable to the Project. One or a combination of these mitigation measures could be utilized to offset the impact, fully or partially.

Recommended Mitigation Measures

The recommended mitigation measures for the Project focus on the "Project/Site" scale categories in CAPCOA, and consist of the following:

- T-1 (Increase Residential Density): up to 30% maximum VMT reduction
- T-4 (Integrate Affordable and Below-Market Housing): up to 28.6% maximum VMT reduction
- T-10 (Provide End-of-Trip Bicycle Facilities): up to 4.4% maximum VMT reduction
- As referenced in older versions of the CAPCOA document: SDT-7 (Providing Bike Parking): potential reduction not quantified

T-1. Increase Residential Density

This measure accounts for the potential VMT reduction that could be achieved by a development project that is designed with a higher density of dwelling units (DU) compared to the average residential density in the U.S. Increased densities affect the distance people travel and provide greater options for the mode of travel they choose. Increasing residential density results in shorter and fewer trips by single-occupancy vehicles and thus a reduction in GHG emissions. This measure is best quantified

when applied to larger developments and developments where the density is somewhat similar to the surrounding area due to the underlying research being found in data from the neighborhood level.

The TAZ area is 244 acres. The plus Project scenario will have 1,375 DU, while the no Project scenario will have 1,032 DU. The CAPCOA T-1 formula was applied accordingly, as shown below:

$$VMT\ Reduction = \frac{\frac{1375\ DU}{244\ Acre} - \frac{1032\ DU}{244\ Acre}}{\frac{1032\ DU}{244\ Acre}} * 0.22 = 7.3\%$$

Based on the above, after considering that the Project would support and contribute to a greater residential density in the TAZ where the Project is located, the Project's VMT could reasonably be reduced by ***7.3%*** (less than CAPCOA's maximum VMT reduction of 30%).

T-4. Integrate Affordable and Below-Market Housing

This VMT reduction strategy involves provision of affordable and below-market housing in location-efficient residential projects because these types of units are considered to typically have lower vehicle ownership and a greater propensity for using Active Transportation (i.e., bicycles, walking) compared to market-rate housing. The Project plans to designate approximately 10% of its total number of units as affordable housing (34 units). In addition, the Project is in a location-efficient setting given its close proximity and high levels of accessibility to jobs and services in the local area (i.e., Aliso Viejo Town Center), which would result in both lower-income and higher-income households to drive less and take shorter trips (i.e., making more efficient use of land space). Based on these aspects of the Project, the provision of affordable housing units is likely to shift trips to bicycling and walking, reduce and/or shorten driving trips, and could potentially reduce the Project's VMT by approximately ***2.86%*** (less than CAPCOA's maximum VMT reduction of 28.6%).

T-10. Provide End-of-Trip Bicycle Facilities and SDT-7. Providing Bike Parking

These two VMT reduction strategies relate to the provision of bicycle facilities and bike parking to enhance active transportation for a development. The Project will be providing bicycle amenities and parking. Older versions of the CAPCOA document refer to SDT-7 (Providing Bike Parking), but the potential VMT reduction was not quantified. Based on this, CAPCOA's maximum VMT reduction for T-10 (Provide End-of-Trip Bicycle Facilities) was applied, and the Project's VMT could be reduced by approximately ***0.7%*** (less than CAPCOA's maximum VMT reduction of 4.4%).

LINSCOTT LAW & GREENSPAN engineers

VMT Mitigation Effectiveness

Based on the combined implementation of the recommended VMT impact mitigation measures described above, the Project's VMT could be reduced by the following overall percentage, and which would mitigate the Project's VMT impact to a level of insignificance:

Total VMT Reduction = 1 – [(1-T1) * (1-T4) * (1-T10 & SDT7)]
= 1 – [(1-0.073) * (1-0.0286) * (1-0.007)]
= 1 – [0.894]
= 0.106
= **10.6% VMT Reduction with Implementation of Mitigation Strategies** (fully mitigates Project's VMT impact because the Total VMT Reduction estimated is greater than the 8.23% and 6.10% VMT reduction required under Baseline and Cumulative conditions, respectively)

We appreciate the opportunity to provide this Technical Memorandum. Should you have any questions regarding the memorandum, please contact us at (949) 825-6175.

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LINSCOTT LAW & GREENSPAN engineers

TABLE 1
PROJECT TRIP GENERATION RATES AND FORECAST

LAND USE	Unit / Size	Daily	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
ITE TRIP RATES [a]								
ITE LU 221: Multifamily Housing (Mid-Rise)	(trips/DU)	4.54	23%	77%	0.37	61%	39%	0.39
ITE LU 720: General Office Building	(trips/KSF)	10.84	88%	12%	1.52	17%	83%	1.44
ITE LU 822: Strip Retail Plaza (Less than 40k)	(trips/KSF)	54.45	60%	40%	2.36	50%	50%	6.59
PROPOSED PROJECT								
Multifamily Housing (Mid-Rise)	**343 DU**	1,557	29	98	127	82	52	134
Internal Capture Trip Reduction [b]		(180)	0	(1)	(1)	(15)	(6)	(21)
	Multifamily Housing (Mid-Rise) Total	**1,377**	**29**	**97**	**126**	**67**	**46**	**113**
Residential Leasing Office	**3,371 SF**	37	4	1	5	1	4	5
Internal Capture Trip Reduction [b]		(19)	0	0	0	0	(1)	(1)
	High Turnover Sit-Down Restaurant Total	**18**	**4**	**1**	**5**	**1**	**3**	**4**
Retail	**17,273 SF**	941	25	16	41	57	57	114
Internal Capture Trip Reduction [b]		(179)	0	(1)	(1)	(6)	(14)	(20)
	Subtotal	762	25	15	40	51	43	94
Pass-By Trip Reduction [c]		(76)	(3)	(2)	(5)	(20)	(17)	(37)
	Retail Total	**686**	**22**	**13**	**35**	**31**	**26**	**57**
	TOTAL PROJECT TRIP GENERATION:	**2,081**	**55**	**111**	**166**	**99**	**75**	**174**

Notes:

[a] Source: *Trip Generation Manual, 11th Edition,* Institute of Transportation Engineers, (ITE) [Washington, D.C. (2021)]

[b] Internal capture trip reduction is consistent with the *Trip Generation Handbook* , 3rd Edition, published by ITE (September 2017). The internal capture trip reduction is equivalent to the following percentages of the gross total trips: 15% weekday daily, 1% weekday AM, 17% weekday PM.

[c] ITE's *Trip Generation Manual, 11th Edition* does not identify a pass-by rate for ITE Land Use 822: Strip Retail Plaza (Less than 40K). Therefore, pass-by reductions consist of the following: 10% weekday daily (estimated), 10% weekday AM (estimated), 40% weekday PM (consistent with ITE Land Use 822: Shopping Plaza (40-150k))

n:\4600\224604 – 26501 aliso creek road, aliso viejo\vmt\6 – dwg\4604 f1.dwg LDP 14:46:02 11-15-2022 li

LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: Open Street Map

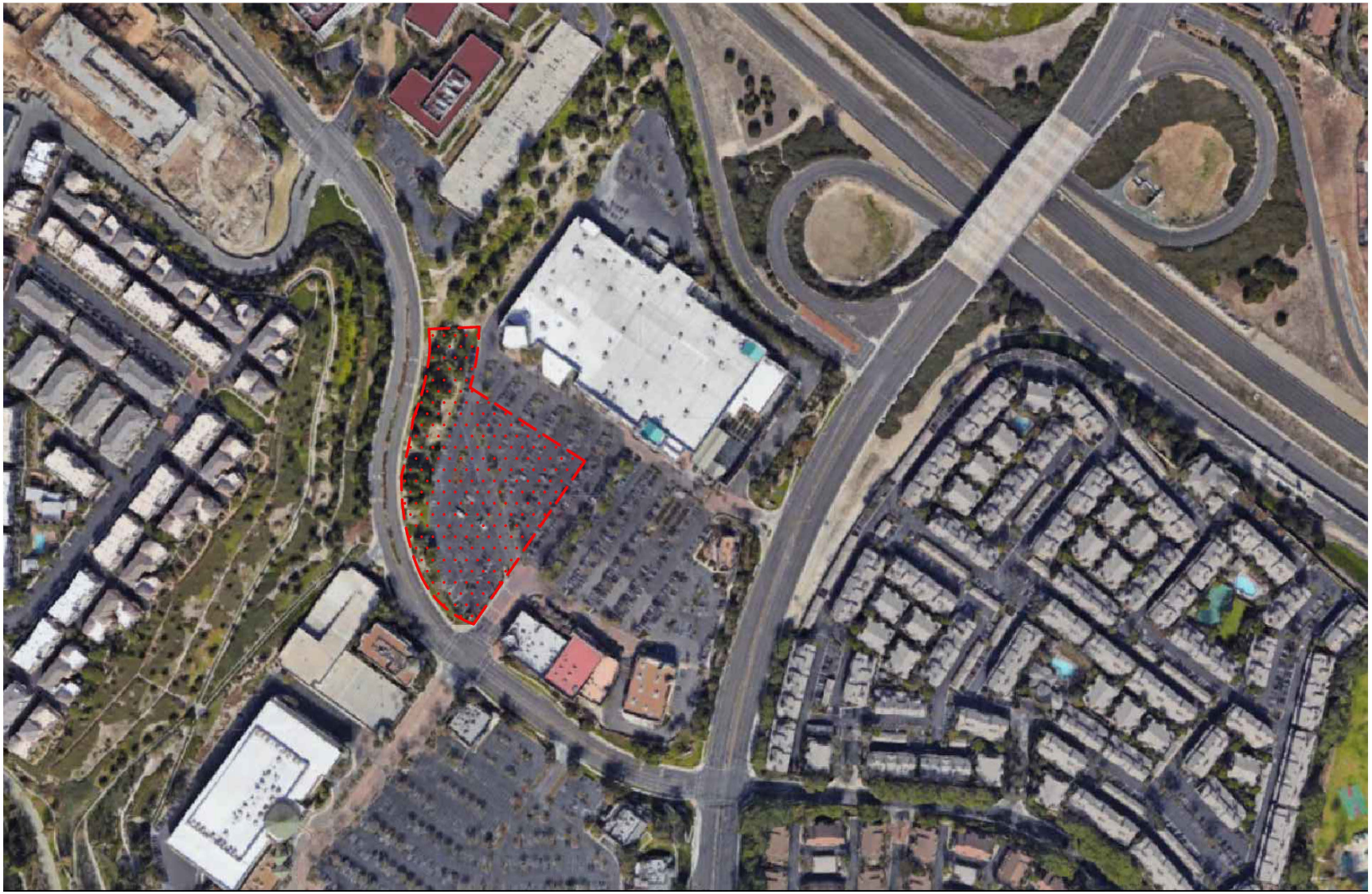
KEY

= PROJECT SITE

FIGURE 1

VICINITY MAP

26501 ALISO CREEK ROAD, ALISO VIEJO



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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

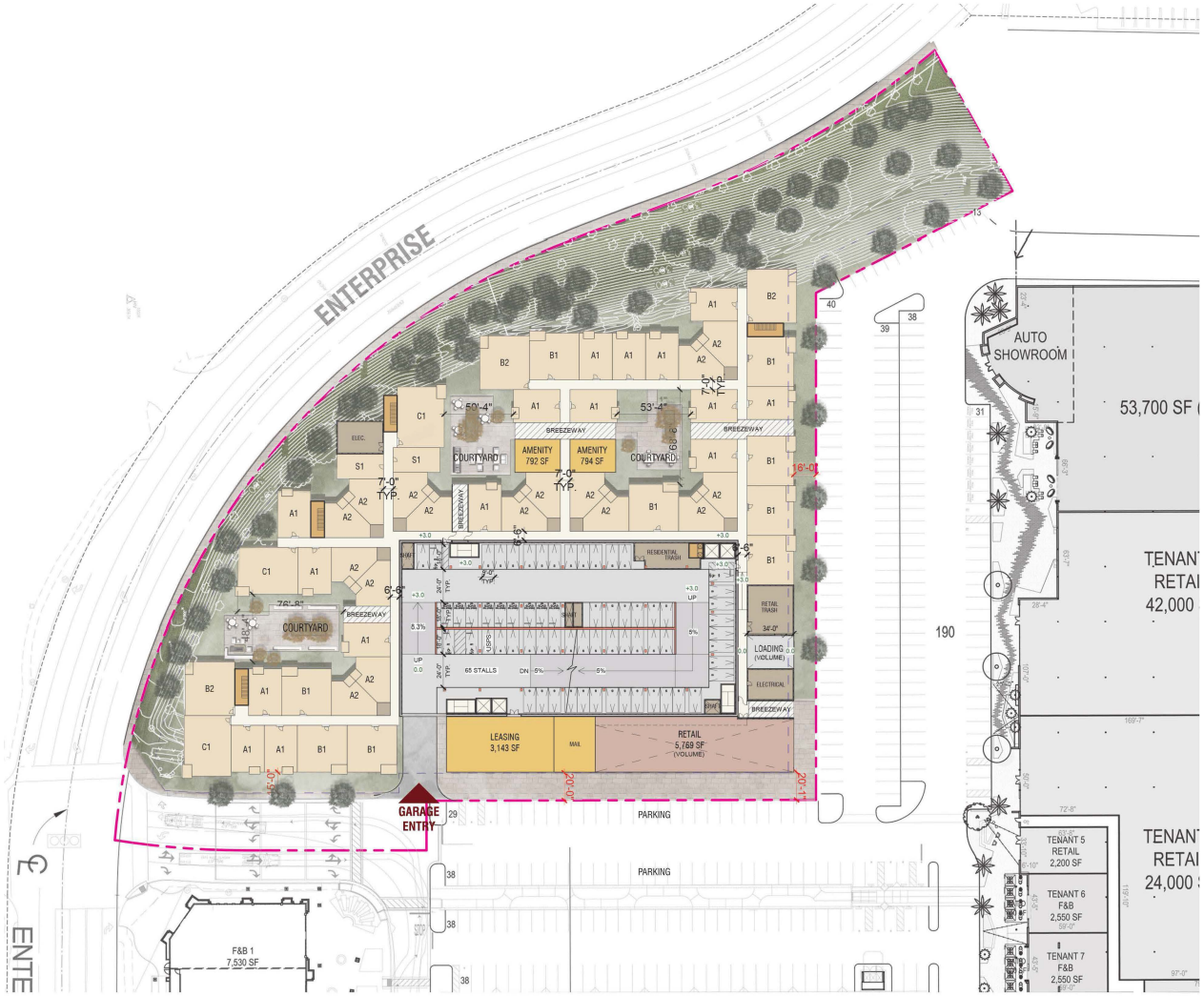
KEY

= PROJECT SITE

FIGURE 2

EXISTING AERIAL

26501 ALISO CREEK ROAD, ALISO VIEJO



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SOURCE: TCA ARCHITECTS

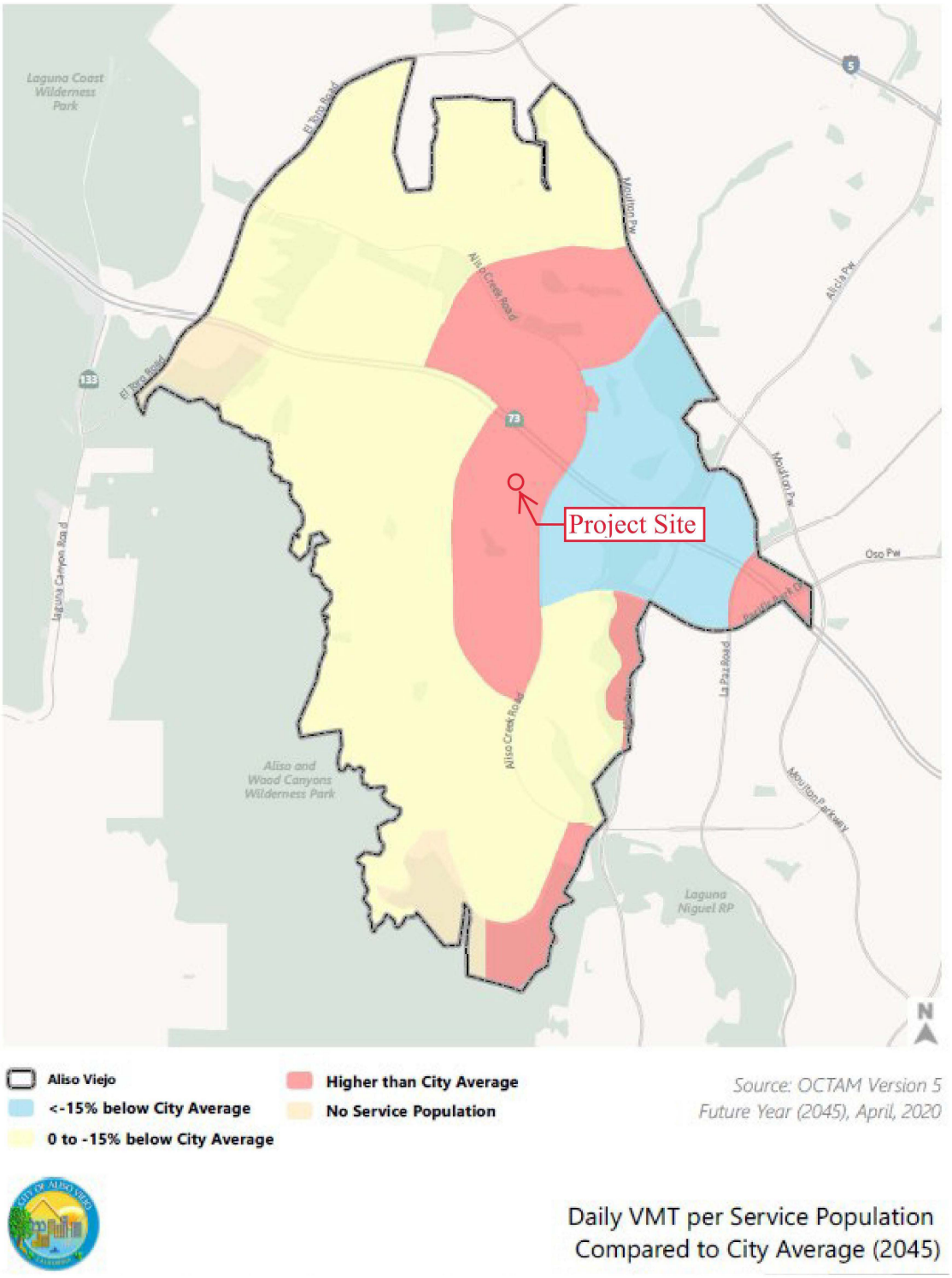
LINSCOTT LAW & GREENSPAN engineers

NO SCALE

FIGURE 3

PROJECT SITE PLAN

26501 ALISO CREEK ROAD, ALISO VIEJO



n:\4500\2224596 – gostoreit, chino hills\vmt\4 – dwg\4596 f-5.dwg LDP 16:53:34 10-05-2022 li

LINSCOTT LAW & GREENSPAN engineers

SOURCE: Aliso Viejo Transportation Impact Guidelines for CEQA and General Plan Consistency (Dated on May 2020)

N NO SCALE

FIGURE 4

LOW VMT-GENERATING AREAS IN ALISO VIEJO

26501 ALISO CREEK ROAD, ALISO VIEJO

n:\4600\2224604 – 26501 aliso creek road, aliso viejo\vmt\6 – dwg\4604 f5.dwg LDP 17:27:38 11-15-2022 li

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N NO SCALE

SOURCE: OCTAM

KEY

= PROJECT SITE

FIGURE 5

TAZ MAP

26501 ALISO CREEK ROAD, ALISO VIEJO

Appendix I
Tribal Consultation Communications

ALISO VIEJO
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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

COUNCILMEMBER
Max Duncan

COUNCILMEMBER
Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 27, 2024

Gabrielino/Tongva Indians of California Tribal Council
Christina Conley, Cultural Resource Administrator
P.O. Box 941078
Simi Valley, CA 93094

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Assembly Bill (AB) 52, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Administrator Conley:

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

Pursuant to California Public Resources Code (PRC) Section 21080.3.1(b) (AB 52), your tribe has submitted a request to the City of Aliso Viejo for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

Therefore, your tribal group is invited to contact the City of Aliso Viejo and participate in AB 52 consultation with the City regarding the proposed project. If your tribal group wishes to consult with the City about any cultural resources located in the project area, please contact me within the next 30 days pursuant to PRC 21080.3.1(d) for AB 52 consultation. Apart from a cultural resource consultation, please also contact me if you would like to be notified of public hearings for the proposed project. If you have any

questions or need additional information, please contact me at (949) 425-2528 or via email at rrivera@avcity.org.

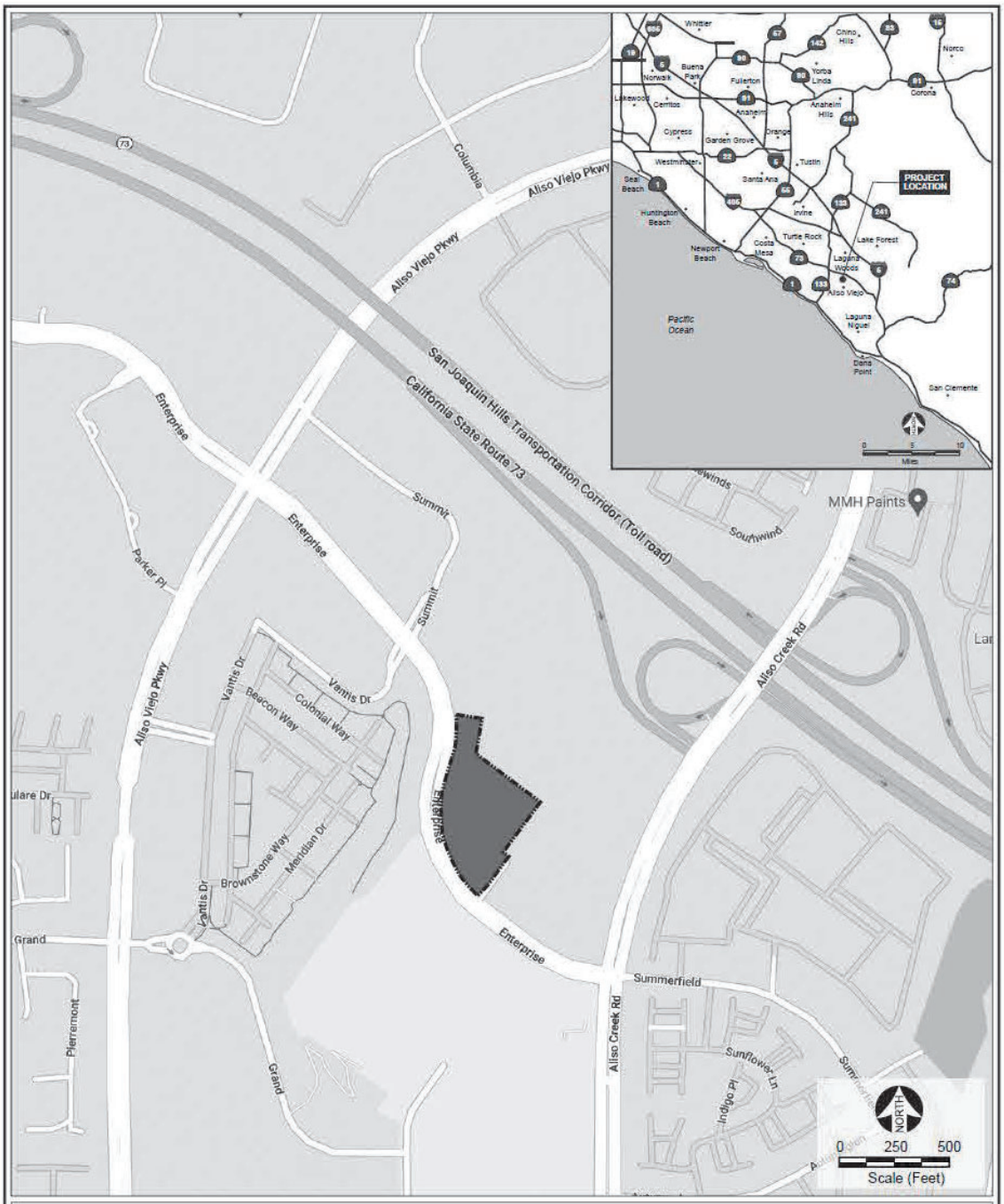
Sincerely,

Rose Rivera
Senior Planner

Attachment: Location Map

ATTACHMENT A

LOCATION MAP



ALISO VIEJO
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CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 27, 2024

Gabrielino/Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA 90707

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Assembly Bill (AB) 52, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Chairperson Dorame:

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

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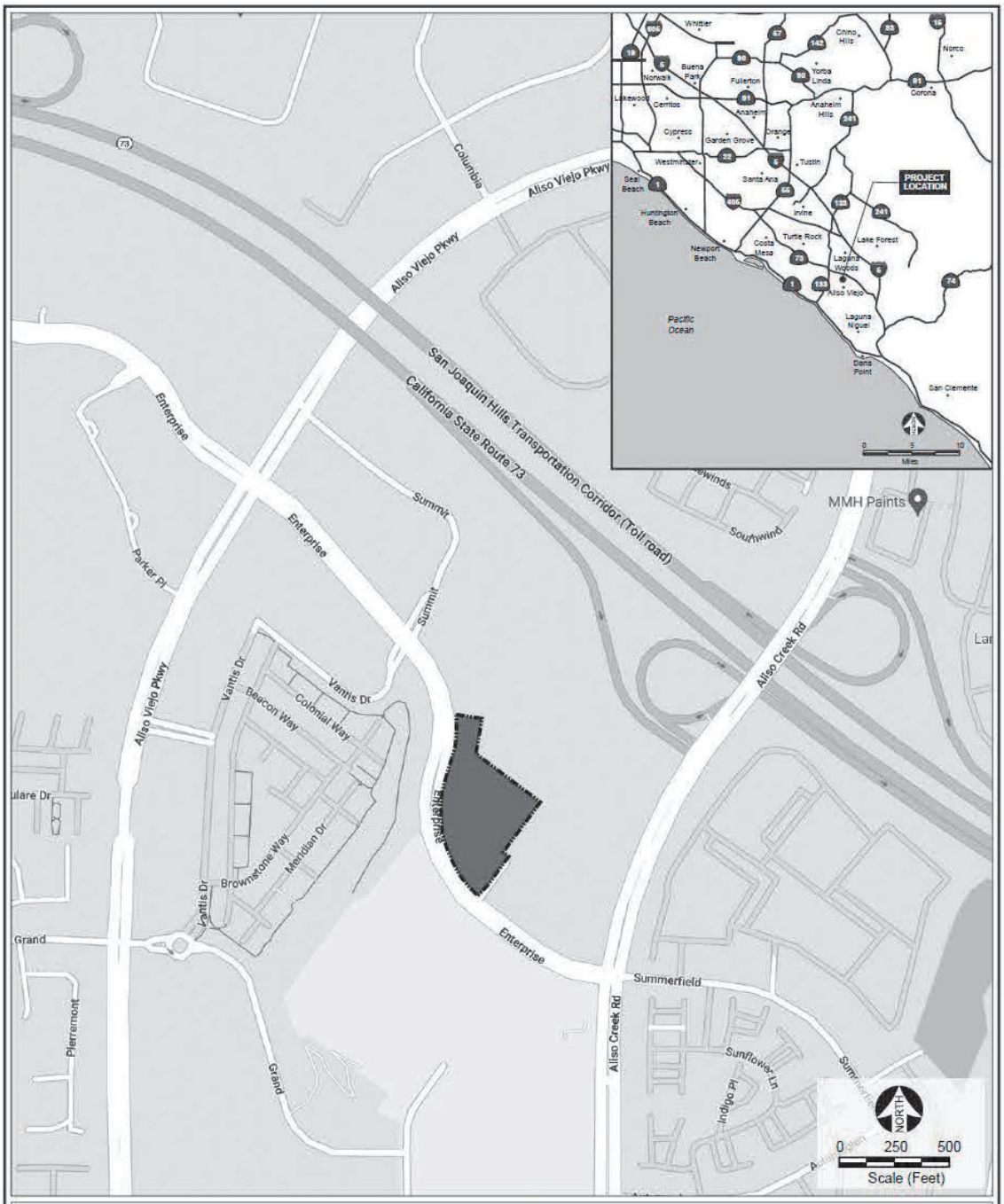

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Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 27, 2024

Joyce Stanfield Perry
Cultural Resources Director
4955 Paseo Segovia
Irvine, CA 92603

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Assembly Bill (AB) 52, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Director Perry:

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

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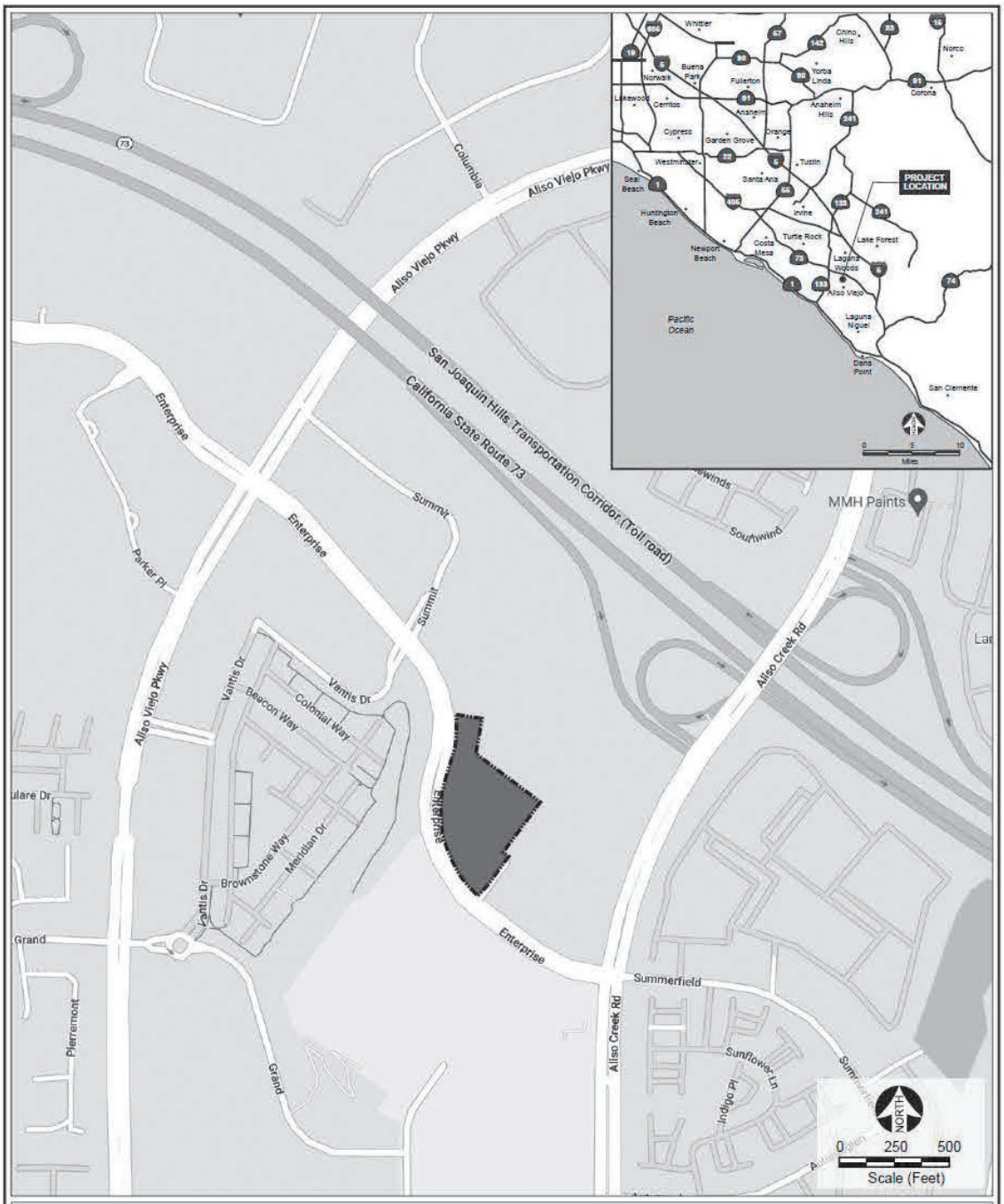

Figure 3-1
Regional Location Map

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CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 27, 2024

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Assembly Bill (AB) 52, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Chairperson Salas:

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

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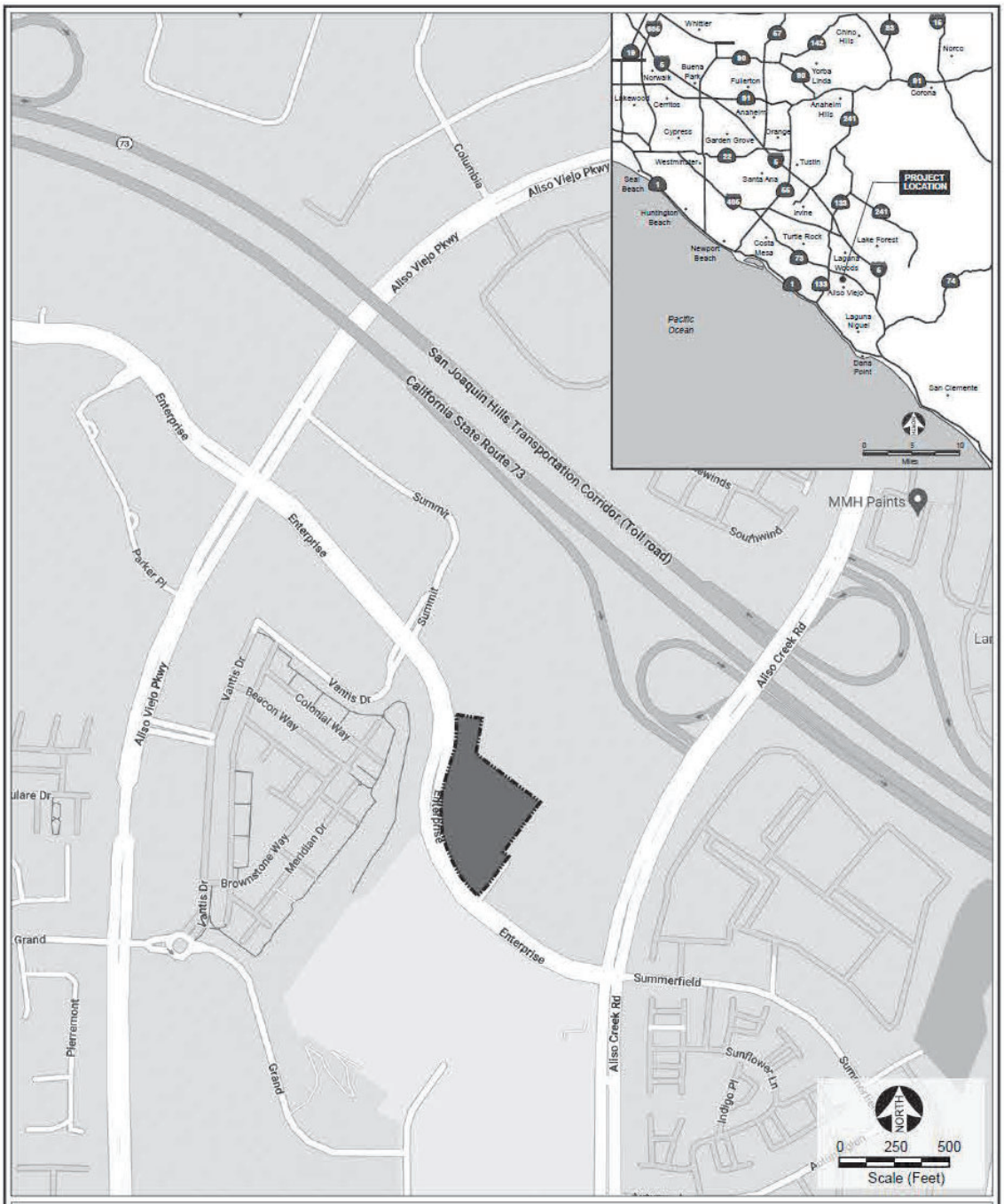

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CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Temet Aguilar
Pauma Band of Luiseno Indians
P.O. Box 369
Pauma Valley, CA, 92061

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Temet Aguilar,

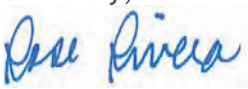
The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

The City of Aliso Viejo, is requesting consultation under Senate Bill 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list and your Tribe is included on the list provided.

Therefore, your tribal group is invited to contact the City of Aliso Viejo and participate in SB 18 consultation with the City regarding the proposed project. If your tribal group wishes to consult with the City about any cultural resources located in the project area, please contact me within the next 90 days. Apart from a cultural resource consultation, please also contact me if you would like to be notified of public hearings for the proposed

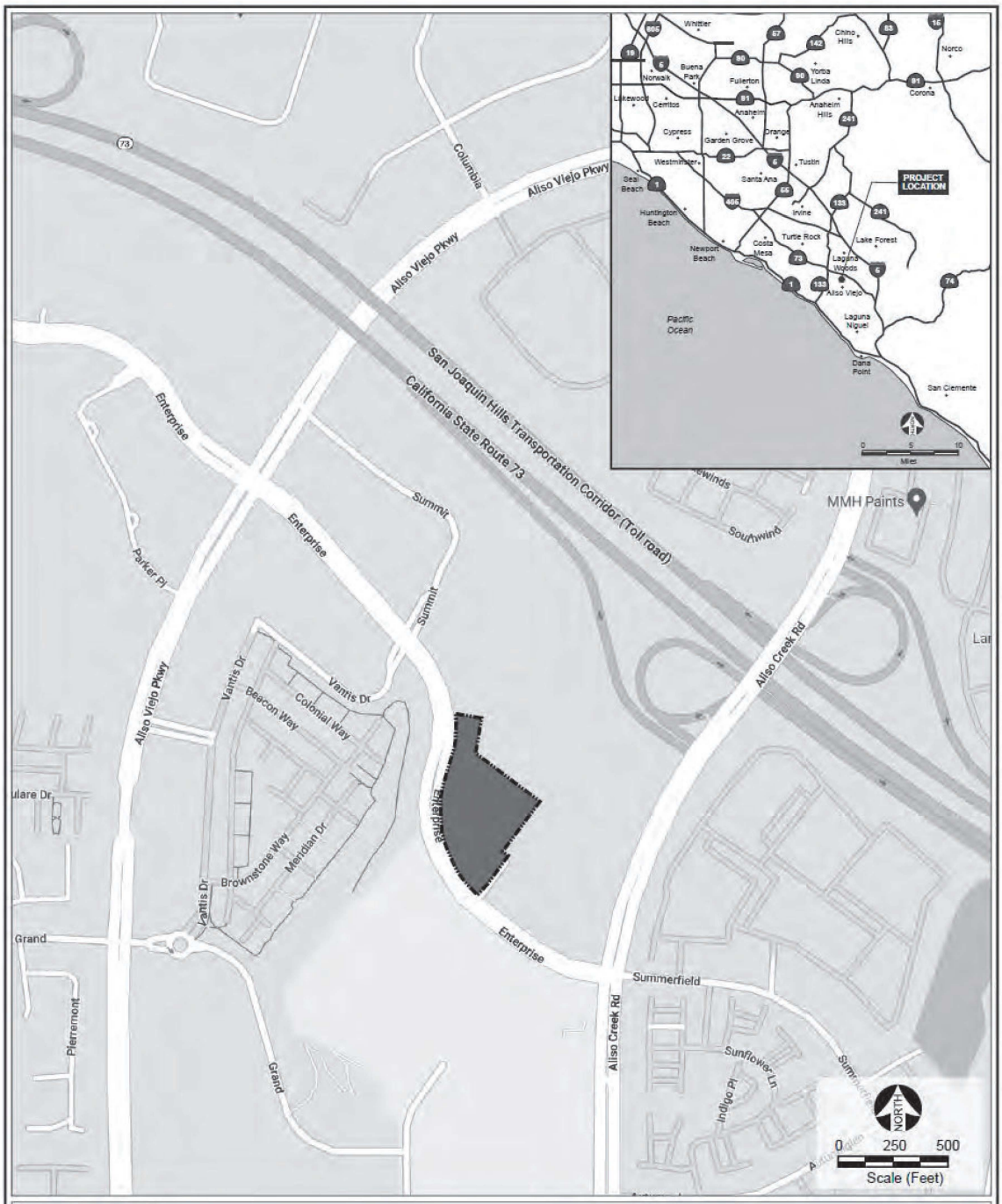
project. If you have any questions or need additional information, please contact me at (949) 425-2528 or via email at rrivera@avcity.org.

Sincerely,



Rose Rivera
Senior Planner

Attachment: Location Map



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

ALISO VIEJO
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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

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Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Charles Alvarez
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA, 91307

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Charles Alvarez,

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

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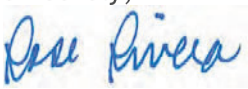
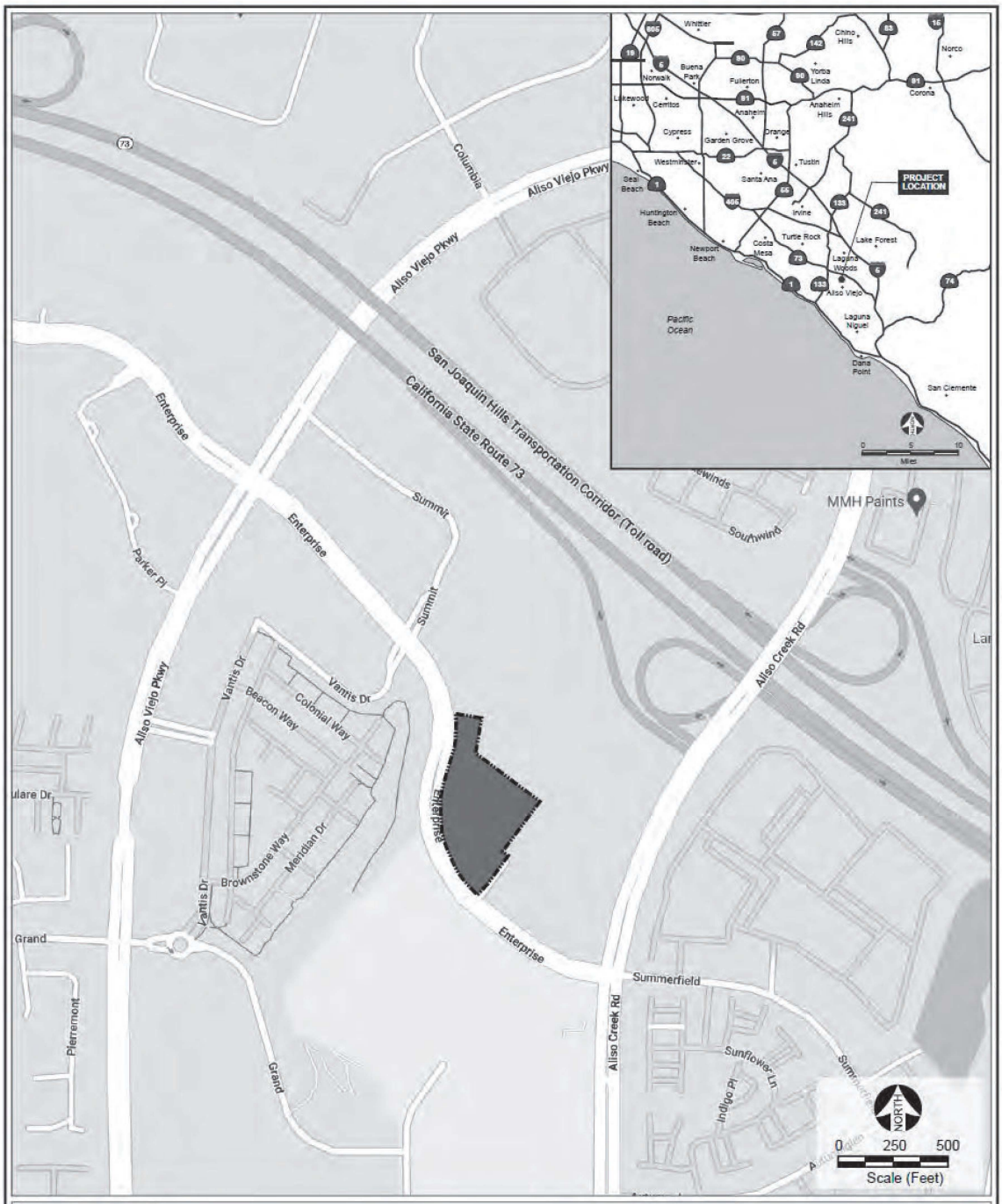


Rose Rivera
Senior Planner

Attachment: Location Map



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

ALISO VIEJO
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MAYOR PRO TEM
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Mitzi Ortiz, MMC

February 27, 2024

Gabrielino/Tongva Indians of California Tribal Council
Christina Conley, Cultural Resource Administrator
P.O. Box 941078
Simi Valley, CA 93094

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Assembly Bill (AB) 52, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Administrator Conley:

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

Pursuant to California Public Resources Code (PRC) Section 21080.3.1(b) (AB 52), your tribe has submitted a request to the City of Aliso Viejo for notification of preparation of an environmental impact report (EIR), negative declaration (ND), or mitigated negative declaration (MND) for projects that are within the geographic area traditionally and culturally affiliated with your tribe.

Therefore, your tribal group is invited to contact the City of Aliso Viejo and participate in AB 52 consultation with the City regarding the proposed project. If your tribal group wishes to consult with the City about any cultural resources located in the project area, please contact me within the next 30 days pursuant to PRC 21080.3.1(d) for AB 52 consultation. Apart from a cultural resource consultation, please also contact me if you would like to be notified of public hearings for the proposed project. If you have any

questions or need additional information, please contact me at (949) 425-2528 or via email at rrivera@avcity.org.

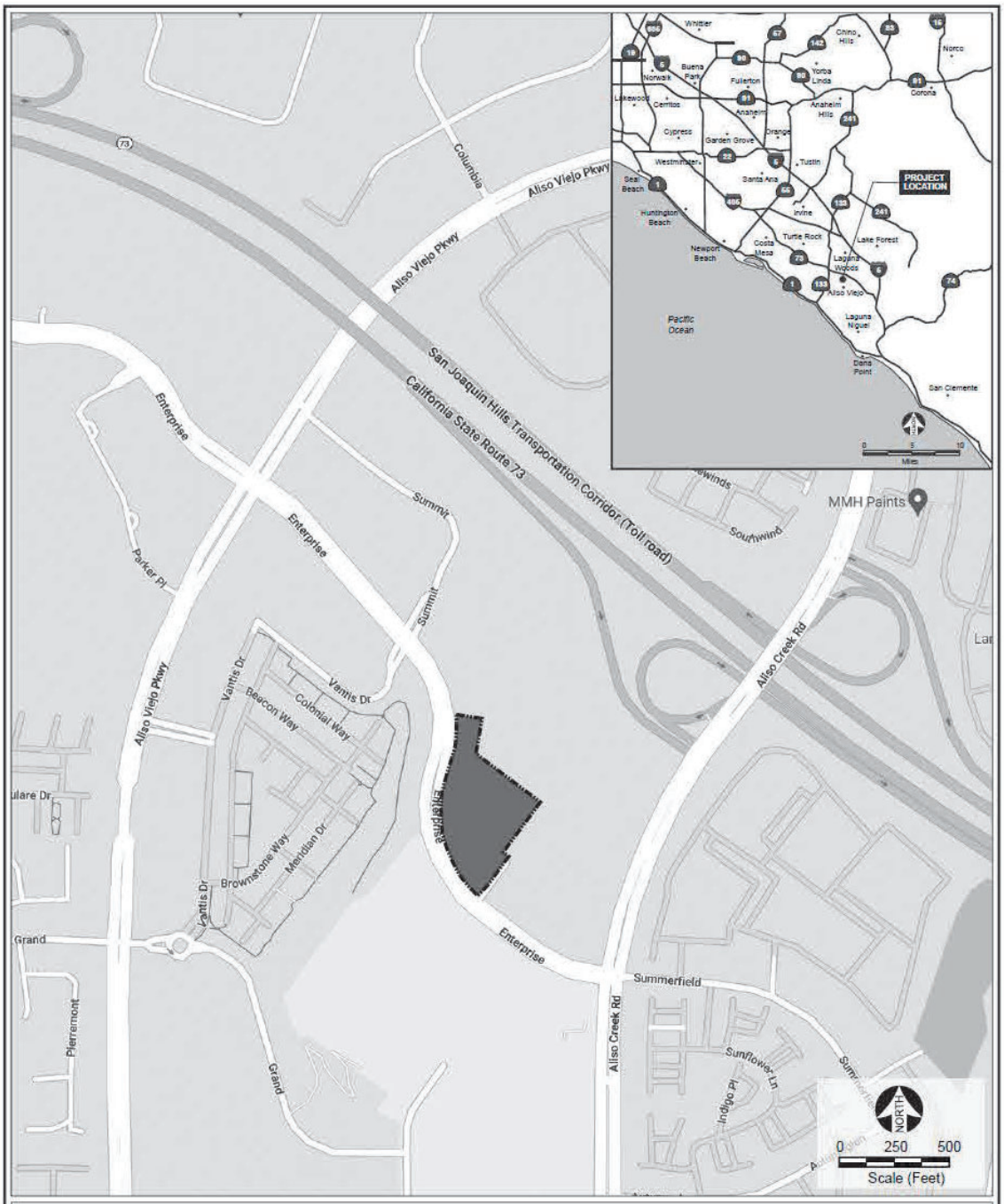
Sincerely,

Rose Rivera
Senior Planner

Attachment: Location Map

ATTACHMENT A

LOCATION MAP



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

ALISO VIEJO
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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

COUNCILMEMBER
Max Duncan

COUNCILMEMBER
Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Norma Contreras
La Jolla Band of Luiseno Indians
22000 Highway 76
Pauma Valley, CA, 92061

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Norma Contreras,

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

The City of Aliso Viejo, is requesting consultation under Senate Bill 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list and your Tribe is included on the list provided.

Therefore, your tribal group is invited to contact the City of Aliso Viejo and participate in SB 18 consultation with the City regarding the proposed project. If your tribal group wishes to consult with the City about any cultural resources located in the project area, please contact me within the next 90 days. Apart from a cultural resource consultation, please also contact me if you would like to be notified of public hearings for the proposed

project. If you have any questions or need additional information, please contact me at (949) 425-2528 or via email at rrivera@avcity.org.

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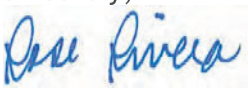
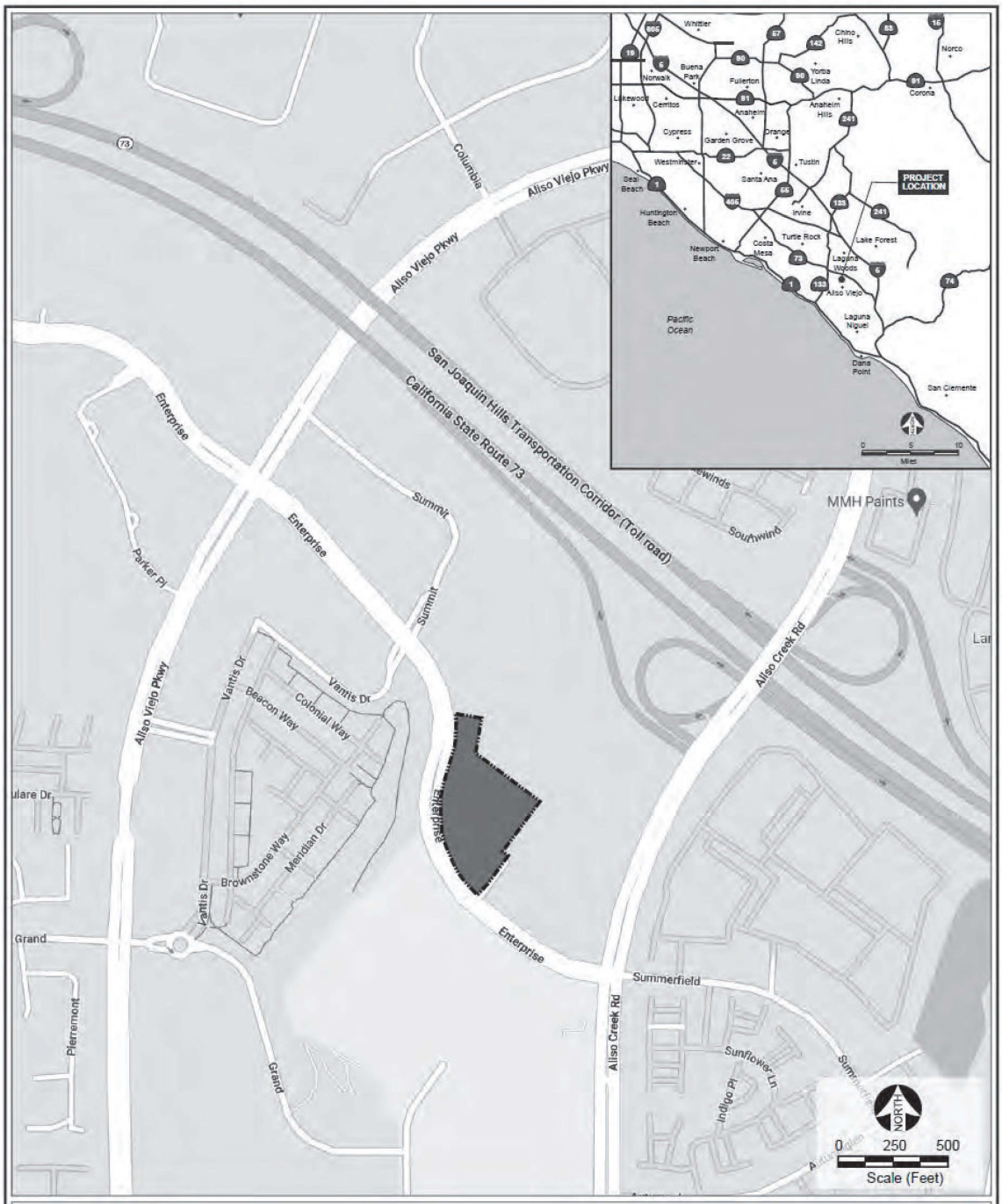


Rose Rivera
Senior Planner

Attachment: Location Map



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

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MAYOR
Mike Munzing

MAYOR PRO TEM
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Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Robert Dorame
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA, 90707

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Robert Dorame,

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

The City of Aliso Viejo, is requesting consultation under Senate Bill 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list and your Tribe is included on the list provided.

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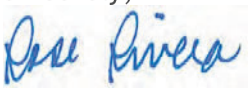
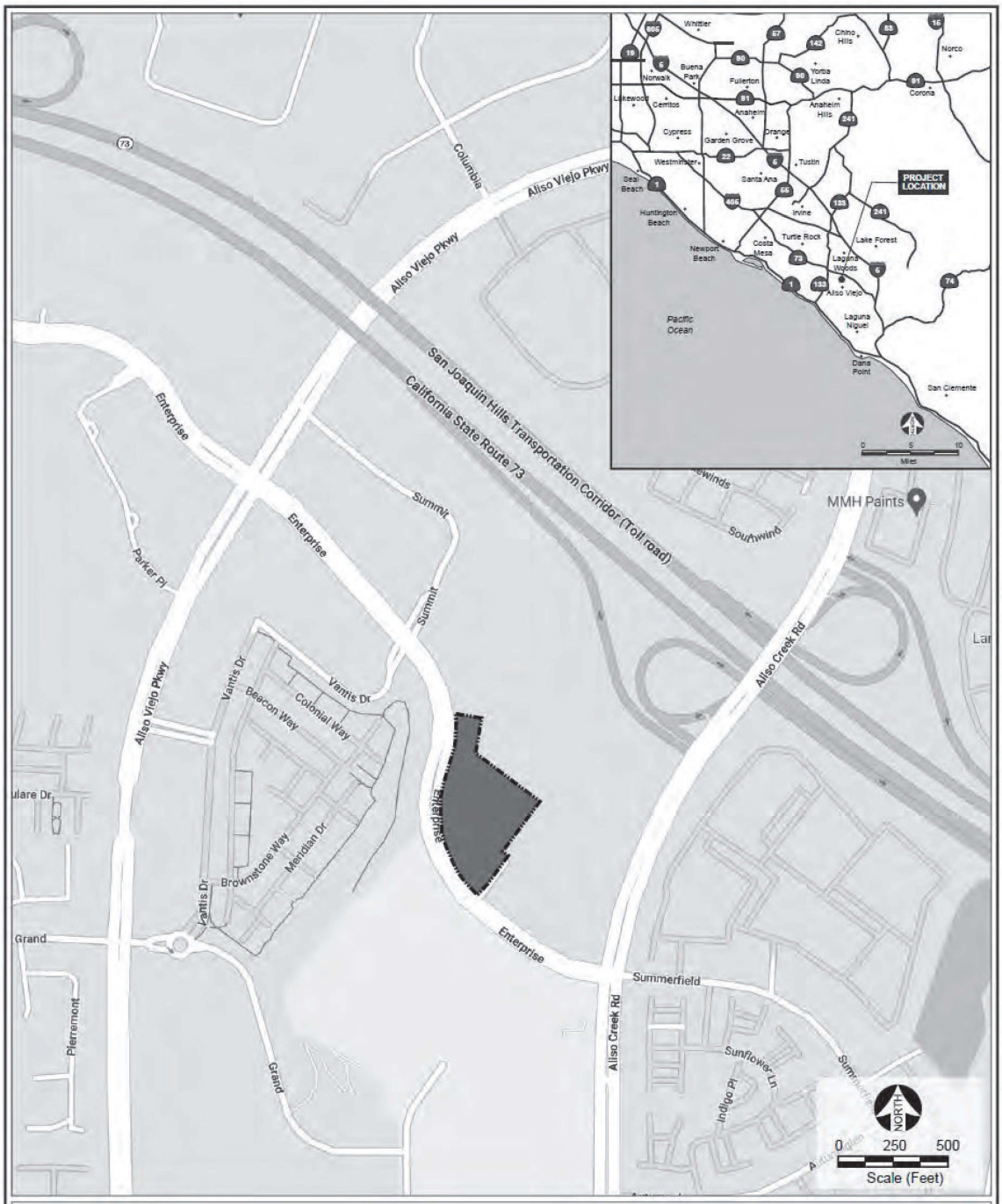


Rose Rivera
Senior Planner

Attachment: Location Map



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

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COUNCILMEMBER
Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Sam Dunlap
Gabrielino-Tongva Tribe
PO Box 3919
Seal Beach, CA, 90740

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Sam Dunlap,

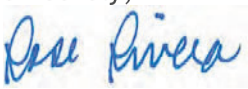
The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

The City of Aliso Viejo, is requesting consultation under Senate Bill 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list and your Tribe is included on the list provided.

Therefore, your tribal group is invited to contact the City of Aliso Viejo and participate in SB 18 consultation with the City regarding the proposed project. If your tribal group wishes to consult with the City about any cultural resources located in the project area, please contact me within the next 90 days. Apart from a cultural resource consultation, please also contact me if you would like to be notified of public hearings for the proposed

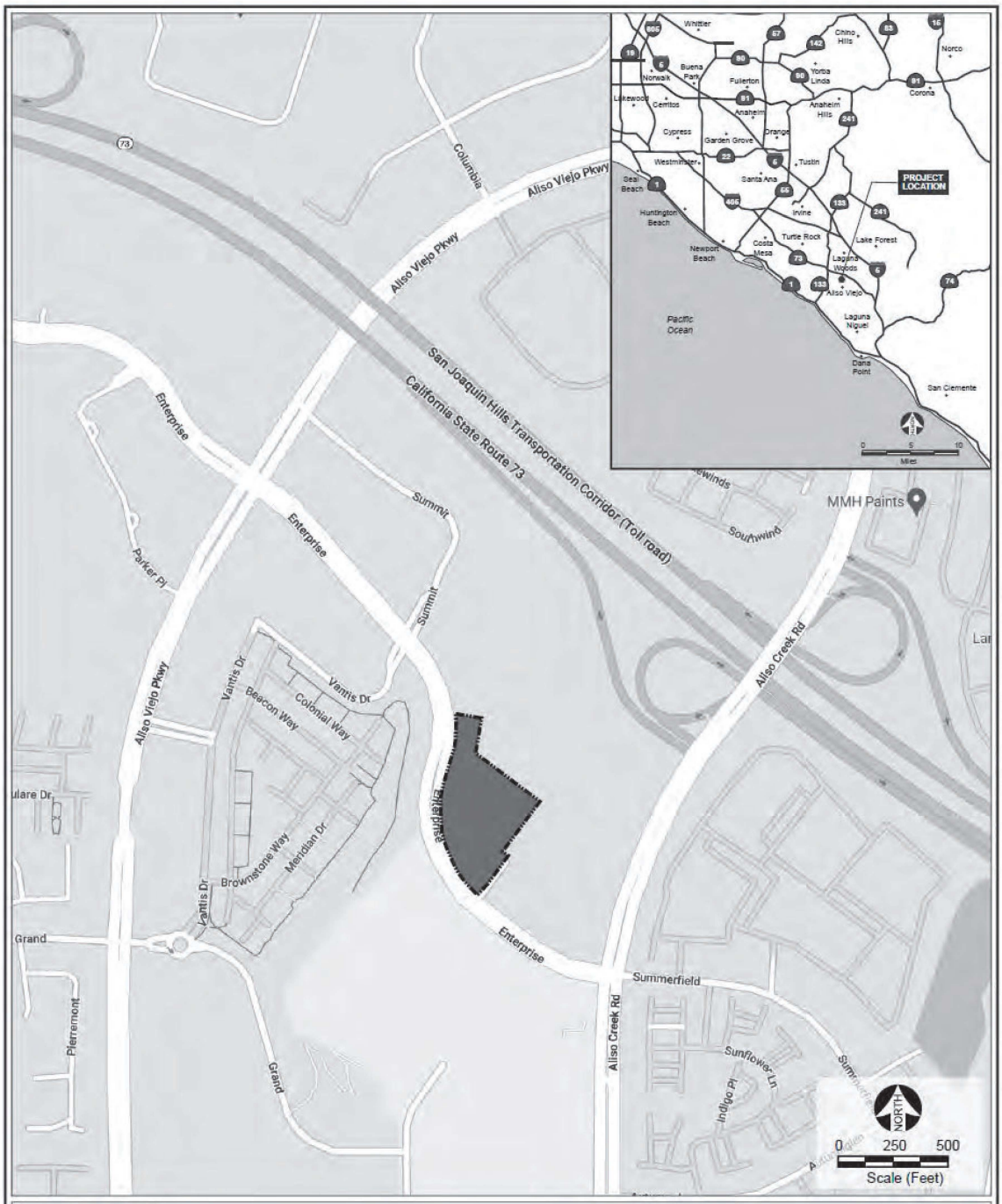
project. If you have any questions or need additional information, please contact me at (949) 425-2528 or via email at rrivera@avcity.org.

Sincerely,



Rose Rivera
Senior Planner

Attachment: Location Map



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

ALISO VIEJO
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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

COUNCILMEMBER
Max Duncan

COUNCILMEMBER
Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Shasta Gaughen
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Shasta Gaughen,

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The City of Aliso Viejo, is requesting consultation under Senate Bill 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list and your Tribe is included on the list provided.

Therefore, your tribal group is invited to contact the City of Aliso Viejo and participate in SB 18 consultation with the City regarding the proposed project. If your tribal group wishes to consult with the City about any cultural resources located in the project area, please contact me within the next 90 days. Apart from a cultural resource consultation, please also contact me if you would like to be notified of public hearings for the proposed

project. If you have any questions or need additional information, please contact me at (949) 425-2528 or via email at rrivera@avcity.org.

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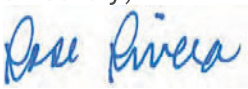
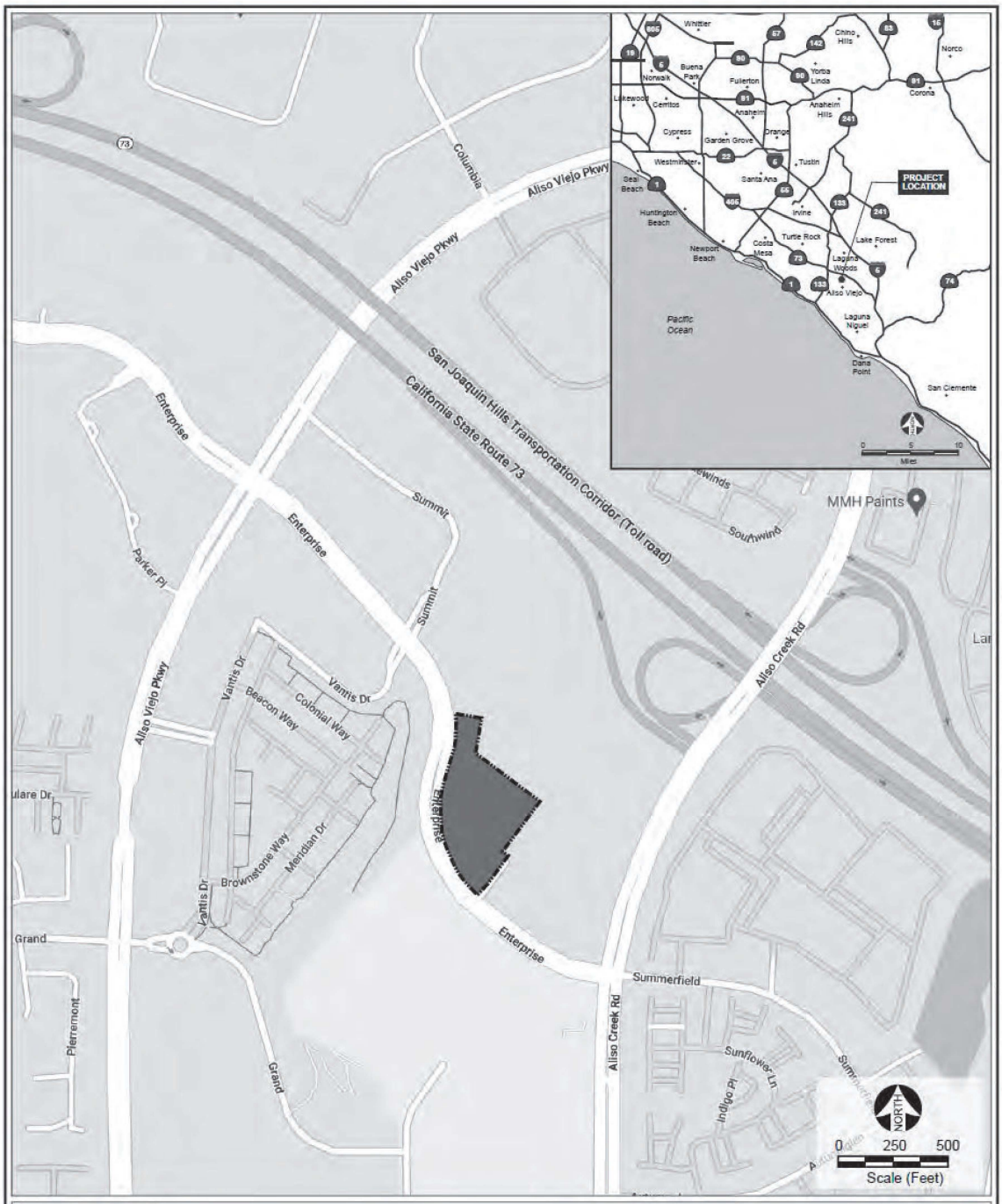


Rose Rivera
Senior Planner

Attachment: Location Map



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

ALISO VIEJO
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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

COUNCILMEMBER
Max Duncan

COUNCILMEMBER
Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Sandonne Goad
Gabrielino /Tongva Nation
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Sandonne Goad,

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

The City of Aliso Viejo, is requesting consultation under Senate Bill 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list and your Tribe is included on the list provided.

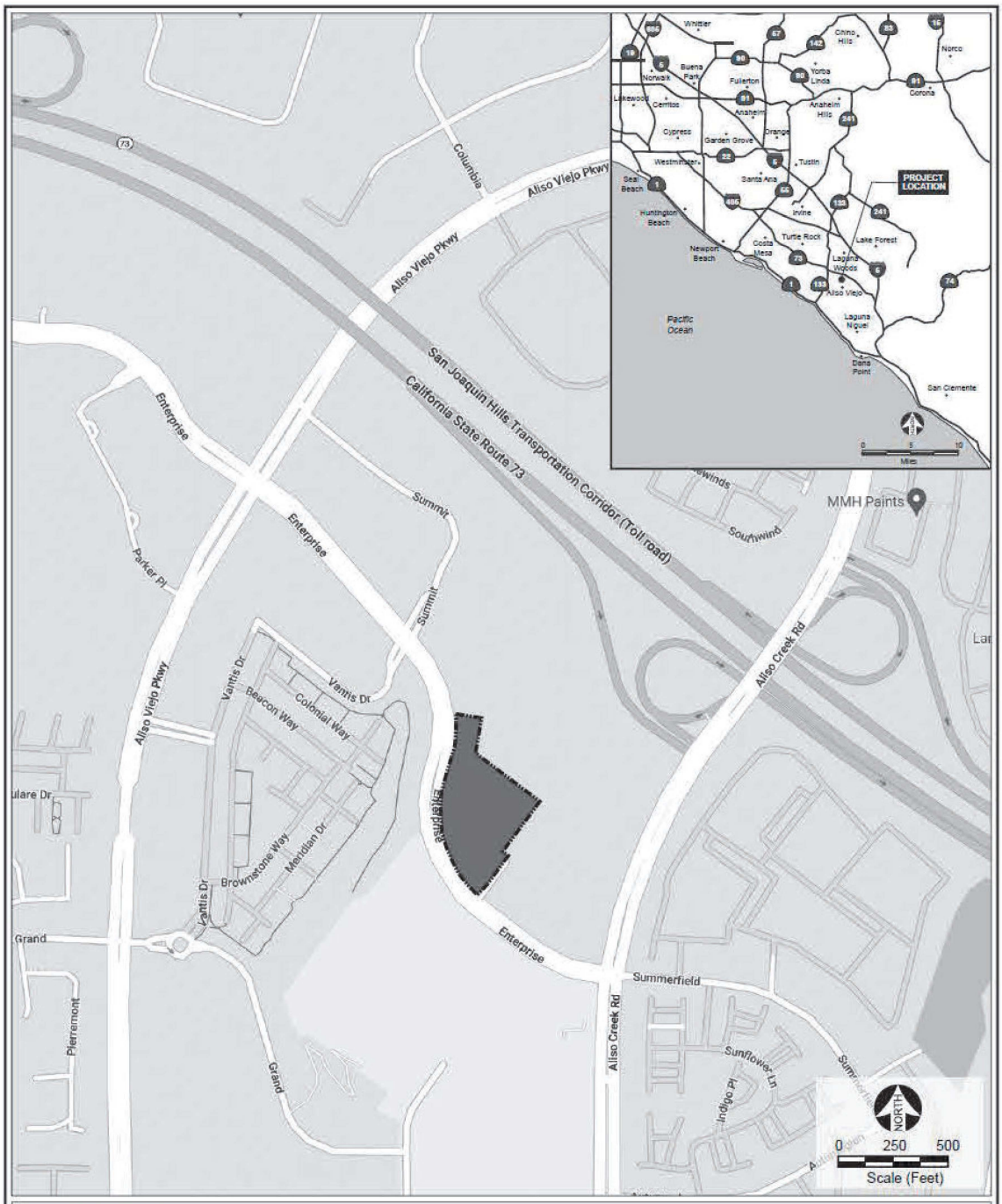
Therefore, your tribal group is invited to contact the City of Aliso Viejo and participate in SB 18 consultation with the City regarding the proposed project. If your tribal group wishes to consult with the City about any cultural resources located in the project area, please contact me within the next 90 days. Apart from a cultural resource consultation, please also contact me if you would like to be notified of public hearings for the proposed

project. If you have any questions or need additional information, please contact me at (949) 425-2528 or via email at rrivera@avcity.org.

Sincerely,

Rose Rivera
Senior Planner

Attachment: Location Map



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Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

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CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Sonia Johnston
Juaneno Band of Mission Indians
PO Box 25628
Santa Ana, CA, 92799

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Sonia Johnston,

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

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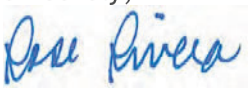
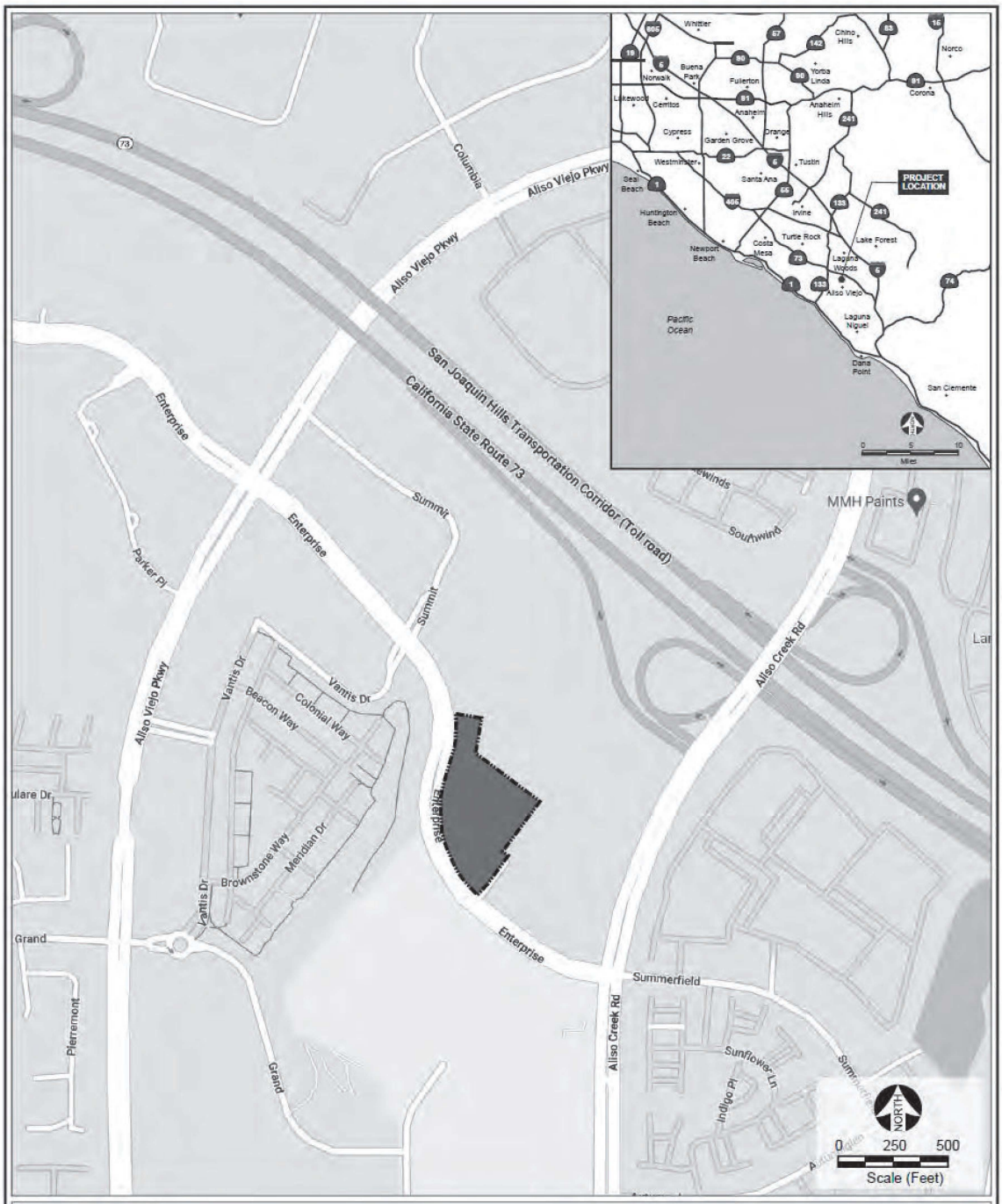


Rose Rivera
Senior Planner

Attachment: Location Map



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Project Site

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MAYOR PRO TEM
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Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Heidi Lucero, Chairperson
Juaneno Band of Mission Indians Acjachemen Nation 84A
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Heidi Lucero, Chairperson,

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

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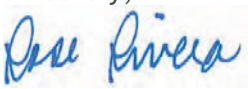

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Senior Planner

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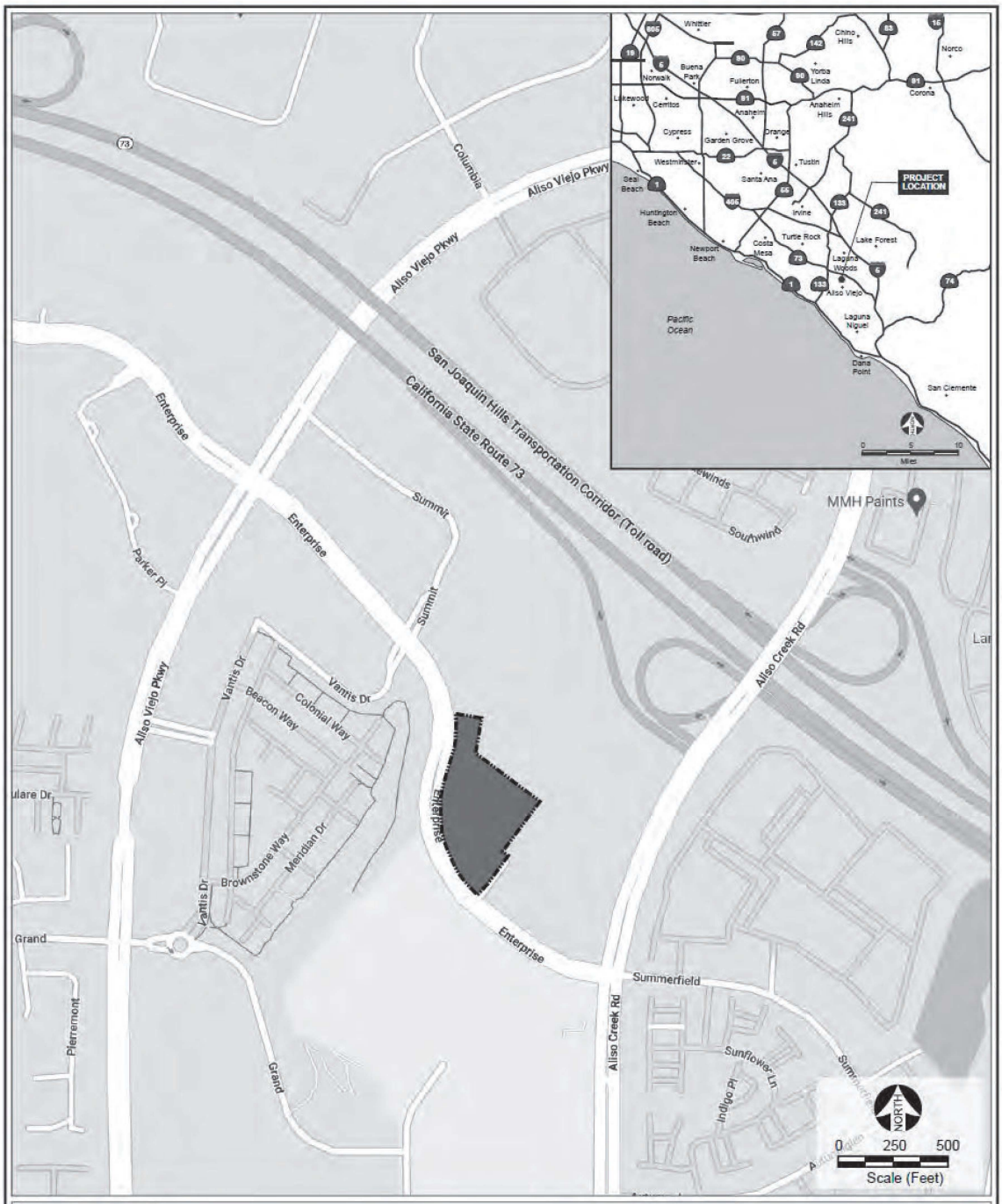

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CITY MANAGER
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Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Christina Swindall Martinez
Gabrieleno Band of Mission Indians - Kizh Nation
P.O. Box 393
Covina, CA, 91723

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Christina Swindall Martinez,

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

The City of Aliso Viejo, is requesting consultation under Senate Bill 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list and your Tribe is included on the list provided.

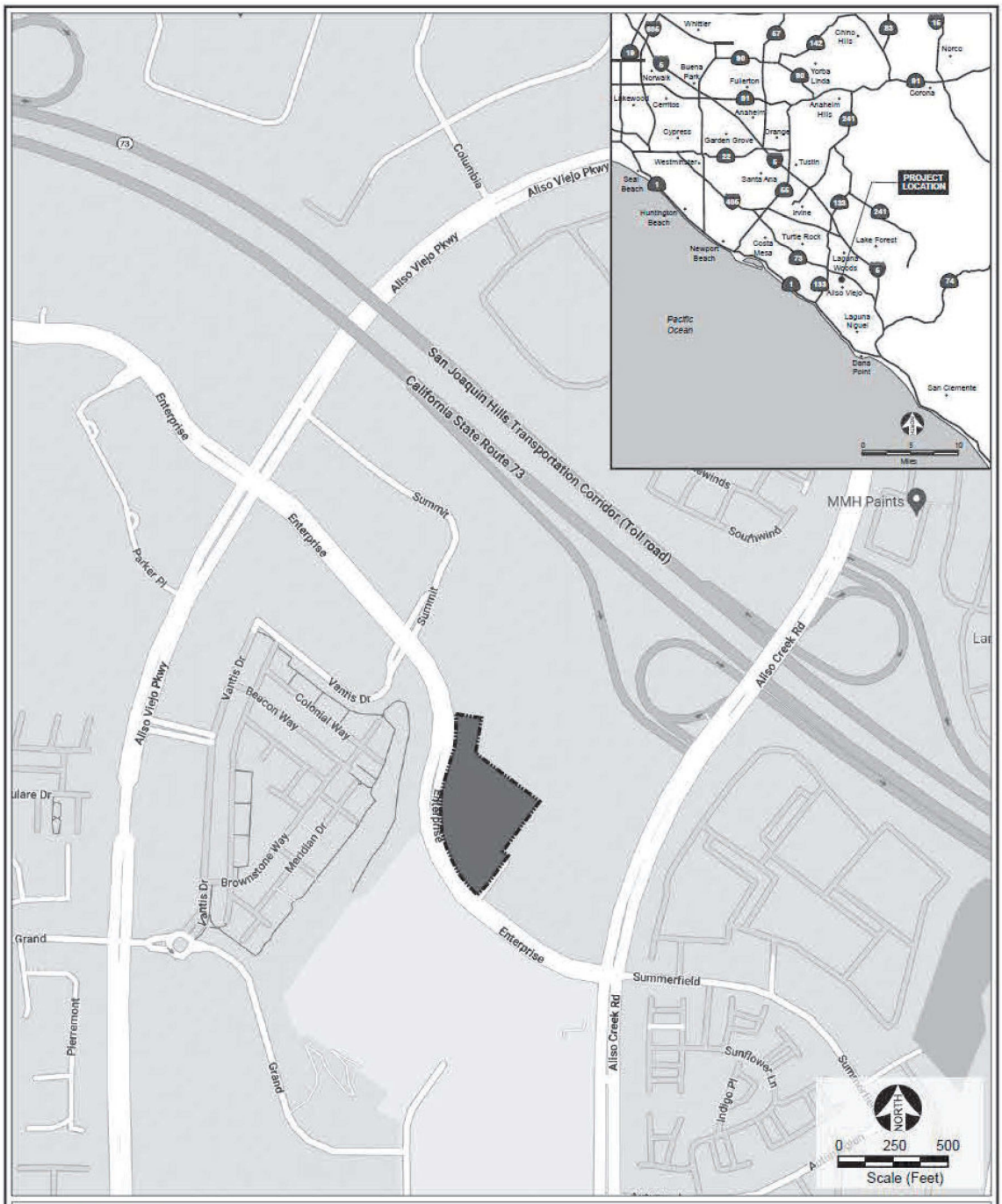
Therefore, your tribal group is invited to contact the City of Aliso Viejo and participate in SB 18 consultation with the City regarding the proposed project. If your tribal group wishes to consult with the City about any cultural resources located in the project area, please contact me within the next 90 days. Apart from a cultural resource consultation, please also contact me if you would like to be notified of public hearings for the proposed

project. If you have any questions or need additional information, please contact me at (949) 425-2528 or via email at rrivera@avcity.org.

Sincerely,

Rose Rivera
Senior Planner

Attachment: Location Map



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

ALISO VIEJO
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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

COUNCILMEMBER
Max Duncan

COUNCILMEMBER
Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Anthony Morales
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA, 91778

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Anthony Morales,

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Sincerely,

Rose Rivera
Senior Planner

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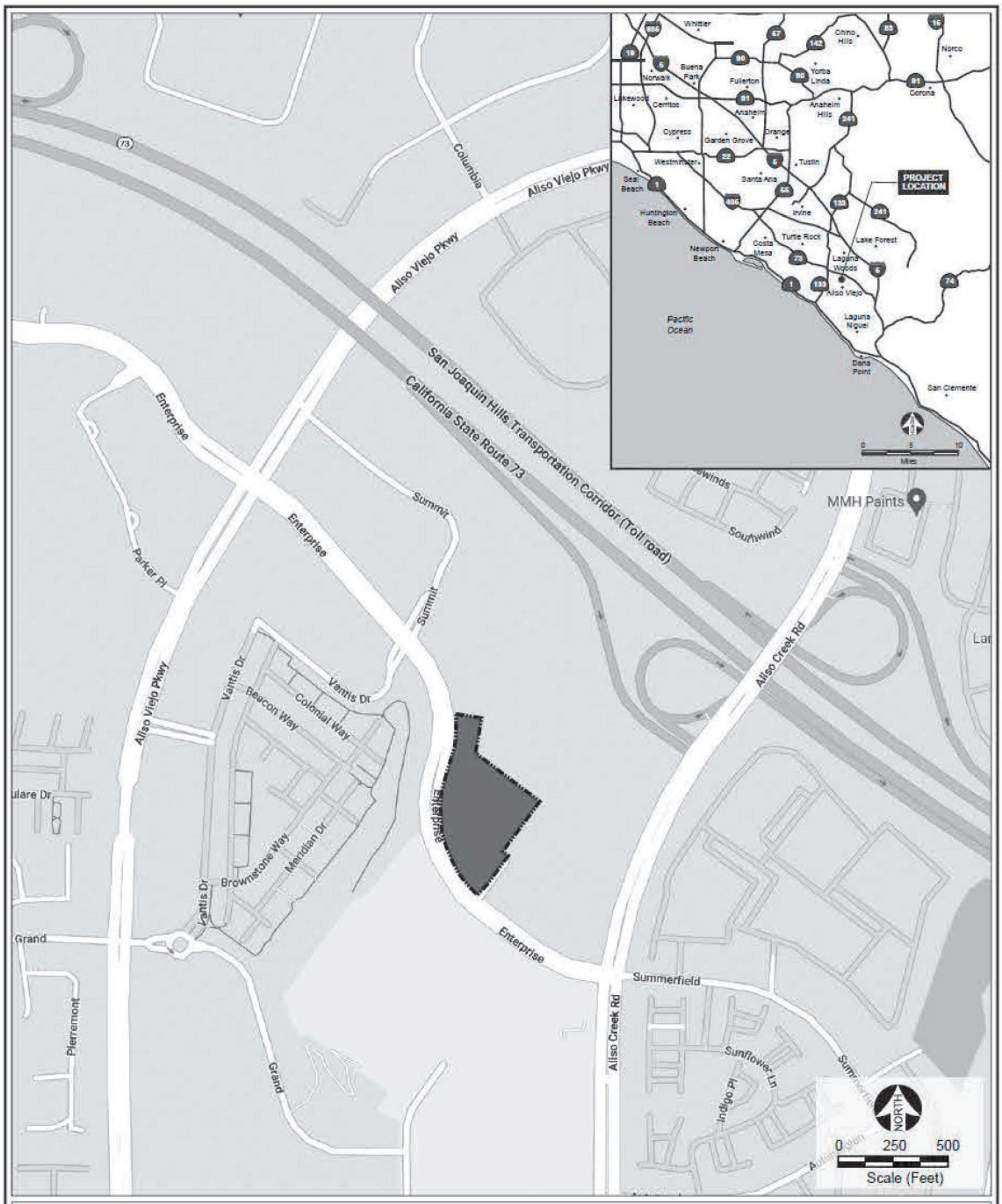

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Mike Munzing

MAYOR PRO TEM
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Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Christopher Nejo
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Christopher Nejo,

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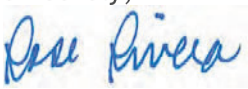
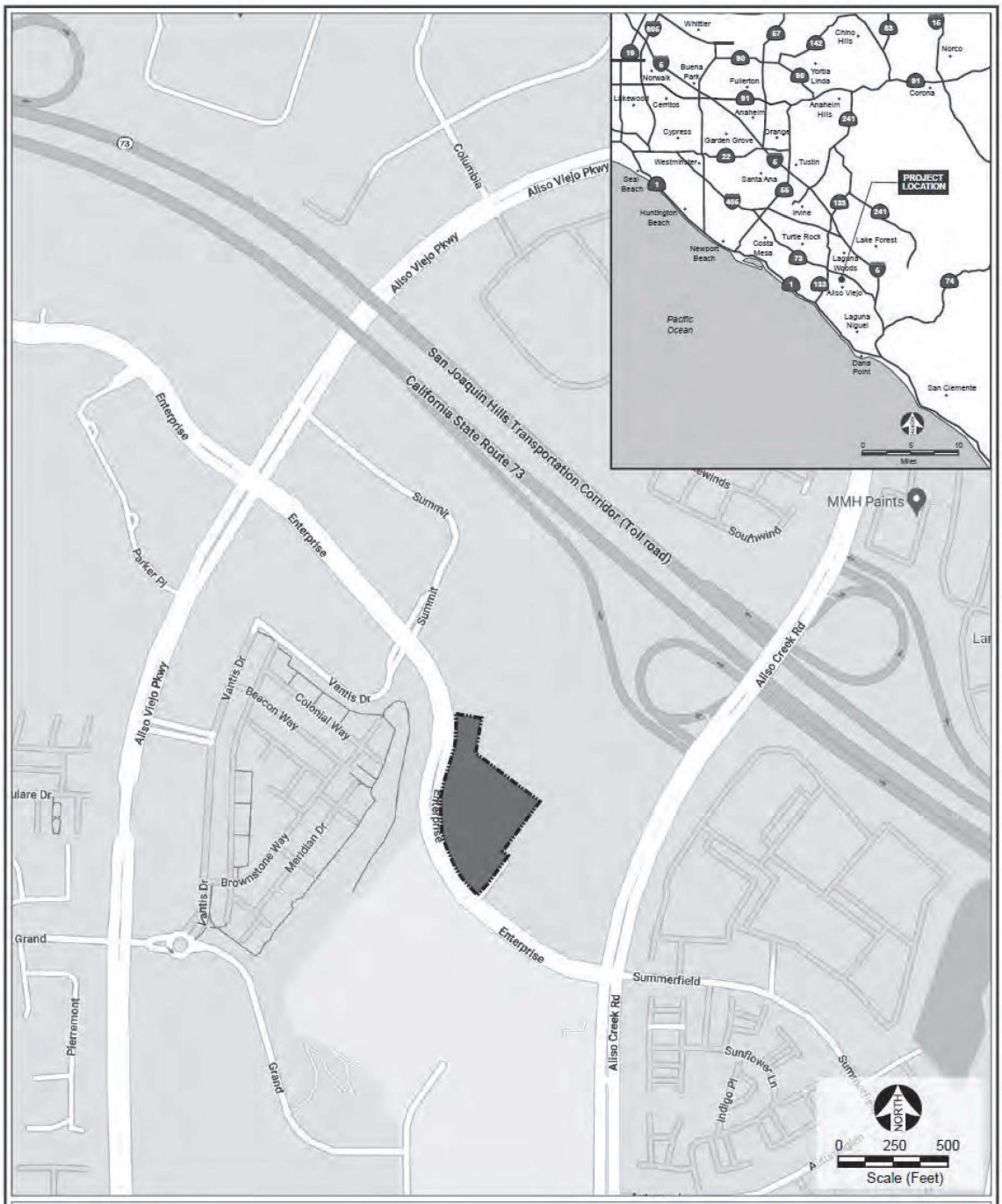


Rose Rivera
Senior Planner

Attachment: Location Map



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Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

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Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Joseph Ontiveros
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Joseph Ontiveros,

The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

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project. If you have any questions or need additional information, please contact me at (949) 425-2528 or via email at rrivera@avcity.org.

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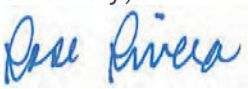
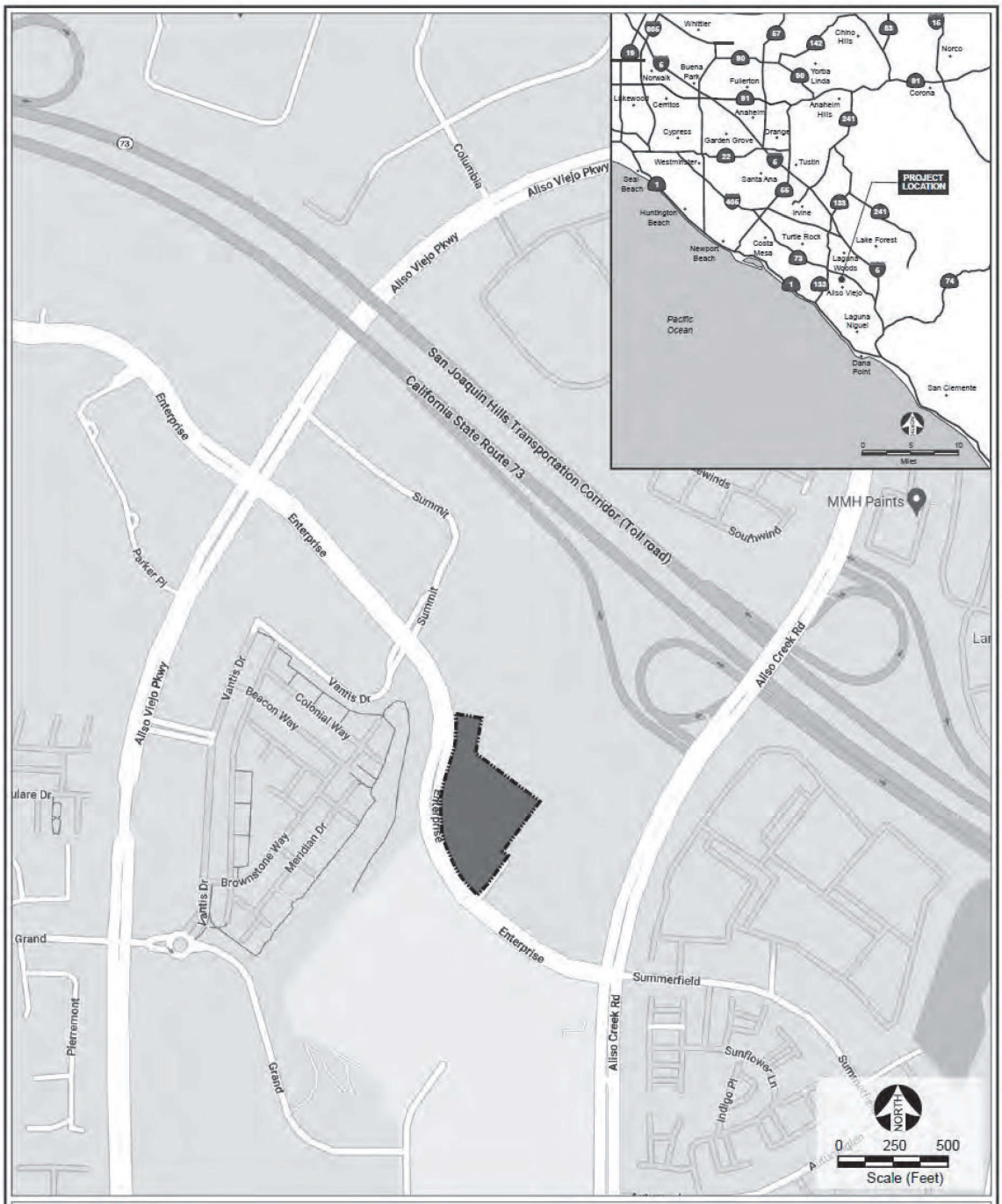


Rose Rivera
Senior Planner

Attachment: Location Map



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

ALISO VIEJO
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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

COUNCILMEMBER
Max Duncan

COUNCILMEMBER
Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Joyce Perry
Juaneno Band of Mission Indians Acjachemen Nation - Belardes
4955 Paseo Segovia
Irvine, CA, 92603

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Joyce Perry,

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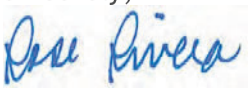

Rose Rivera
Senior Planner

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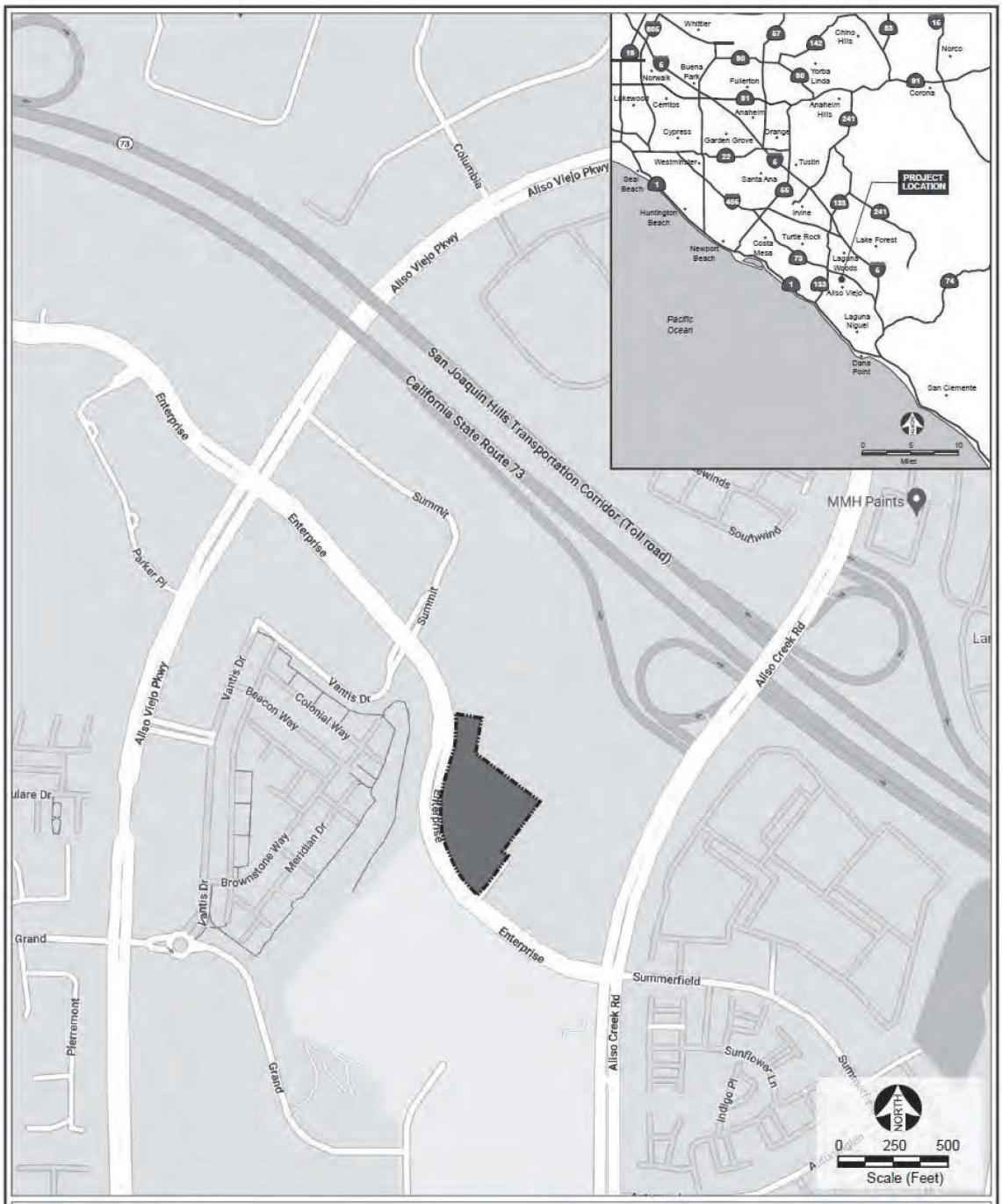

Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

ALISO VIEJO
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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

COUNCILMEMBER
Ross Chun

COUNCILMEMBER
Max Duncan

COUNCILMEMBER
Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Lovina Redner
Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA, 92539

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Lovina Redner,

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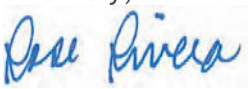
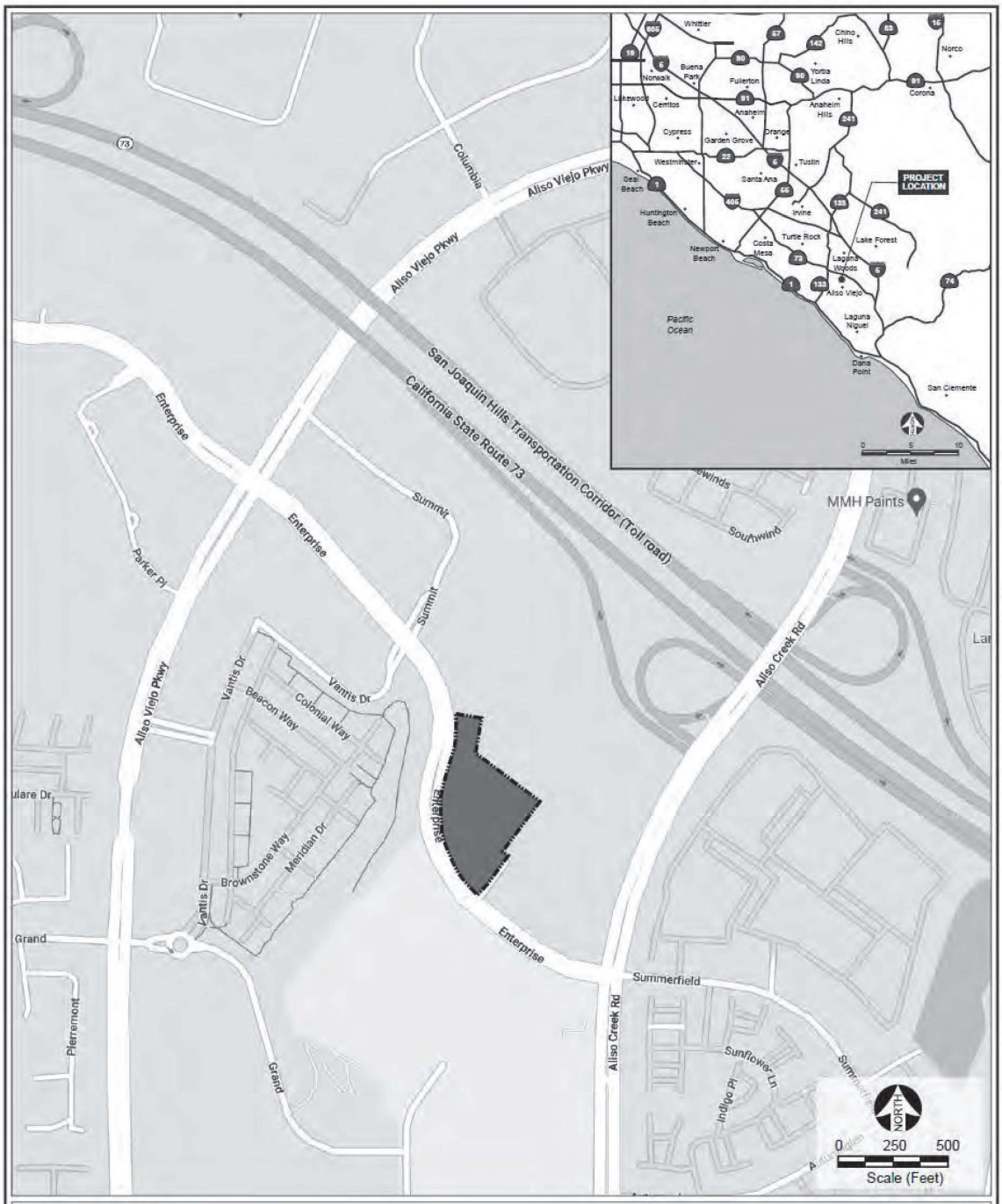


Rose Rivera
Senior Planner

Attachment: Location Map



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

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MAYOR
Mike Munzing

MAYOR PRO TEM
Tiffany Ackley

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Ross Chun

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Max Duncan

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Richard Hurt

CITY MANAGER
David A. Doyle

CITY ATTORNEY
Scott C. Smith

CITY CLERK
Mitzi Ortiz, MMC

February 23, 2024

Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians – Kizh Nation
P.O. Box 393
Covina, CA 91723

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Andrew Salas,

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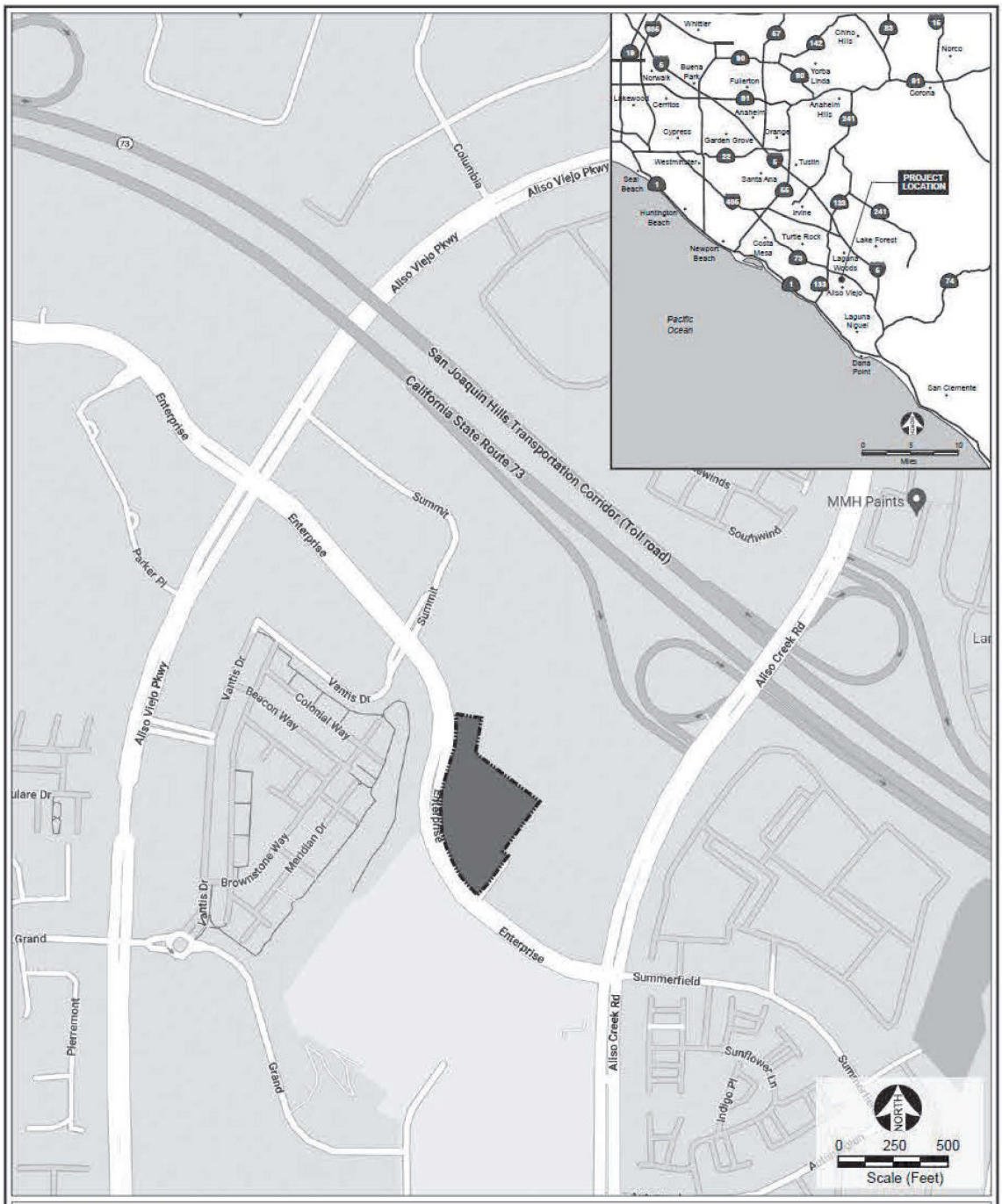

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Mitzi Ortiz, MMC

February 23, 2024

Jessica Valdez
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA, 92581

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Jessica Valdez,

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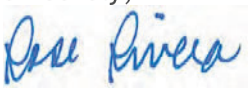

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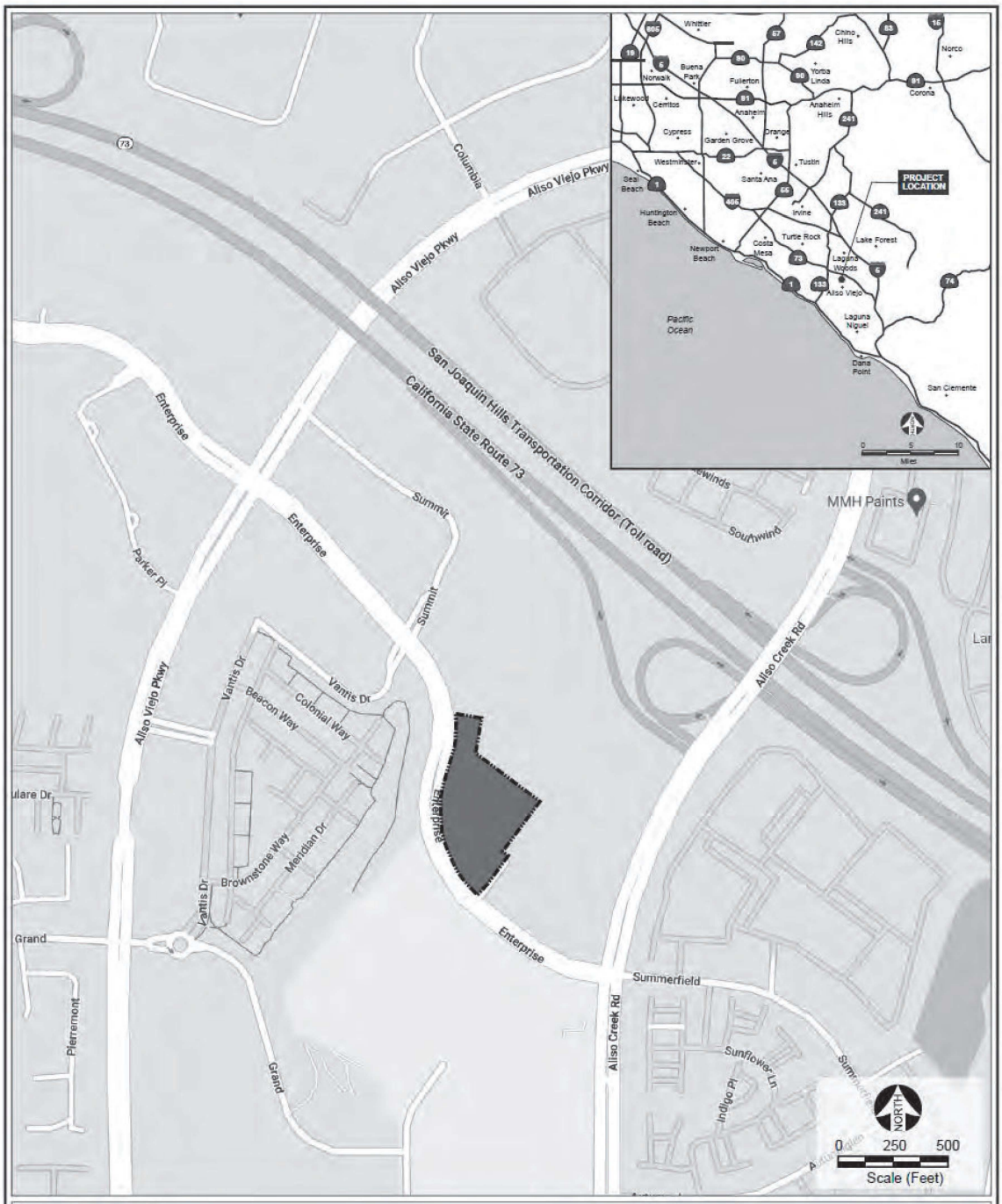

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February 23, 2024

Alexis Wallick
Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Re: Formal Notification of Tribal Consultation Opportunity Pursuant to Senate Bill (SB) 18, The Commons at Aliso Viejo Project, City of Aliso Viejo
(Project No. SDP-2022-00004/SPA-2023-00001/DA-2023-00001)

Dear Alexis Wallick,

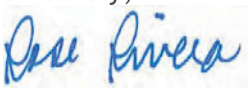
The City of Aliso Viejo has initiated the preparation of an Initial Study and Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) for The Commons at Aliso Viejo Project located at 26501 Aliso Creek Road in the City of Aliso Viejo, Orange County. The project site consists of an approximately 4.4-acre parcel (APN 629-101-16) located within The Commons, an established commercial center located at 26501 Aliso Creek Road, west of Aliso Creek Road, between the San Joaquin Hill Transportation Corridor (State Route 73) and Enterprise (see enclosed map of the project site). The proposed project would remove existing surface parking, landscaping, and site improvements and construct a mixed-use development consisting of 343 residential units and 17,273 square feet of ground floor commercial use within a six-story building, along with associated parking and improvements. The mixed-use building would wrap around a centrally located eight-level parking structure with a subterranean parking garage (basement level B1) and rooftop residential amenity space. The project requires the following entitlements: Site Development Permit, Specific Plan Amendment, Development Agreement, and Vesting Tentative Map.

The City of Aliso Viejo, is requesting consultation under Senate Bill 18 (Chapter 905, Statutes of 2004) which requires local governments to consult with Tribes prior to making certain planning decisions and requires consultation and notice for a general and specific plan adoption or amendment in order to preserve, or mitigate impacts to, cultural places that may be affected. The Native American Heritage Commission (NAHC) provided us with a list of tribal entities and individuals who have requested to be placed on the SB 18 consultation list and your Tribe is included on the list provided.

Therefore, your tribal group is invited to contact the City of Aliso Viejo and participate in SB 18 consultation with the City regarding the proposed project. If your tribal group wishes to consult with the City about any cultural resources located in the project area, please contact me within the next 90 days. Apart from a cultural resource consultation, please also contact me if you would like to be notified of public hearings for the proposed

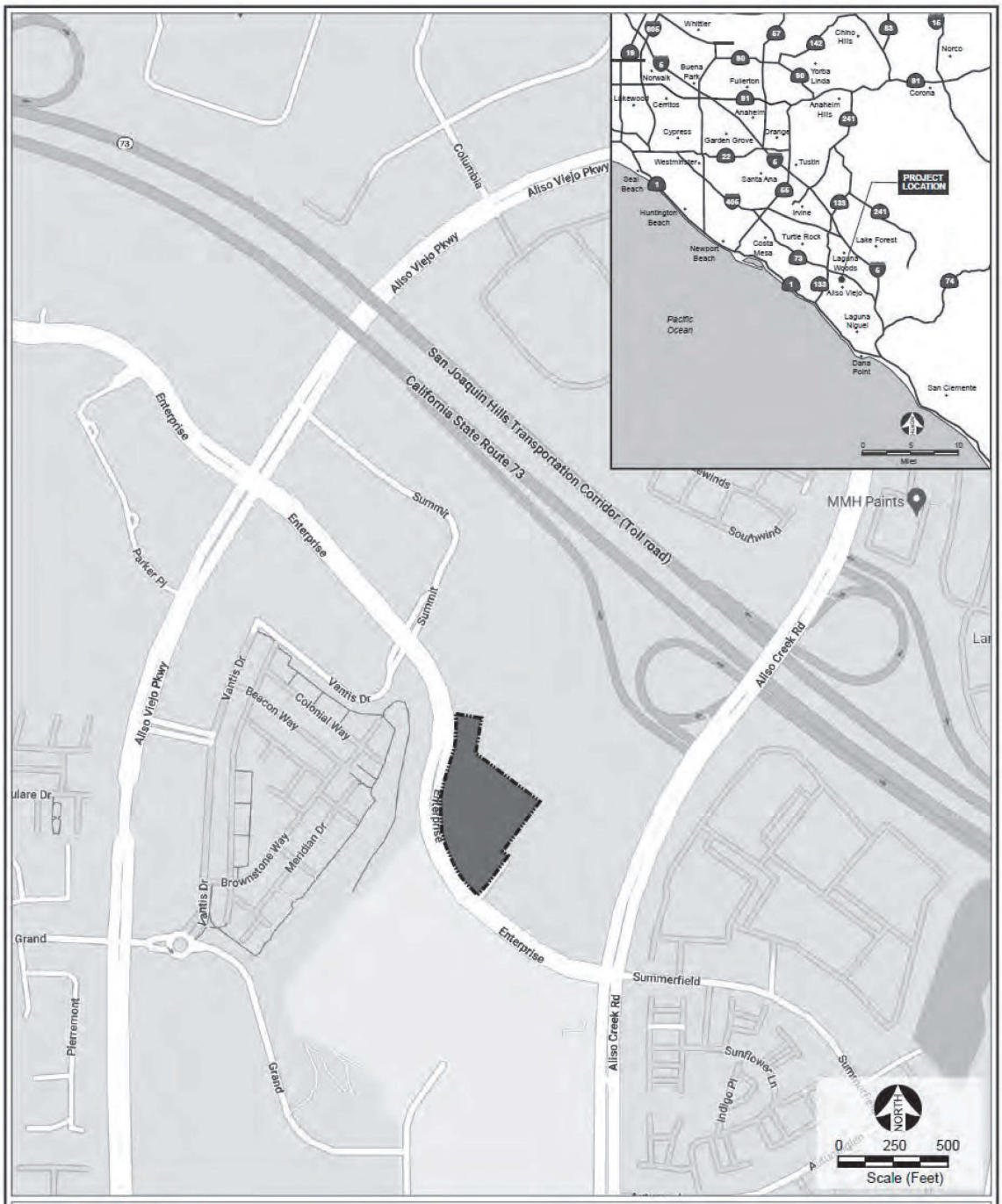
project. If you have any questions or need additional information, please contact me at (949) 425-2528 or via email at rrivera@avcity.org.

Sincerely,



Rose Rivera
Senior Planner

Attachment: Location Map



Legend

Project Site

Source: Google Maps 2022.

Figure 3-1
Regional Location Map

ORANGE COUNTY FIRE AUTHORITY
Fire Prevention Department
P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Planning and Development Services ● www.ocfa.org ● (714) 573-6100 / Fax (714) 368-8843

Date: 8/12/2024/24

To: Rose Rivera
City of Aliso Viejo

From: Brian Slegers, Fire Prevention Analyst

Subject: City Reference # SDP-22-00004
OCFA Service Request SR #288441

Avalon Aliso Viejo
26501 Aliso Creek Rd.
Aliso Viejo, CA 92656

Service Code: PR105 Site Development Review

The OCFA has reviewed the proposed project and based on this initial assessment there do not appear to be any significant concerns related to fire department requirements. Contingent upon approval of the CUP by the Planning Department/Planning Commission, the conditions listed below are applicable to this project; please provide them in the resolution issued to the applicant. If you need additional information or clarification, please contact me by phone or email: (714) 573-6133, brianslegers@ocfa.org.

CONDITIONS OF APPROVAL

Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- fire master plan (service code PR145)
- alternative methods and materials (AM&M) request (PR910)
  **Shall be submitted with fire master plan. AM&M shall address hose pull deficiency. Provide ground laddering pads despite IIIA construction type.*

Prior to issuance of a precise grading permit or a building permit, if a grading permit is not required:

- gates (service code PR180)

Prior to issuance of a building permit:

- architectural (service codes PR200-PR285)
- alternative methods and materials (AM&M) request (service code PR910), if any portion of the structure will be occupied prior to completion of the entire structure. Phased occupancy AM&M requests shall accompany the architectural submittal.
- emergency responder radio system design (service code PR928); this submittal may be deferred when acceptable to the Building Department, but the required conduit must be installed prior to concealing interior construction.
- underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
- underground piping (service code PR470-PR475), if private hydrants are installed/modified or a fire sprinkler system is required by code or installed voluntarily
- fire sprinkler system (service codes PR400-PR465)

Prior to concealing interior construction:

- fire alarm system (service code PR500-PR520)
- fire sprinkler system (service codes PR430-PR455).

Prior to occupancy:

- emergency responder radio system testing (service code PR928)

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting ocfa.org and clicking on "Business→Planning & Development Services" in the menu bar at the top of the screen.

Emergency Responder Digital Radio System: An emergency responder digital radio system shall be provided in this structure. Refer to CFC 510 and the OCC/OCFA DAS/BDA guidelines (available at ocfa.org) for requirements. Evidence of compliance with emergency responder digital radio system design and performance criteria shall be provided prior to occupancy.

Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

Phased Occupancy: Phased occupancy of this structure shall be permitted only with prior approval from OCFA and the Building Official. Requests for phased occupancy shall be submitted for evaluation by OCFA as an alternate materials and methods proposal (PR910) accompanying the architectural submittal. Such requests shall be made prior to start of construction only.

Emergency Access Easements: Irrevocable reciprocal access easements for emergency access purposes to the benefit of the City of Aliso Viejo shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.

Secured Fire Protection Agreement: Prior to clearance of a final map for recordation, or issuance of a building permit, whichever comes first, the applicant or responsible party shall enter into a secured fire protection agreement with OCFA Strategic Services (714-573-6199) to mitigate additional fire service impacts resulting from the project.

Traffic Pre-emption Devices: Prior to issuance of a final map, grading permit, or building permit, whichever comes first, the applicant or responsible party shall arrange with the appropriate city, county, or state public works department or agency for installation of traffic pre-emption devices on each traffic signal installed, relocated, or similarly modified as part of this project.

Preconstruction Meeting: Before commencement of construction, the applicant or responsible party shall attend a pre-construction meeting with an OCFA inspector. Call OCFA Inspection Scheduling at 714-573-6150 at least five days in advance to schedule and pay for the pre-construction meeting.

Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

HOA Turn-over: Prior to Home Owner Association (HOA) maintenance acceptance from the developer, an HOA turn-over meeting/inspection shall be arranged for the Fire Inspector and the following representatives: landscape design professional, installing landscape contractor, HOA management representative, HOA landscape maintenance contractor. The fuel modification areas shall be maintained as originally installed and approved. A copy of the approved plans must be provided to the HOA representatives at this time. Landscape professionals must convey ongoing maintenance requirements to HOA representatives. Proof of a recorded covenant shall be provided to OCFA.

ALISO VIEJO

Avalon Aliso Viejo Mixed-Use Project Study Session

26501 Aliso Creek Road

City Council

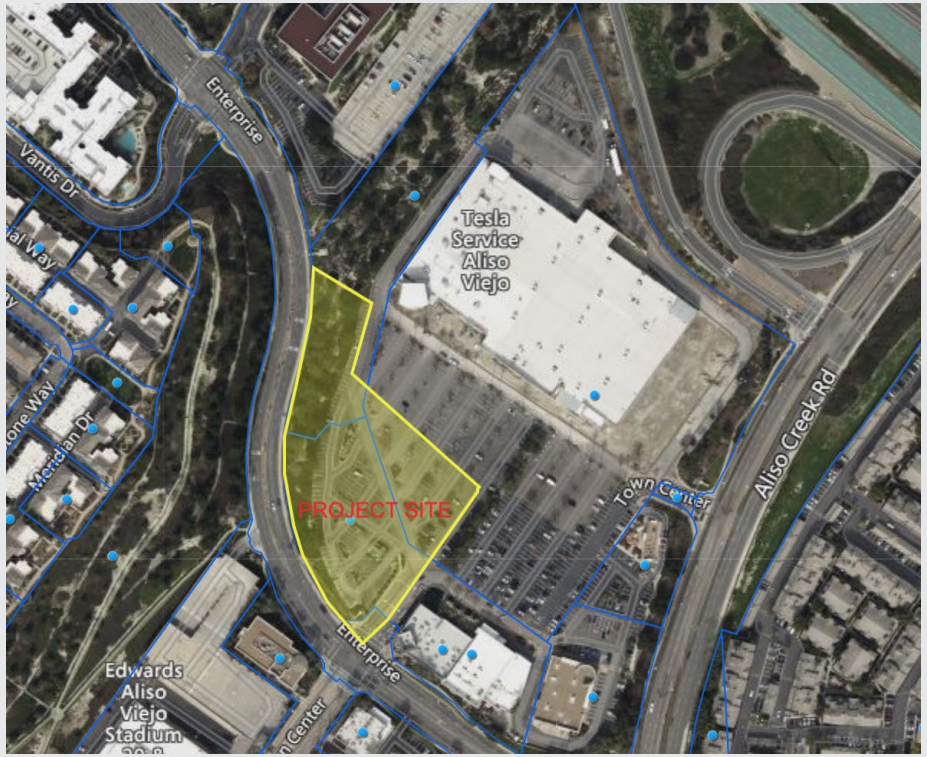
September 18, 2024

Background

- 1993 - County of Orange approved the commercial development of 26501 Aliso Creek Rd.
- 2005 - City Council approved Specific Plan No. 2 to allow for a mixed-use development
- 2022 - City Council granted approval to allow exterior building modifications and site improvements and to allow certain automotive uses
- 2023 – An application was submitted by Avalon Bay Communities, Inc. for the construction of a new mixed-use development in the southwest area of the shopping center

Building and Site Summary

- 4.4-acre parcel in the Commons shopping center
- Mixed-use development consists of:
  - Ground floor commercial level
  - Five levels of residential units
  - 343 residential units
  - Parking structure at center
  - 50,188 square feet of open space



Project Design

General Plan and Zoning Compliance

Community Benefit Overlay ("CBO") area

- Allows alternative future development plans
- Allowed with a development agreement

General Plan Land Plan	Specific Plan/2005 DA	Project
300 dwelling units	140 dwelling units	343 dwelling units
400,000 SF non-residential	396,570 SF non-residential	253,904 SF non-residential
	Building Height Max (Residential)	Building Height Max (Residential)
	80' (Enterprise Side)	68'-89' (Enterprise Side)
	140' (East Side)	135' (East Side)
	Number of Stories	Number of Stories
	11	8 (including rooftop amenity area)
	Parking (Residential)	Parking (Residential)[1]
	2 spaces/unit	1 space/studio
	0.25 spaces/unit for guests	1.2 space/1 bedroom
		2 space/2 or more bedroom
		0.25 space/unit for guests
	Parking (Non-Residential)	
	840	1,013
	Setbacks	Setbacks
	15' min./20' avg.(Enterprise)	15' min./20' avg. (Enterprise)
	20' (North)	15' (North)
	10' (East/West)	10' (East/West)

ALISO VIEJO

Traffic Analysis

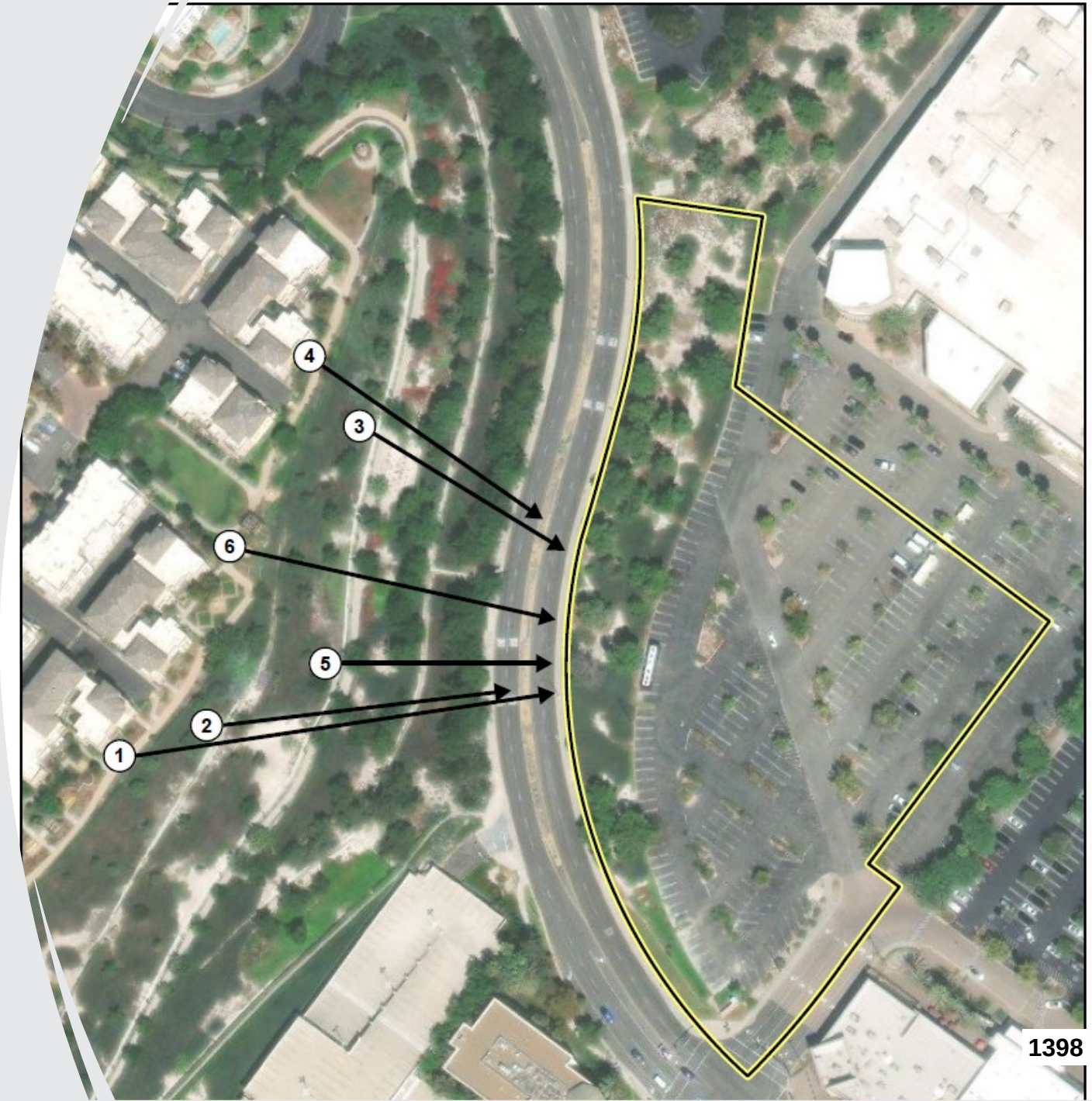
- Prepared by the Applicant's consultant and reviewed by the Public Works Department
  - Implementation of the following mitigation measures is required:
    1) Restripe the eastbound left turn pocket at Town Center and Enterprise
    2) Upgrades the traffic signal at Town Center and Enterprise or provide payment to the City for the improvements

Parking Analysis

- Parking study submitted by the Applicant
  - Shared parking analysis based on the Urban Land Institute (ULI) Shared Parking Methodology
  - Determined that the parking supply will be adequate for the residential component
  - Concluded that there is adequate parking for the Project's new commercial and existing and future commercial in the Commons

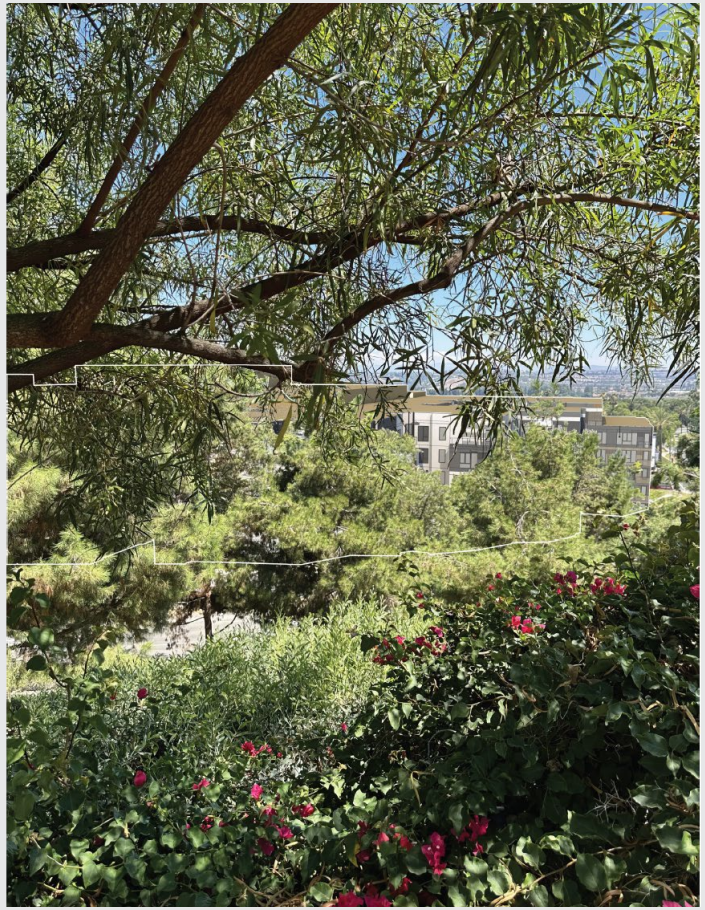
Residential Parking Requirements	Project
1 space / studio	1 space x 48 units = 48
1.2 space / 1 bedroom	1.2 space x 168 units = 202
2 spaces / 2 or more bedrooms	2 spaces x 127 units = 254
0.25 / unit for guests	0.25 x 343 = 86
	Total = 590

View Analysis



View Analysis

View Analysis



Development Agreement

- Provides assurance that the Project conditions will not change after the approval of the Project
- The Applicant has agreed to:
  - Provide cash payment to the City of $2,806,559.60 over two installments; and
  - Establish a 30-Year Community Facilities District (the "CFD"), providing an initial amount of $236,878.45 that grows 3.0% annually

Public Comments

- Numerous emails from interested parties
- Primary concerns were related to view, parking, and traffic impacts
- All public comments will be addressed and included as part of a future Staff Report

Environmental Analysis

- An Initial Study and Mitigated Negative Declaration ("IS/MND") was prepared pursuant California Environmental Quality Act ("CEQA") Guidelines
  - Identifies the potential environmental effects of the project
  - Indicates how potential effects can be mitigated
  - Indicates that the Project will not have a significant effect on the environment with the incorporation of mitigation measures
  - Orange County Fire Authority (OCFA) did not have significant concerns upon initial assessment
  - IS/MND is currently under a 30-day public comment review period
    - August 26 - through September 25, 2024

Next Steps

- Comments from agencies, organizations, and interested individuals will be reviewed and evaluated at the conclusion of the public comment review period
- The City will determine whether any substantial new environmental issues have been raised and if further documentation may be required
- Will be considered for adoption and the Project for approval at a future City Council hearing if no new environmental issues have been raised
- Separate public notice will be published prior to the future hearing

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
September 4, 2024, 6:30 PM
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Munzing called the Special Meeting of the City Council of the City of Aliso Viejo to order at 6:34 p.m.

ROLL CALL:

PRESENT: MAYOR MIKE MUNZING
MAYOR PRO TEM TIFFANY ACKLEY
COUNCILMEMBER ROSS CHUN
COUNCILMEMBER MAX DUNCAN
COUNCILMEMBER RICHARD W. HURT

ABSENT: NONE

STAFF PRESENT: MITZI ORTIZ, ACTING CITY MANAGER
HONGDAO NGUYEN, ASSISTANT CITY ATTORNEY

PUBLIC COMMENTS:

None.

CLOSED SESSION:

CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code Section 54957.6
Agency Designated Representatives: City Manager and City Attorney
Unrepresented Employees: All Employees

REPORT FROM CLOSED SESSION:

Assistant City Attorney HongDao Nguyen stated no reportable action was taken.

DRAFT

ADJOURNMENT: Mayor Munzing adjourned the meeting at 6:57 p.m. to the September 4, 2024 Regular Council Meeting.

Respectfully submitted:

_____
LAUREN TORRES
DEPUTY CITY CLERK

Approved by:

_____
MIKE MUNZING
MAYOR

DRAFT

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
SEPTEMBER 4, 2024, 7:00 PM
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Munzing called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:02 p.m.

ROLL CALL

PRESENT: MAYOR MIKE MUNZING
MAYOR PRO TEM TIFFANY ACKLEY
COUNCILMEMBER ROSS CHUN
COUNCILMEMBER MAX DUNCAN
COUNCILMEMBER RICHARD W. HURT

ABSENT: NONE

STAFF PRESENT: MITZI ORTIZ, ACTING CITY MANAGER
HONGDAO NGUYEN, ASSISTANT CITY ATTORNEY
LAUREN TORRES, DEPUTY CITY CLERK
ANN EIFERT, FINANCIAL SERVICES DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. ALAN VILLANUEVA, CHIEF OF POLICE SERVICES

PLEDGE OF ALLEGIANCE: OCFA Battalion Chief Mike Yeun led the pledge of allegiance.

REPORT FROM CLOSED SESSION:

Assistant City Attorney HongDao Nguyen stated no reportable action was taken.

1. SPECIAL PRESENTATIONS:

1.1 PROCLAMATION - HUNGER ACTION MONTH

Mayor Munzing presented the proclamation to Malia Cary with Second Harvest Food Bank. She expressed her appreciation and commented on the importance of the designation.

1.2 PROCLAMATION - NATIONAL PREPAREDNESS MONTH

Mayor Munzing presented the proclamation to Senior Emergency Management Coordinator Sarah Limones. She expressed her appreciation and commented on the importance of the designation.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

1. Carol Moore expressed opposition to the closure of the Laguna Hills DMV field office.
2. James A. Hadley expressed concerns about e-bike safety.

4. CONSENT CALENDAR:

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Motion: Councilmember Chun moved and Councilmember Hurt seconded to approve the recommended actions. 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 for the August 21, 2024 Special Meeting, the August 21, 2024 Regular Meeting, and the August 26, 2024 Special Meeting

4.3 SECOND READING AND ADOPTION OF AN ORDINANCE AMENDING THE ZONING DISTRICT FOR 4 AND 5 POLARIS WAY

Recommended Action: Conduct a second reading and adopt Ordinance No. 2024-242 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING THE ZONING MAP TO ADD “MIXED-USE/RESIDENTIAL OVERLAY” DISTRICT TO THE EXISTING “PROFESSIONAL OFFICE” DISTRICT AT 4 AND 5 POLARIS WAY AND FINDING THE ACTION TO BE EXEMPT FROM CEQA UNDER CEQA GUIDELINES SECTIONS 15060 AND 15061.

4.4 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between August 2, 2024, and August 15, 2024, in the amount of $1,336,836.86.

5. PUBLIC HEARINGS:

5.1 ORDINANCE AMENDING SECTION 15.14.080 PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Acting City Manager Mitzi Ortiz introduced Community Development Director So Kim, who provided an overview. Staff responded to questions regarding the HOA notification process, state regulations, potential liability for the City, and ADU approval process. Mayor Munzing opened the public hearing, and the following persons provided comment:

1. Mike Avramidis expressed support for notifying HOAs about ADU construction.
2. Nancy Conley commented on the item.

There were no other comments. Mayor Munzing closed the public hearing.

Recommended Action:

1. Conduct a second reading and adopt an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTION 15.14.080 OF THE ALISO VIEJO MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA; **OR**
2. Conduct a public hearing and introduce for first reading an amended Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTION 15.14.080 OF THE ALISO VIEJO MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA.

Motion: Mayor Pro Tem Ackley moved and Councilmember Duncan seconded to conduct a second reading and adopt an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTION 15.14.080 OF THE ALISO VIEJO MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA.

DRAFT

Amended Motion: Mayor Pro Tem Ackley moved and Councilmember Duncan seconded to conduct a public hearing and introduce for first reading an Ordinance entitled:

> AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTION 15.14.080 OF THE ALISO VIEJO MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA,

as amended to retain HOA notification requirements with certain application submittals, require HOA notification by the City for certain applications, and clarify ministerial nature of approvals. Motion carried 5-0.

6. DISCUSSION:

6.1 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE AND SELECTION OF GENERAL ASSEMBLY VOTING DELEGATE

Acting City Manager Mitzi Ortiz provided an overview. Council commented on the matter.

Recommended Action:

1. Designate a voting delegate and up to two alternates for the League of California Cities General Assembly to be held on October 18, 2024 at the Long Beach Convention Center; and
2. Cancel the October 16, 2024 City Council Meeting to allow for staff and City Council attendance at the Annual Conference.

Motion: Councilmember Hurt moved and Councilmember Chun seconded to approve the recommended actions and appoint Councilmember Chun as voting delegate and Councilmember Hurt as alternate. Motion carried 5-0.

7. CITY MANAGER' S REPORT:

Acting City Manager Mitzi Ortiz announced Furry Friends Pet Fair to be held from 9:00 a.m. to 12:00 p.m. on September 7, 2024, at Aliso Viejo Ranch; American Red Cross Blood Drive to be held from 12:00 p.m. to 6:00 p.m. on September 11, 2024, at Aliso Viejo Ranch; and Disaster Preparedness Backpacks available for purchase.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Chun:

- Obtained consensus to consider sponsorship of Orange County Annual Senior Summit
- Attended the Boys and Girls Club Youth of the Month Event
- Attended Aliso Viejo Chamber of Commerce Field Trip Friday

DRAFT

- Attended Sea Country Festival
- Attended Laura's House Annual HOPE Golf Tournament
- Led a tour of Aliso Viejo for Soka University students
- Attended League of California Cities Orange County Division Meeting
- Attended tour of Soka University Athenaeum
- Met with Colorado University student
- Shared community volunteer opportunities
- Commented on Hunger Action Month
- Attended tour of Family Assistance Ministries headquarters

Councilmember Duncan:
- Expressed appreciation to Orange County Sheriff's Department for emergency response
- Commented on e-bike safety

Councilmember Hurt:
- Attended TCA Finance & Investment Committee Meeting
- Attended TCA Environmental Committee Meeting
- Attended TCA Toll Operations Committee Meeting

Mayor Pro Tem Ackley:
- Requested information regarding e-bike safety education and community outreach

Mayor Munzing:
- Commented on e-bike safety
- Attended Aliso Viejo Chamber of Commerce Field Trip Friday
- Attended Sea Country Festival
- Obtained consensus to consider letter of opposition to Laguna Hills DMV office closure

9. **ADJOURNMENT:** Mayor Munzing adjourned the meeting at 8:33 p.m. to the regularly scheduled City Council meeting of September 18, 2024.

Respectfully submitted:

_____
LAUREN TORRES
DEPUTY CITY CLERK

Approved by:

_____
MIKE MUNZING
MAYOR

DRAFT

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
September 11, 2024, 2:45 PM
Aliso Viejo Center, 31 Santa Barbara Drive
Aliso Viejo, California

CALL TO ORDER: Mayor Munzing called the Special Meeting of the City Council of the City of Aliso Viejo to order at 2:45 p.m.

ROLL CALL:

PRESENT: MAYOR MIKE MUNZING
MAYOR PRO TEM TIFFANY ACKLEY
COUNCILMEMBER ROSS CHUN
COUNCILMEMBER MAX DUNCAN
COUNCILMEMBER RICHARD W. HURT

ABSENT: NONE

STAFF PRESENT: SCOTT SMITH, CITY ATTORNEY

PUBLIC COMMENTS:

None.

CLOSED SESSION:

PUBLIC EMPLOYEE APPOINTMENT
Pursuant to Government Code Section 54957
Title: City Manager

CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code section 54957.6
Agency Designated Representative(s): Mayor and Valerie Phillips, Bob Murray & Associates
Unrepresented Employee: City Manager

REPORT FROM CLOSED SESSION:

City Attorney Scott Smith stated no reportable action was taken.

ADJOURNMENT: Mayor Munzing adjourned the meeting at 6:49 p.m.

Respectfully submitted:

_____
LAUREN TORRES
DEPUTY CITY CLERK

Approved by:

_____
MIKE MUNZING
MAYOR

DRAFT

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: So Kim, Community Development Department

SUBJECT: SECOND READING AND ADOPTION OF AN ORDINANCE AMENDING SECTION 15.14.080 PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Recommended Action:

Conduct a second reading and adopt an Ordinance entitled:

> AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTION 15.14.080 OF THE ALISO VIEJO MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA.

Fiscal Impact:

None.

Discussion:

On August 21, 2024, Staff presented an Ordinance regarding accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) for consideration. The City Council introduced the Ordinance and continued the matter to September 4, 2024. On September 4th, the City Council reviewed the matter and introduced an amended Ordinance requiring the City to notify applicable Homeowners' Associations (HOA) upon receiving certain ADU applications.

Provided below is the amended language as directed by the City Council. Existing text is shown in regular font and new text is shown in **bold/underline** font.

15.14.080.D. Applications.

1. An application for an ADU that is subject only to a building permit under subsection (E) below shall be submitted to the building division. Site plans,

floor plans, elevations, and draft deed restrictions shall be submitted with the application and documents required for submittal to the building division.

2. An application for a development review permit (DRP) under subsection (F) below shall be submitted to the planning division. Site plans, floor plans, elevations, a project narrative, draft deed restrictions, and evidence of having given notice to the HOA, if applicable, shall be submitted with the application.

3. **Upon receipt of an application for a DRP[1], the City will provide written notice via email to the applicable HOA on record, if any, that includes the project address and description. Irrespective of this notification requirement, all applications to create an ADU or JADU will be considered and approved ministerially, without discretionary review or a hearing.**

The Ordinance is now being presented for its second reading and adoption. If adopted, the Ordinance will take effect 30 days after adoption.

Attachment:

1. Ordinance

[1] Design Review Permit

ORDINANCE NO. 2024-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING SECTION 15.14.080 OF THE ALISO VIEJO MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA

WHEREAS, the City of Aliso Viejo, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, state law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"); and

WHEREAS, in recent years, the California Legislature has approved, and the Governor has signed into law, several bills that, among other things, amended Government Code, Title 7, Division 1, Chapter 13 (sections 66310-66342) to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, in March 2023, the City Council adopted Ordinance No. 2023-235 to comply with the then-recent changes in state ADU and JADU law; and

WHEREAS, in June 2024, the Department of Housing and Community Development issued a letter requiring the City to revise the City's ADU and JADU regulations in compliance with State laws; and

WHEREAS, on August 21, 2024, the City Council held a duly noticed public hearing and introduced the Ordinance; and

WHEREAS, on September 4, 2024, the City held a duly noticed public hearing, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; 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 recitals above are each incorporated by reference and adopted as findings by the City Council.

Section 2. CEQA. Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA") does not apply to the adoption of an ordinance by a city or county implementing the provisions of Chapter 13 (commencing with section 66310) of Division 1 of Title 7 of the Government Code, which is California's

ADU law and which also regulates JADUs. Therefore, the Ordinance is statutorily exempt from CEQA in that the Ordinance implements the State's ADU law.

Section 3. Required Findings. In accordance with Section 15.78.050(E) of the Aliso Viejo Municipal Code, the City Council hereby finds as follows:

1. *Public Welfare*. Adoption of this Ordinance will not create conditions materially detrimental to the public health, safety, and general welfare as it simply updates the AVMC to comply with state law requirements governing the construction of ADUs and JADUs in the City. Adoption of this Ordinance is also consistent with—and contemplated by—the City's Sixth Cycle Housing Element, the adoption of which the City Council determined will not create conditions materially detrimental to the public health, safety, and general welfare.

2. *General Plan*. The Ordinance is, as a matter of law, consistent with the City's General Plan pursuant to Government Code Section 66314(c) and 66319.

Section 4. Code Amendments. Section 15.14.080 of the Aliso Viejo Municipal Code is hereby amended and restated to read in its entirety as provided in Exhibit "A," attached hereto and incorporated herein by reference.

Section 5. Effective Date. This Ordinance takes effect 30 days following its adoption.

Section 6. Submittal to HCD. The City Clerk shall submit a copy of this Ordinance to the Department of Housing and Community Development within 60 days after adoption.

Section 7. 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 8. City Clerk's Certification. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duty designated posting places within the City and published once within 15 days after passage and adoption as required by law; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance in the Office of the City Clerk 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 4th day of September, 2024.

_____
Mike Munzing
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Lauren Torres, Deputy City Clerk

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

I, LAUREN TORRES, Deputy City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that foregoing Ordinance No. 2024-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 4th day of September 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
LAUREN TORRES
DEPUTY CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 2024-___ duly passed and adopted by the Aliso Viejo City Council at its regular meeting held September 4, 2024, and that the Summary of the Ordinance was published on _____, 2024 and _____, 2024 in the Laguna Niguel News.

_____
LAUREN TORRES
DEPUTY CITY CLERK

(SEAL)

EXHIBIT "A"

Amended AVMC Section 15.14.080

15.14.080 Accessory dwelling units.

A. **Purpose**. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code Sections 66310 through 66342.

B. **Effect of Conforming**. An ADU or JADU that conforms to the standards in this section will not be:

1. Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.

2. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.

3. Considered in the application of any local ordinance, policy, or program to limit residential growth.

4. Required to correct a nonconforming zoning condition, as defined in subsection (C.7) below. This does not prevent the city from enforcing compliance with applicable building standards in accordance with California Health and Safety Code Section 17980.12.

C. **Definitions**. As used in this section, terms are defined as follows:

1. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

   a. An efficiency unit, as defined by California Health and Safety Code Section 17958.1; and

   b. A manufactured home, as defined by California Health and Safety Code Section 18007.

2. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

3. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

4. “Efficiency kitchen” means a kitchen that includes all of the following:

   a. A cooking facility with appliances;

   b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

5. “Junior accessory dwelling unit” or “JADU” means a residential unit that satisfies all of the following:

   a. It is no more than 500 square feet in size.

   b. It is contained entirely within an existing or proposed single-family structure; An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure.

   c. It includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure.

   d. If the unit does not include its own separate bathroom, then it contains an interior entrance to the main living area of the existing or proposed single-family structure

   e. It includes an exterior entrance that is separate from the main entrance to the primary dwelling.

   f. It includes an efficiency kitchen, as defined in subsection (C.4) above.

6. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

7. “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards.

8. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

9. “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

10. “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other

forms of transportation that charge set fares, run on fixed routes, and are available to the public.

11. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

D. **Applications**.

1. An application for an ADU that is subject only to a building permit under subsection (E) below shall be submitted to the building division. Site plans, floor plans, and elevations shall be submitted with the application and documents required for submittal to the building division.

2. An application for a development review permit (DRP) under subsection (F) below shall be submitted to the planning division. Site plans, floor plans, elevations, a project narrative, draft deed restrictions, and evidence of having given notice to the HOA, if applicable, shall be submitted with the application.

3. Upon receipt of an application for a DRP, the City will provide written notice via email to the applicable HOA on record, if any, that includes the project address and description. Irrespective of this notification requirement, all applications to create an ADU or JADU will be considered and approved ministerially, without discretionary review or a hearing.

E. **Approvals – Building-Permit Only**. If any ADU or JADU complies with each of the general requirements in subsection (H) below, it is allowed with only a building permit in the following scenarios:

1. **Converted on Single-family Lot**. One ADU as described in this subsection (E.1) and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:

a. Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress; and

b. Has exterior access that is independent of that for the single-family dwelling; and

c. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

d. The JADU complies with the requirements of Government Code sections 66333 through 66339.

2. **Limited Detached on Single-family Lot**. One detached, new construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (E.1) above), if the detached ADU satisfies each of the following limitations:

a. The side- and rear-yard setbacks are at least four feet;

b. The total floor area is 800 square feet or smaller; and

c. The peak height above grade does not exceed the applicable height limit in subsection (H.2) below.

3. **Converted on Multifamily Lot**. One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection (E.3), at least one converted ADU is allowed within an existing multifamily dwelling, up to a quantity equal to 25 percent of the existing multifamily dwelling units.

4. **Limited Detached on Multifamily Lot**. No more than two detached ADUs on a lot that has an existing or proposed multifamily dwelling if each detached ADU satisfies both of the following limitations:

a. The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the city will not require any modification to the existing setbacks as a condition of approving the ADU; and

b. The peak height above grade does not exceed the applicable height limit provided in subsection (H.2) below.

F. **Approvals~~.~~ - Development Review Permit (DRP)**.

1. Except as allowed under subsection (E) above, no ADU may be created without both a building permit and a DRP permit in compliance with the standards set forth in subsections (H) and (I) below.

2. The city may charge a fee to reimburse it for costs incurred in processing DRP permit, including the costs of adopting or amending the city's ADU ordinance. The DRP-permit processing fee is determined by the planning director and approved by the city council by resolution.

G. **Process and Timing**.

1. An application to create an ADU or JADU under this section will be considered and approved ministerially, without discretionary review or a hearing.

2. The city must approve or deny an application to create an ADU or JADU within 60 days from the date that the city receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the city has not approved or denied the completed application within 60 days, the application is deemed approved unless either:

   a. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay; or

   b. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the city may delay acting on the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

3. If the city denies an application to create an ADU or JADU, the city must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection (G.2) above.

4. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

H. **General ADU and JADU Requirements**. The following requirements apply to all ADUs and JADUs that are approved under subsections (E) and (F) above:

1. **Zoning**.

   a. An ADU or JADU subject only to a building permit under subsection (E) above may be created on a lot in a residential or mixed-use zone.

   b. An ADU or JADU subject to a DRP permit under subsection (F) above may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

2. **Height**.

a. Except as otherwise provided by subsections (H.2.b) or (H.2.c) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed 16 feet in height.

b. A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

c. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story may not exceed 18 feet in height.

d. An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (H.2.d) may not exceed two stories.

e. For purposes of this subsection (H.2), height shall be measured as defined in the California Building Code.

3. **Fire Sprinklers**.

a. Fire sprinklers, approved by Orange County Fire Authority (OCFA), are required in an ADU if sprinklers are required in the primary residence when constructed.

b. The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

4. **Rental Term**. No ADU or JADU may be rented for a term that is shorter than 30 days. This prohibition applies regardless of when the ADU or JADU was created.

5. **No Separate Conveyance**. An ADU or JADU may be rented, but, except as otherwise provided in Government Code section 66341, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the

primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

6. **Septic System**. If the ADU or JADU will connect to an existing on-site water-treatment system serving the property, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years. If the property on which the ADU or JADU is constructed does not utilize an on-site water treatment system, nothing in this section authorizes an ADU or JADU to utilize an on-site water-treatment system.

7. **Owner Occupancy**.

   a. JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this subsection does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.

8. **Deed Restriction**. Prior to issuance of a building permit for a JADU, a deed restriction must be recorded against the title of the property in the county recorder's office and a copy filed with the director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:

   a. The JADU may not be sold separately from the primary dwelling.

   b. The JADU is restricted to the approved size and to other attributes allowed by this section.

   c. The deed restriction runs with the land and may be enforced against future property owners.

   d. The deed restriction may be removed if the owner eliminates the JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the director, providing evidence that the JADU has in fact been eliminated. The director may then determine whether the evidence supports the claim that the JADU has been eliminated. Appeal may be taken from the director's determination consistent with other provisions of this code. If the JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of a JADU removed, the remaining structure

and improvements must otherwise comply with applicable provisions of this code.

e. The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

9. **Building & Safety**.

a. **Must comply with building code.** Subject to subsection (H.9.b) below, all ADUs and JADUs must comply with all local building code requirements.

b. **No change of occupancy.** Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official or Code Enforcement Division officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (H.9.b) prevents the city from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

I. **Specific DRP Requirements**. The following requirements apply only to ADUs that require a DRP permit under subsection (F) above:

1. **Maximum Size**.

a. The maximum size of a detached or attached ADU subject to this subsection (I) is 850 square feet for a studio or one-bedroom unit and 1,000 square feet for a unit with two or more bedrooms.

b. An attached ADU that is created on a lot with an existing primary dwelling is further limited to 50 percent of the floor area of the existing primary dwelling.

c. Application of other development standards in this subsection (I), such as FAR or lot coverage, might further limit the size of the ADU, but no application of FAR, lot coverage, open space, or the

percentage-based size limit in subsection (I.1.b) above may require the ADU to be less than 800 square feet.

2. **Setback**. ADUs subject to this subsection (I) shall comply with the following setbacks:

   a. Front-yard setbacks.

      i. Subject to subsection (I.2.a.ii) below, no part of any ADU subject to this subsection (I) may be located within 10 feet of a front property line or have a front yard setback that is less than the primary dwelling.

      ii. If a front yard setback is the only location on the lot where an ADU may be lawfully constructed, then the ADU may encroach into a required front yard setback as necessary to enable the construction of an 800 square foot unit.

   b. An ADU that is subject to this subsection (I) must conform to 4-foot side-and rear-yard setbacks.

   c. No setback is required for an ADU that is subject to this subsection (I) if the ADU is constructed in the same location and to the same dimensions as an existing structure.

3. **Lot Coverage**. No ADU subject to this subsection (I) may cause the total lot coverage of the lot to exceed 75 percent, subject to subsection (I.1.c).

4. **Minimum Open Space**. For multifamily residential projects, no ADU subject to this subsection (I) may cause the total percentage of open space of the development to fall below 25 percent, subject to subsection (I.1.c).

5. **Passageway**. No passageway, as defined in subsection (C.8) above, is required for an ADU.

6. **Parking**.

   a. Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (C.11) above. No parking is required for a JADU.

   b. Exceptions. No parking under subsection (I.6.a) above is required in the following situations:

i. The ADU is located within one-half mile walking distance of public transit, as defined in subsection (C.10) above.

ii. The ADU is located within an architecturally and historically significant historic district.

iii. The ADU is part of the proposed or existing primary residence or an accessory structure.

iv. When on-street parking permits are required but not offered to the occupant of the ADU.

v. When there is an established car share vehicle stop located within one block of the ADU.

vi. When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (I.6.b.i) through (I.6.b.v) above.

c. No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces for the primary residence are not required to be replaced. Parking for the ADU will apply under subsections (I.6.a) and (I)(6)(b) above.

7. **Architectural Requirements**.

a. The materials and colors of the exterior walls and roof must match those of the primary dwelling.

b. The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.

c. The exterior lighting must be designed or shielded to direct lights downward or as otherwise required by the building or fire code.

d. The ADU must have an independent exterior entrance, apart from that of the primary dwelling.

e. All windows located less than 30 feet from a property line that is not a public right-of-way line must utilize obscure glass, such as frosted, patterned, bubble effect, ribbed, or other similar design.

f. Mechanical equipment may not be placed within four feet of an adjacent property.

J. **Fees**. The following requirements apply to all ADUs that are approved under subsections (E) and (F) above.

1. **Impact Fees**.

a. No impact fee is required for an ADU that is less than 750 square feet in size. For purposes of this subsection (J.1), “impact fee” means a “fee” under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act (Gov. Code § 66477). “Impact fee” here does not include any connection fee or capacity charge for water or sewer service.

b. Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit (E.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling).

2. **Utility Fees**.

a. If an ADU is constructed with a new single-family home, a separate utility connection directly between the ADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required.

b. Except as described in subsection (J.2.a), converted ADUs on a single-family lot that are created under subsection (E.1) above are not required to have a new or separate utility connection directly between the ADU and the utility. Nor is a connection fee or capacity charge required.

c. Except as described in subsection (J.2.a), all ADUs not covered by subsection (J.2.b) require a new, separate utility connection directly between the ADU and the utility.

i. The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU, based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.

ii. The portion of the fee charged by the city may not exceed the reasonable cost of providing this service.

K. **Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures**.

1. **Generally**. The city will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

2. **Unpermitted ADUs constructed before 2018**.

a. Permit to Legalize. As required by state law, the city may not deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if denial is based on either of the following grounds:

i. The ADU violates applicable building standards, or

ii. The ADU does not comply with the state ADU law or this ADU ordinance (section 15.14.080).

b. Exceptions:

i. Notwithstanding subsection (K.2.a) above, the city may deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if the city makes a finding that correcting a violation is necessary to protect the health and safety of the public or of occupants of the structure.

ii. Subsection (K.2.a) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.

L. **Nonconforming ADUs and Discretionary Approval**. Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections (A) through (K) of this section may be allowed by the city with a conditional use permit, in accordance with the other provisions of this title.

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

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 16, 2024, and August 29, 2024, in the amount of $369,195.66.

Fiscal Impact:

Expenditures in the amount of $369,195.66.

Background:

The City issues accounts payable checks on a bi-weekly basis and presents it to 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 16, 2024, and August 29, 2024, for $369,195.66, is 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		
UNITED OF OMAHA LIFE INSURANCE CO.	SEP'24 LIFE INSURANCE	1,489.16
PV MAINTENANCE INC	JUL'24 AV CHRISTIAN SCHOOL PAINT SPILL_1 ORION_PVM	33,335.02
CALPERS HEALTH	SEP'24 CALPERS HEALTH PREMIUM	21,744.64
CALPERS HEALTH	SEP'24 HEALTH PREMIUM - RC	2,195.87
CALPERS HEALTH	SEP'24 HEALTH PREMIUM PEMHCA MINIMUM - RC	157.00
RJM DESIGN GROUP INC	APR'24 LANDSCAPE PLAN REVIEW SERVICES - AVALON BAY	341.05
CIVIL SOURCE, AN NV5 COMPANY	JUL'24 KAISER GRADING PLAN CHECK	3,075.00
CIVIL SOURCE, AN NV5 COMPANY	JUL'24 ST MARYS GRADING PLAN CHECK	270.00
DE NOVO PLANNING GROUP	CEQA PROFESSIONAL SERVICES	599.00
CHARLES ABBOTT ASSOC INC	JUL'24 AVALON BAY - R. BEIMER	1,015.00
CHARLES ABBOTT ASSOC INC	JUL'24 KAISER - R. BEIMER	580.00
CHARLES ABBOTT ASSOC INC	JUL'24 ST. MARYS - S.WILSON	190.00
CHARLES ABBOTT ASSOC INC	JUL'24 CITY LIGHTS GRADING - R. BRUNELL	525.00
CHARLES ABBOTT ASSOC INC	JUL'24 ATT - R. BRUNELL	105.00
CHARLES ABBOTT ASSOC INC	JUL'24 ST MARYS GRADING - R. BRUNELL	525.00
CHARLES ABBOTT ASSOC INC	JUL'24 ALISO CREEK GRADING - R. BRUNELL	813.75
CHARLES ABBOTT ASSOC INC	JUL'24 SCE - R. BRUNELL	288.75
CHARLES ABBOTT ASSOC INC	JUL'24 MNWD - R. BRUNELL	446.25
CHARLES ABBOTT ASSOC INC	JUL'24 COX - R. BRUNELL	105.00
CHARLES ABBOTT ASSOC INC	JUL'24 FERREIRA - R. BRUNELL	157.50
POWER CUSTOMBUILDERS INC	CD-2024-00076_35 PLATEAU_POWER CUSTOMBUILDERS INC	500.00
		68,457.99
CITY COUNCIL		
ORANGE COUNTY FIRE AUTHORITY FOUNDATION	RC 7/11 BEST & BRAVEST EVENT	50.00
AT&T	7/17/24-8/16/24 CITY COUNCIL PHONE LINES	237.23
STAPLES ADVANTAGE	JUL'24 CC OFFICE SUPPLIES - CCOUNCIL	46.08
	CITY COUNCIL TOTAL:	**333.31**
CITY MANAGER		
CALPERS HEALTH	SEP'24 PG-HEALTH PREMIUM	157.00
AT&T	7/17/24-8/16/24 HR PHONE	50.47
AT&T	7/17/24-8/16/24 CITY MANAGER PHONE	45.43
	CITY MANAGER TOTAL:	**252.90**
ECONOMIC DEVELOPMENT		
COSTAR REALTY INFORMATION, INC	8/1/24-7/31/25 COMMERCIAL REAL ESTATE SUBSCRIPTION	5,200.92
	ECONOMIC DEVELOPMENT TOTAL:	**5,200.92**
HUMAN RESOURCES		
GVP VENTURES, INC	CITY MANAGER RECRUITMENT - REIMBURSEABLE COSTS	382.38
GVP VENTURES, INC	CITY MANAGER RECRUITMENT - FIXED FEE	3,200.00
STAPLES ADVANTAGE	JUL'24 HR OFFICE SUPPLIES	12.27
	HUMAN RESOURCES TOTAL:	**3,594.65**
CITY CLERK		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011663363 - 7/11 NOTICE OF ELECTION-SPANISH	221.44
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011660384 - 7/11 NOTICE OF ELECTION-ENGLISH	191.91
STAPLES ADVANTAGE	JUL'24 CCK OFFICE SUPPLIES	33.92
STAPLES ADVANTAGE	JUL'24 CCK OFFICE SUPPLIES - ELECTION	62.37
	CITY CLERK TOTAL:	**509.64**
CITY ATTORNEY		
BEST BEST & KRIEGER	JUL'24 BBK CELLULAR	3,022.50
BEST BEST & KRIEGER	JUL'24 BBK LITIGATION - CC	162.50
BEST BEST & KRIEGER	JUL'24 BBK GENERAL RETAINER LEGAL SERVICES	24,150.00
BEST BEST & KRIEGER	JUL'24 BBK LABOR & EMPLOYMENT (SPECIALIZED)	682.50
BEST BEST & KRIEGER	JUL'24 NPDES NEW PERMIT (NON-RETAINER)	375.70
BEST BEST & KRIEGER	JUL'24 BBK GENERAL LITIGATION	1,363.77
	CITY ATTORNEY TOTAL:	**29,756.97**

Vendor Name	Description (Item)	Amount
FINANCE		
CALPERS HEALTH	SEP'24 CALPERS ADMIN FEE	56.86
CALPERS HEALTH	SEP'24 CALPERS ADMIN FEE	5.65
US BANK PURCHASING CARD PROGRAM	AE 3/20 CREDIT - REFUND CREDIT CARD SERVICE FEE	(0.03)
US BANK PURCHASING CARD PROGRAM	AE 7/12 FY 24-25 CAPPO MEMBERSHIP	145.00
US BANK PURCHASING CARD PROGRAM	AE 7/18 FY 24-25 GFOA MEMBERSHIP	305.00
US BANK PURCHASING CARD PROGRAM	AE 7/17 RUBBERS STAMP AND BUTTON COMPANY - STAMPS	62.22
HDL COREN & CONE	JUL-SEP'24 PROPERTY TAX CONTRACT SERVICES	3,979.95
HINDERLITER DE LLAMAS & ASSOCIATES	JUL-SEP'24 SALES TAX CONTRACT SERVICE	1,758.54
HINDERLITER DE LLAMAS & ASSOCIATES	JUL-SEP'24 SALES TAX RECOVERY SERVICE	718.63
	FINANCE TOTAL:	**7,031.82**
INFORMATION TECHNOLOGY		
AT&T	7/22/24-8/21/24 CH AT&T CALNET ALARM/POTS LINE	3,768.25
AT&T	7/17/24-8/16/24 FLEET COMPLETE GPS	202.32
AT&T	7/17/24-8/16/24 EOC PHONES LINES	109.56
AT&T	7/17/24-8/16/24 CITY HALL MIFI	160.28
AT&T	7/17/24-8/16/24 EOC MIFI	160.96
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	8/01/24-7/31/25 ARCCGIS ANNUAL SUBSCRIPTIONS	3,310.00
SHI INTERNATIONAL CORP	FY24-25 SENTINEL ONE END POINT PROTECTION	8,721.75
SHI INTERNATIONAL CORP	2/26/24-2/25/25 BARRACUDA WEB SECURITY ANNUAL SUBS	23,500.89
SHI INTERNATIONAL CORP	8/25/24-8/24/25 MANAGE ENGINE OS DEPLOYER ANNUAL	1,785.00
SHI INTERNATIONAL CORP	8/13/24-8/12/25 CH ADOBE LICENSE	7,728.25
US BANK PURCHASING CARD PROGRAM	IA 7/28 EOC YOUTUBE SUBSCR	72.99
US BANK PURCHASING CARD PROGRAM	IA 8/10 GODADDY ALISOVIEJOCENTER.COM DOMAIN RENEW	44.34
US BANK PURCHASING CARD PROGRAM	IA 7/23 GOTOCOM WEBINAR	1,068.00
US BANK PURCHASING CARD PROGRAM	IA 8/16 WAITWHILE SUBSCRIPTION	196.00
US BANK PURCHASING CARD PROGRAM	IA 8/2 DIGITALRIVER STELLAR PHOENIX DATA RECOVERY	49.95
US BANK PURCHASING CARD PROGRAM	IA 8/9 GODADDY WEB SECURITY	23.88
US BANK PURCHASING CARD PROGRAM	IA 7/30 MICRO CENTER	337.14
TANGENT COMPUTERS INC	8/23/24-9/22/24 CH O365 LICENSING AND SUPPORT	3,000.00
	INFORMATION TECHNOLOGY TOTAL:	**54,239.56**
NON-DEPARTMENTAL		
CERTIFIED RECORDS MANAGEMENT	AUG'24 - RECORDS OFF SITE STORAGE	425.43
RICOH USA	SEP'24 RICOH C5300S COPY ROOM LEASE (2624)-PRINCIP	612.58
RICOH USA	SEP'24 RICOH C5300S COPY ROOM LEASE(2624)-INTEREST	81.62
VANTIS MAINTENANCE CORPORATION	SEP'24 38 COLONIAL WAY HOA FEES	374.79
CIVICPLUS LLC	8/31/24-8/30/25 CIVICPLUS MAINT & HOSTING	6,022.88
RICOH USA	AUG'24 RICOH 2504 BACK OFFICE PRINTS (4542)	82.03
CINTAS CORPORATION NO. 2	AUG'24 CH & STE 200 FIRST AID SUPPLIES	198.74
STAPLES ADVANTAGE	JUL'24 COPY&BREAKROOM SUPPLIES NON DEPARTMENTAL	229.81
NIEVES LANDSCAPE INC	JUL'24 LANDSCAPE MAINTENANCE VISTA PARK	1,064.97
QUADIENT FINANCE USA, INC	QUADIENT POSTAGE 8/9/24	500.00
KYRSTI NICOLE ASHMALL	JUL'24-5.15 HRS-PIO/MAYORS OUTREACH	463.50
US BANK PURCHASING CARD PROGRAM	EM 7/18 BLISS CW - F150 CAR WASH	35.00
CALIFORNIA JPIA	FY24-25 POLLUTION LIABILITY INSURANCE	2,226.00
QUADIENT LEASING USA INC	5/29/24-8/28/2024 POSTAGE MACHINE LEASE	590.39
	NON-DEPARTMENTAL TOTAL:	**12,907.74**
C. S. ADMINISTRATION		
DP TRADING INC	2024 VETERANS LAPEL PINS	231.00
CALPERS HEALTH	SEP'24 DP-HEALTH PREMIUM	157.00
CALPERS HEALTH	SEP'24 HW-HEALTH PREMIUM	157.00
ADVANTAGE MAILING, LLC	FALL 2024 BROCHURE 32 PAGE SELF COVER	12,764.41
CABCO YELLOW INC	JUL'24 SMP FUND R&CS CONTRIB TRANSPORTATION SVC	784.00
	C. S. ADMINISTRATION TOTAL:	**14,093.41**
IGLESIA PARK		
NIEVES LANDSCAPE INC	JUL'24 LANDSCAPE MAINTENANCE IGLESIA PARK	7,085.61
NIEVES LANDSCAPE INC	AUG'24 LANDSCAPE MAINTENANCE -IRRIGATION IGLESIA	40.00
	IGLESIA PARK TOTAL:	**7,125.61**
IGLESIA BUILDING		
SONITROL ORANGE COUNTY LLC	SEP'24 IGLESIA ACCESS CONTROL	52.39
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	JUL'24 IGLESIA LIGHT SWITCHES	417.04
	IGLESIA BUILDING TOTAL:	**469.43**

Vendor Name	Description (Item)	Amount
IGLESIA PARK COMMUNITY CENTER		
BOYS & GIRLS CLUB OF CAPISTRANO VALLEY	JUL'24 ELEMENTARY & TEEN KEYSTONE PROGRAM	20,000.00
	IGLESIA PARK COMMUNITY CENTER TOTAL:	**20,000.00**
PLANNING		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011663646 - 7/25 PH ADU & JADU ORD	287.86
CALPERS HEALTH	SEP'24 MF-HEALTH PREMIUM	157.00
ATLAS PLANNING SOLUTIONS	JUL'24 SAFETY ELEMENT UPDATE	7,010.00
US BANK PURCHASING CARD PROGRAM	SK 8/08 CA BLDG TRAINING -CN	95.00
	PLANNING TOTAL:	**7,549.86**
BUILDING		
US BANK PURCHASING CARD PROGRAM	SK 8/08 CA BLDG TRAINING - CN	1,000.00
	BUILDING TOTAL:	**1,000.00**
CODE ENFORCEMENT		
US BANK PURCHASING CARD PROGRAM	AE 7/17LIFE STORAGE-7/8/24-8/7/24 CODE ENFORCEMENT	631.20
US BANK PURCHASING CARD PROGRAM	SK 8/12 LIFE STORAGE FOR CONFISCATED TACO STAND	631.20
	CODE ENFORCEMENT TOTAL:	**1,262.40**
ENGINEERING (GENERAL)		
PV MAINTENANCE INC	JUL'24 WAREHOUSE LEASE	1,035.00
PV MAINTENANCE INC	AUG'24 WAREHOUSE LEASE	1,035.00
QUANG LE	AUG'24 SOUTH OCC ENG MEETING REIMB - QL	26.00
MURPHY SWITCH OF CA	AUG'24 MURCAL IOT SMARTCOMMAND MONITORING SERVICE	450.00
AT&T	7/17/24-8/16/24 PUBLIC WORKS TABLETS	120.72
CHARLES ABBOTT ASSOC INC	JUL'24 NPDES	12,097.50
CHARLES ABBOTT ASSOC INC	JUL'24 SOLID WASTE SERVICES	3,545.00
	ENGINEERING (GENERAL) TOTAL:	**18,309.22**
STREET MAINTENANCE		
CHARLES ABBOTT ASSOC INC	JUL'24 STREET INVESTIGATION	6,142.50
	STREET MAINTENANCE TOTAL:	**6,142.50**
LAW ENFORCEMENT-OTHER		
AT&T	7/17/24-8/16/24 PALS PHONE LINE	45.43
STAPLES ADVANTAGE	JUL'24 POLICE SERVICES OFFICE SUPPLIES	123.59
	LAW ENFORCEMENT-OTHER TOTAL:	**169.02**
	GENERAL FUND TOTAL:	**258,406.95**

102 - GEN. FD-CITY HALL

NON-DEPARTMENTAL		
SONITROL ORANGE COUNTY LLC	SEP'24 CH INTRUSION DETECTION	326.54
SONITROL ORANGE COUNTY LLC	SEP'24 CH ACCESS CONTROL	552.40
PACIFIC PARK II ASSOCIATION	SEP'24 CH ASO ASSOCIATION DUES	502.00
NIEVES LANDSCAPE INC	JUL'24 LANDSCAPE MAINTENANCE CH	701.73
THURSTON ELEVATOR CONCEPTS INC	JUL'24 CH ELEVATOR MAINTENANCE	137.00
	NON-DEPARTMENTAL TOTAL:	**2,219.67**
	GEN. FD-CITY HALL TOTAL:	**2,219.67**

103 - GF-AV RECREATION SERVICES

RECREATION SERVICES		
AT&T	7/22/24-8/21/24 AVR AT&T CALNET ALARM/POTS LINE	1,256.08
SONITROL ORANGE COUNTY LLC	SEP'24 AVCENTER AND AQC ACCESS CONTROL	68.20
SONITROL ORANGE COUNTY LLC	SEP'24 AVR ACCESS CONTROL	478.57
DS SERVICES OF AMERICA, INC	7/31 AVR BOTTLED WATER SERVICE	105.70
AT&T	7/17/24-8/16/24 REC TABLET	40.24
AT&T	7/17/24-8/16/24 REC PHONE LINES	181.82
JOY E. TORRES	SUMMER24-SRR035/036/071/072 YOGA -15 PARTICIPANTS	1,044.00
SKYHAWKS SPORTS ACADEMY, LLC	SUMMER24-SRR021/SRR022 MULTISPORT -15 PARTICIPANTS	1,296.00
MUSIC MOVES ACADEMY INC	SUMMER24-SRR005 MUSIC-5 PARTICIPANTS	435.00
CAPISTRANO UNIFIED SCHOOL DISTRICT	JUL'24 CUSD TRANSPORTATION - SUMMER CAMP	4,031.25
WADORYU USA INC	SUMMER24-SRR039 KARATE - 1 PARTICIPANT	56.00
RONALD S. COHAN	SUMMER24-SRR077 TAI CHI - 19 PARTICIPANTS	513.00
ROUND STAR WEST, LLC	SUMMER24-SRR014 SOCCER - 4 PARTICIPANTS	300.00
KIMBERLY DOWNEY ESMOND	SUMMER24-SRR002/SRR025/SRR026 DANCE-10 PARTICIPANT	531.00
FITNESS WITH FLAVOR LLC	SUMMER24-SRR047/SRR049 HIP HOP - 5 PARTICIPANTS	126.00
ANGIE DOROTHY ABAD	SUMMER24-SRR059 HULA -6 PARTICIPANTS	288.00

Vendor Name	Description (Item)	Amount
TUMBLE-N-KIDS, INC	SUMMER24-SRR008-SRR010 GYMNASTICS -12 PARTICIPANTS	597.60
NIEVES LANDSCAPE INC	JUL'24 LANDSCAPE MAINTENANCE AVR	2,341.86
NIEVES LANDSCAPE INC	AUG'24 LANDSCAPE MAINTENANCE-IRRIGATION REPAIR AVR	726.25
BRAINSTORM STUDIOS, LLC	SUMMER24-BST003 SCI/BST012 YOUTUBE-12 PARTICIPANTS	2,212.80
EPC PLAYTIME	SUMMER24-EPC002 CAMP PLAYTIME - 6 PARTICIPANTS	710.40
PREMIER AQUATIC SERVICES	SUMMER24-PAB010-PAK010-PAM010 SWIM -25 PARICIPANTS	6,219.75
LAURELINDA HAUKSSON	SUMMER24-PAE026/035/LP/LP/052/004-32 PARTICIPANTS	3,898.20
JENNIFER BALES	SUMMER24-TTS020 CAMP STAGE PLAY - 4 PARTICIPANTS	510.00
SKYHAWKS SPORTS ACADEMY, LLC	SUMMER24-SKY010 FLAG FOOTBALL - 8 PARTICIPANTS	943.20
BREAKTHROUGH SPORTS LLC	SUMMER24-BTS009 BASKETBALL CAMP - 11 PARTICIPANTS	1,496.40
LAURELINDA HAUKSSON	SUMMER24-PAE501 ART - 11 PARTICIPANTS	1,392.60
SHI INTERNATIONAL CORP	8/13/24-8/12/25 AVR ADOBE LICENSE	2,790.00
TANGENT COMPUTERS INC	8/23/24-9/22/24 AVR O365 LICENSING AND SUPPORT	529.25
PRESTIGIOUS CLEANERS LLC	6/23-7/20 AVR LINEN DRY CLEANING	775.66
	RECREATION SERVICES TOTAL:	**35,894.83**
	GF-AV RECREATION SERVICES TOTAL:	**35,894.83**

203 - GAS TAX

TRAFFIC ENGINEERING

HARTZOG & CRABILL INC	JUL'24 TRAFFIC SIGNAL MONITORING	3,952.50
	TRAFFIC ENGINEERING TOTAL:	**3,952.50**

STREET MAINTENANCE

BEAR ELECTRICAL SOLUTIONS INC	JUL'24 TRAFFIC SIGNAL MAINTENANCE RESPONSE	10,750.40
BEAR ELECTRICAL SOLUTIONS INC	JUL'24 TRAFFIC SIGNAL MAINTENANCE ROUTINE	3,225.90
NIEVES LANDSCAPE INC	JUL'24 LANDSCAPE MAINTENANCE MEDIANS	1,641.51
	STREET MAINTENANCE TOTAL:	**15,617.81**
	GAS TAX TOTAL:	**19,570.31**

204 - MEASURE M

GEN-MEASURE M

CABCO YELLOW INC	JUL'24 M2 FUND TRANSPORTATION SVC	3,136.00
	GEN-MEASURE M TOTAL:	**3,136.00**
	MEASURE M TOTAL:	**3,136.00**

215 - PUBLIC SAFETY GRANTS

LAW ENFORCEMENT-OTHER

COUNTY OF ORANGE	AUG'24 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,518.00
	LAW ENFORCEMENT-OTHER TOTAL:	**1,518.00**
	PUBLIC SAFETY GRANTS TOTAL:	**1,518.00**

225 - INTEGRATED WASTE MGMT FD

GEN-TECHNOLOGY GRANTS

CHARLES ABBOTT ASSOC INC	JUL'24 CAA CONTRACT SERVICES - SB1383	2,042.50
	GEN-TECHNOLOGY GRANTS TOTAL:	**2,042.50**
	INTEGRATED WASTE MGMT FD TOTAL:	**2,042.50**

261 - CITY FAC.-AQUATIC CENTER

PREMIER AQUATIC SERVICES	FY23-24 AQC RETENTION PAYMENT	14,499.60
		14,499.60

GEN-AQUATIC CENTER

KNORR SYSTEMS INC	AQC POOL COVER WARRANTY REPLACEMENT SHIPPING	715.10
PREMIER AQUATIC SERVICES	FY23-24 MANAGEMENT FEE BALANCE DUE	4.00
PREMIER AQUATIC SERVICES	FY23-24 MANAGEMENT INCENTIVE FEE	18,111.01
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	JUL'24 AQC SPA TIMER REPAIR AND COMPONENTS	171.39
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	AUG'24 AQC WOMENS RESTROOM LIGHTING MISC COMP	213.68
AQUATIC TECHNOLOGIES, INC	EFFLUENT GAUGE REPLACEMENT ON KIDDY POOL - AQC	121.71
AQUATIC TECHNOLOGIES, INC	JUL'24 POOL MAINTENANCE	2,693.00
MENDOZA BROTHERS MASONRY	JUL'24 AQC EMERGENCY REPAIR - REC POOL PIPE	4,650.00
NIEVES LANDSCAPE INC	JUL'24 LANDSCAPE MAINTENANCE AQC	944.42
NIEVES LANDSCAPE INC	JUL'24 LANDSCAPE MAINTENANCE-IRRIGATION REPAIR AQC	623.76
HASA INC	JUL'24 AQC POOL CHEMICALS - ACID	146.76

Vendor Name	Description (Item)	Amount
HASA INC	JUL'24 AQC POOL CHEMICALS - SODIUM BICARBONATE	1,076.53
HASA INC	JUL'24 AQC POOL CHEMICALS - CHLORINE	1,024.28
HASA INC	JUL'24 AQC POOL CHEMICALS - CHLORINE & ACID	1,412.16
	GEN-AQUATIC CENTER TOTAL:	**31,907.80**
	CITY FAC.-AQUATIC CENTER TOTAL:	**46,407.40**
	GRAND TOTAL:	**369,195.66**

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	258,406.95	258,406.95
102 - GEN. FD-CITY HALL	2,219.67	2,219.67
103 - GF-AV RECREATION SERVICES	35,894.83	35,894.83
203 - GAS TAX	19,570.31	19,570.31
204 - MEASURE M	3,136.00	3,136.00
215 - PUBLIC SAFETY GRANTS	1,518.00	1,518.00
225 - INTEGRATED WASTE MGMT FD	2,042.50	2,042.50
261 - CITY FAC.-AQUATIC CENTER	46,407.40	46,407.40
Grand Total:	**369,195.66**	**369,195.66**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	258,406.95
102 - GEN. FD-CITY HALL	2,219.67
103 - GF-AV RECREATION SERVICES	35,894.83
203 - GAS TAX	19,570.31
204 - MEASURE M	3,136.00
215 - PUBLIC SAFETY GRANTS	1,518.00
225 - INTEGRATED WASTE MGMT FD	2,042.50
261 - CITY FAC.-AQUATIC CENTER	46,407.40
Grand Total:	**369,195.66**

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	35,530.89
101-2506-000	MEDICAL INSURANCE P…	21,901.64
101-2507-000	LIFE INSURANCE PAYABLE	1,489.16
101-2602-000	PLANNING DEPOSIT	1,955.05
101-2603-000	ENGINEERING DEPOSIT	7,081.25
101-2606-000	C & D DEPOSIT	500.00
101-4-1101-4511-000	COMMUNICATION	237.23
101-4-1101-4520-000	MTGS/CONF./TRNG & D…	50.00
101-4-1101-4601-000	SUPPLIES	46.08
101-4-1501-4206-000	MEDICAL INSURANCE	157.00
101-4-1501-4511-000	COMMUNICATION	95.90
101-4-1502-4302-000	ECONOMIC DEVELOPM…	5,200.92
101-4-1503-4309-000	OTHER CONTRACTUAL S…	3,582.38
101-4-1503-4601-000	SUPPLIES	12.27
101-4-1601-4525-000	ELECTION	475.72
101-4-1601-4601-000	SUPPLIES	33.92
101-4-2101-4304-000	LEGAL SERVICES	24,150.00
101-4-2101-4532-000	SPECIAL PROJECTS	3,705.00
101-4-2101-4701-000	NPDES	375.70
101-4-2101-4735-000	LITIGATION	1,526.27
101-4-2501-4301-000	PROFESSIONAL SERVICES	6,457.12
101-4-2501-4305-000	TECHNOLOGY SERVICES	-0.03
101-4-2501-4309-000	OTHER CONTRACTUAL S…	62.51
101-4-2501-4521-000	MEMBERSHIP & DUES	450.00
101-4-2501-4601-000	SUPPLIES	62.22
101-4-3101-4305-000	TECHNOLOGY SERVICES	4,474.36
101-4-3101-4481-000	COMPUTER EXPENSE	49,765.20
101-4-3501-4301-000	PROFESSIONAL SERVICES	463.50
101-4-3501-4306-000	WEBSITE SERVICES	6,022.88
101-4-3501-4421-000	EQUIPMENT RENTAL	590.39
101-4-3501-4422-000	EQUIP RENTAL LEASE - P…	612.58
101-4-3501-4431-000	BUILDING & GROUND M…	1,439.76
101-4-3501-4471-000	RENT	425.43
101-4-3501-4512-000	POSTAGE	500.00
101-4-3501-4513-000	PRINTING	82.03
101-4-3501-4517-000	VEHICLE MAINTENANCE	35.00
101-4-3501-4522-000	INSURANCE EXPENSES	2,226.00
101-4-3501-4542-000	INTEREST EXPENSE - LEA…	81.62
101-4-3501-4601-000	SUPPLIES	428.55
101-4-4101-4206-000	MEDICAL INSURANCE	314.00
101-4-4101-4501-000	ADVERTISING & PROMO…	12,764.41
101-4-4101-4524-000	RECREATION-SENIOR TR…	784.00
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	231.00
101-4-4102-4431-000	BUILDING & GROUND M…	7,125.61
101-4-4103-4431-000	BUILDING & GROUND M…	469.43

Account Summary

Account Number	Account Name	Payment Amount
101-4-4104-4529-000	REC-YOUTH PROGRAMS	20,000.00
101-4-4401-4206-000	MEDICAL INSURANCE	157.00
101-4-4401-4513-000	PRINTING	287.86
101-4-4401-4520-000	MTGS/CONF./TRNG & D…	95.00
101-4-4401-4731-000	GENERAL PLAN	7,010.00
101-4-4402-4520-000	MTGS/CONF./TRNG & D…	1,000.00
101-4-4403-4761-000	C.S-CODE ENFORCEMENT	1,262.40
101-4-4501-4471-000	RENT	2,070.00
101-4-4501-4520-000	MTGS/CONF/TRNG & D…	26.00
101-4-4501-4612-000	OPERATING SUPPLIES	120.72
101-4-4501-4701-000	NPDES	12,547.50
101-4-4501-4702-000	AB939-SOLID WASTE	3,545.00
101-4-4503-4771-000	C.S-STREET MAINTENAN…	6,142.50
101-4-5102-4511-000	COMMUNICATION	45.43
101-4-5102-4612-000	OPERATING SUPPLIES	123.59
102-4-3501-4431-000	BUILDING & GROUND M…	2,219.67
103-4-4105-4305-000	TECHNOLOGY SERVICES	5,122.10
103-4-4105-4309-000	OTHER CONTRACTUAL S…	22,569.95
103-4-4105-4431-000	BUILDING & GROUND M…	3,068.11
103-4-4105-4511-000	COMMUNICATION	222.06
103-4-4105-4570-000	CITY CAMP EXPENSE	4,031.25
103-4-4105-4601-000	SUPPLIES	105.70
103-4-4105-4612-000	OPERATING SUPPLIES	775.66
203-4-4502-4301-000	PROFESSIONAL SERVICES	3,952.50
203-4-4503-4771-000	C.S-STREET MAINTENAN…	15,617.81
204-4-6104-4309-000	OTHER CONTRACTUAL S…	3,136.00
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM…	1,518.00
225-4-6141-4309-000	OTHER CONTRACTUAL S…	2,042.50
261-2103-000	RETENTIONS PAYABLE	14,499.60
261-4-6161-7401-000	EQUIPMENT MAINTENA…	3,529.81
261-4-6161-7421-000	BUILDING & GROUND M…	6,603.25
261-4-6161-7425-000	POOL MAINTENANCE	3,659.73
261-4-6161-7451-000	MANAGEMENT FEES	18,115.01
	Grand Total:	**369,195.66**

Project Account Summary

Project Account Key	Payment Amount
None	332,480.66
1002SUMMERCAMP	15,990.75
1002SUMMERCLASS	6,579.20
9264520	50.00
9974570	4,031.25
ENG 2250	525.00
ENG 2252	813.75
ENG 2254	985.00
ENG 2256	3,655.00
ENG 5002	105.00
ENG 5003	105.00
ENG 5004	446.25
ENG 5005	288.75
ENG 5057	157.50
SB13834309	2,042.50
SDP-2022-0004	940.05
Grand Total:	**369,195.66**

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services/City Treasurer

SUBJECT: TREASURER'S STATEMENT – JULY 2024

Recommended Action:

Receive and file the July 2024 Treasurer's Statement.

Fiscal Impact:

No Fiscal Impact.

Background:

Per City policy, the Finance Department presents the monthly Treasurer's Statement for the City Council's review. This statement shows the cash balances for the various funds, with a breakdown of bank account balances, investment account balances and the effective yield earned from investments.

Discussion:

The City's portfolio consists of investments in Certificates of Deposits, US Treasuries, US Federal Agencies, Corporate Bonds, and Local Agency Investment Fund (LAIF). All funds invested with LAIF are available for withdrawal within 24 hours.

The Treasurer's Statement provides information regarding the City's investment portfolio and activity during the reporting month. The City's investment portfolio is in compliance with all government codes as well as the City's investment policy. Interest is credited to the City's bank account monthly and allocated among the City's funds. The current portfolio provides sufficient cash flow liquidity to meet the upcoming operating expenses and spending requirements for the next 6 months.

Attachment:

1. July 2024 Treasurer's Statement

CITY OF ALISO VIEJO
TREASURER'S MONTHLY CASH STATEMENT

July 31, 2024

	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	TRANSFERS IN (OUT)	ENDING BALANCE	
GENERAL FUND	$ 1,878,198.57	$ 3,891,987.36	$ 4,242,576.83	$ -	$ 1,527,609.10	
TCRF	$ 73,350.77				73,350.77	
GAS TAX FUND	$ 1,016,711.57	123,016.16	159,981.87		979,745.86	
MEASURE M	$ 1,689,796.80	155,414.52	2,744.00		1,842,467.32	
SB1-RMRA	$ 896,587.35	107,927.11			1,004,514.46	
PUBLIC SAFETY GRANTS	$ 283,710.29		12,052.77		271,657.52	(1)
AIR QUALITY IMPRVMNT FD	$ 1,427,999.67				1,427,999.67	
INTEGRATED WASTE MGMT FD	$ 208,366.06		3,482.50		204,883.56	
OTHER GRANTS	$ 44,085.33				44,085.33	
TECHNOLOGY GRANT	$ 365,311.82	2,210.47	1,083.76		366,438.53	
DEVELOPMENT IMPACT	$ 1,377,777.33				1,377,777.33	
FEDERAL GRANTS	$ (192,447.09)	75,947.36	9,743.32		(126,243.05)	
CITY FACILITY - AV CTR	$ 179,758.92				179,758.92	
CITY FACILITY - AQUATIC CTR	$ (79,236.10)	112,150.44	84,867.56		(51,953.22)	
STREET IMPROVEMENTS	$ 907.80				907.80	(2)
CAPITAL IMPROVEMENTS	$ 65,014.45		36,774.57		28,239.88	(2)
STORM WATER	$ (3,923.42)	5,064.42	1,141.00		-	(2)
COP CAPITAL	$ -				-	(2)
COP	$ -				-	
AV RANCH FOUNDATION	$ 100.00				100.00	
CFD 2005-01	$ (7,299.87)	30,909.52	23,609.65		0.00	
RENEWABLE FARMS	$ 2,699.52				2,699.52	
COMMUNITY TRUST	$ 5,562.68				5,562.68	
TOTALS	**$ 9,233,032.45**	**$ 4,504,627.36**	**$ 4,578,057.83**	**$ -**	**$ 9,159,601.98**	

SUMMARY OF CASH:

DEMAND DEPOSITS:	GENERAL ACCOUNT	$ 1,833,782.31	
INVESTMENTS:	LOCAL AGENCY INVESTMENT FD	$ 5,667,959.24	
	MONEY MARKET/SWEEP ACCOUNT	$ 1,657,860.43	
	TOTAL CASH		**$ 9,159,601.98**

Years to Maturity for July 2024	1.35
Weighted Average Yield for July 2024	4.040%

All investments are placed in accordance with the City of Aliso Viejo's Investment Policy.

The above summary provides sufficient cash flow liquidity to meet the next six month's estimated expenditures.

Other monies held include Cash with Fiscal Agent, Investments, Payroll and AV Center.			**$ 40,571,479.72**
Cash With Fiscal Agent	COPS/CFD 2005-01	3,248,344.45	
Cash With Investment Advisor	City Investments	34,366,741.39	
AV Center		2,579,495.93	
PR Account		374,737.34	
Petty Cash		2,160.61	
	GRAND TOTAL OF CITY FUNDS		**$ 49,731,081.70**

(1) Public Safety Grant includes the MDC and PVS Program Costs budgeted with SLESF funds.

(2) Transfers in and out are done on a quarterly basis.
Street Improvements include the Slurry Seal, Traffic Management and Street Improvement Projects.
Capital Improvements include City Hall, AV Ranch, and other city facilities.
Storm Water includes the Dairy Fork and Wood Canyon Emergent Wetland Project.

Portfolio Summary

City of Aliso Viejo **July 31, 2024**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Days to Maturity	Book YTM
Certificates of Deposit	3,675,000.00	3,563,284.90	3,670,952.60	8.80	512	1.88
Corporate Bonds	1,500,000.00	1,489,390.00	1,496,985.00	3.59	78	1.98
LAIF	5,667,959.24	5,667,959.24	5,667,959.24	13.59	1	4.52
Money Market Funds	1,657,860.43	1,657,860.43	1,657,860.43	3.98	1	5.19
U.S. Agencies	4,735,000.00	4,501,058.65	4,470,491.05	10.72	901	3.43
U.S. Treasuries	25,850,000.00	25,010,049.00	24,728,312.75	59.31	588	4.41
	43,085,819.67	**41,889,602.22**	**41,692,561.07**	**100.00**	**493**	**4.04**

Investments

Total Earnings	July 31 Month Ending	Fiscal Year To Date
Current Year	103,763.66	103,763.66
Average Daily Balance	42,490,135.60	42,490,135.60
Book Rate of Return	2.88%	2.88%

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
Certificates of Deposit										
538036JN5	Live Oak Banking	08/28/2024	245,000.00	02/28/2020	244,529.60	99.74	244,355.65	0.59%	NR/NR	0.08
	1.650%			1.69%	244,529.60	9.62%	343.34	-173.95	NR	0.07
856285RU7	State Bank of India	11/27/2024	245,000.00	12/06/2019	245,000.00	98.96	242,444.65	0.59%	NR/NR	0.33
	2.000%			2.00%	245,000.00	6.43%	886.03	-2,555.35	NR	0.32
61760A4F3	Morgan Stanley Private Bank	12/12/2024	245,000.00	12/13/2019	244,416.90	98.83	242,128.60	0.59%	NR/NR	0.37
	1.950%			2.00%	244,416.90	6.29%	654.45	-2,288.30	NR	0.36
61690UUJ7	Morgan Stanley Bank	02/27/2025	245,000.00	02/28/2020	244,416.90	98.20	240,577.75	0.59%	NR/NR	0.58
	1.800%			1.85%	244,416.90	5.85%	1,884.82	-3,839.15	NR	0.56
14042RPG0	Capital One Bank NA	04/08/2025	245,000.00	04/09/2020	244,412.00	97.72	239,421.35	0.59%	NR/NR	0.69
	1.600%			1.65%	244,412.00	5.77%	1,235.07	-4,990.65	NR	0.68
33847E3J4	Flagstar Bank	05/15/2025	245,000.00	05/15/2020	245,000.00	96.88	237,360.90	0.59%	NR/NR	0.79
	0.900%			0.90%	245,000.00	5.79%	471.21	-7,639.10	NR	0.78
866264DP6	Summit State Bank	05/15/2025	245,000.00	05/18/2020	244,402.20	96.84	237,267.80	0.59%	NR/NR	0.79
	0.850%			0.90%	244,402.20	5.79%	445.03	-7,134.40	NR	0.78
89235MJS1	Toyota Financial Savings Bank	06/30/2025	245,000.00	06/30/2020	245,000.00	96.39	236,148.15	0.59%	NR/NR	0.92
	0.800%			0.73%	245,000.00	5.64%	166.47	-8,851.85	NR	0.91
59013KLQ7	Merrick Bank	12/30/2025	245,000.00	12/30/2020	245,000.00	94.35	231,164.85	0.59%	NR/NR	1.42
	0.550%			0.55%	245,000.00	5.34%	7.38	-13,835.15	NR	1.41
02007GXG3	Ally Bank	08/04/2026	245,000.00	08/04/2022	245,000.00	97.99	240,063.25	0.59%	NR/NR	2.01
	3.450%			3.45%	245,000.00	4.95%	4,145.20	-4,936.75	NR	1.89
90348JR93	UBS Bank USA	08/11/2026	245,000.00	08/11/2021	245,000.00	93.13	228,156.25	0.59%	NR/NR	2.03
	0.950%			0.95%	245,000.00	5.07%	133.91	-16,843.75	NR	1.99
38149MYB3	Goldman Sachs Bank	08/11/2026	245,000.00	08/11/2021	245,000.00	93.28	228,533.55	0.59%	NR/NR	2.03
	1.000%			1.00%	245,000.00	5.05%	1,154.52	-16,466.45	NR	1.99
254673N44	Discover Bank	07/29/2027	245,000.00	08/03/2022	245,000.00	97.41	238,642.25	0.59%	NR/NR	2.99
	3.500%			3.50%	245,000.00	4.91%	70.48	-6,357.75	NR	2.82
87164XN93	Synchrony Bank	08/05/2027	245,000.00	08/05/2022	245,000.00	97.42	238,688.80	0.59%	NR/NR	3.01
	3.500%			3.50%	245,000.00	4.90%	4,181.78	-6,311.20	NR	2.79
02589ADQ2	American Express National Bank	08/10/2027	245,000.00	08/12/2022	243,775.00	97.28	238,331.10	0.58%	NR/NR	3.03
	3.450%			3.56%	243,775.00	4.90%	4,006.25	-5,443.90	NR	2.80
					3,670,952.60		**3,563,284.90**	**8.80%**		**1.40**
Total Certificates of Deposit			**3,675,000.00**	**1.88%**	**3,670,952.60**	**5.75%**	**19,785.94**	**-107,667.70**		**1.34**
Corporate Bonds										
30231GBC5	Exxon Mobil	08/16/2024	500,000.00	12/12/2019	501,615.00	99.85	499,245.00	1.20%	Aa2/AA-	0.04
	2.019%	07/16/2024		1.95%	501,615.00	11.92%	4,626.88	-2,370.00	NR	0.04

Holdings Report

City of Aliso Viejo

July 31, 2024

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
Corporate Bonds										
037833DM9	Apple	09/11/2024	500,000.00	12/06/2019	497,165.00	99.57	497,860.00	1.19%	Aaa/AA+	0.12
	1.800%	08/11/2024		1.92%	497,165.00	8.03%	3,500.00	695.00	NR	0.11
64952WDL4	New York Life	01/22/2025	500,000.00	01/22/2020	498,205.00	98.46	492,285.00	1.19%	Aaa/AA+	0.48
	2.000%			2.08%	498,205.00	6.12%	250.00	-5,920.00	AAA	0.46
					1,496,985.00		**1,489,390.00**	**3.59%**		**0.21**
Total Corporate Bonds			**1,500,000.00**	**1.98%**	**1,496,985.00**	**8.70%**	**8,376.88**	**-7,595.00**		**0.20**
LAIF										
9830007	LAIF	08/01/2024	5,667,959.24	07/15/2024	5,667,959.24	1.00	5,667,959.24	13.59%	NR/NR	0.00
	4.516%			4.52%	5,667,959.24	4.52%	0.00	0.00	NR	0.00
					5,667,959.24		**5,667,959.24**	**13.59%**		**0.00**
Total LAIF			**5,667,959.24**	**4.52%**	**5,667,959.24**	**4.52%**	**0.00**	**0.00**		**0.00**
Money Market Funds										
FGZXX	First American Govt. FGZXX	08/01/2024	1,657,860.43		1,657,860.43	1.00	1,657,860.43	3.98%	Aaa/AAA	0.00
	5.187%			5.19%	1,657,860.43	5.19%	7,140.46	0.00	NR	0.00
					1,657,860.43		**1,657,860.43**	**3.98%**		**0.00**
Total Money Market Funds			**1,657,860.43**	**5.19%**	**1,657,860.43**	**5.19%**	**7,140.46**	**0.00**		**0.00**
U.S. Agencies										
3133ELCP7	FFCB	12/03/2024	235,000.00	12/09/2019	233,926.05	98.76	232,083.65	0.56%	Aaa/AA+	0.34
	1.625%			1.72%	233,926.05	6.44%	615.24	-1,842.40	AA+	0.33
3137EAEX3	FHLMC	09/23/2025	500,000.00	10/20/2020	497,505.00	95.27	476,335.00	1.19%	Aaa/AA+	1.15
	0.375%			0.48%	497,505.00	5.38%	666.67	-21,170.00	AA+	1.11
3130AK5J1	FHLB	09/18/2026	1,000,000.00	02/16/2023	872,060.00	92.54	925,400.00	2.09%	Aaa/AA+	2.13
	0.700%	08/07/2024		4.61%	872,060.00	5.03%	2,586.11	53,340.00	AA+	2.06
3130ASD63	FHLB	06/28/2027	1,000,000.00	06/28/2022	1,000,000.00	97.54	975,360.00	2.40%	Aaa/AA+	2.91
	3.250%	06/28/2024		3.25%	1,000,000.00	4.68%	2,979.17	-24,640.00	AA+	2.72
3133EPAU9	FFCB	07/14/2027	1,000,000.00	02/16/2023	990,390.00	99.26	992,570.00	2.38%	Aaa/AA+	2.95
	3.875%			4.12%	990,390.00	4.60%	1,829.86	2,180.00	AA+	2.74
3136G4X99	FNMA	08/25/2027	1,000,000.00	04/06/2023	876,610.00	89.93	899,310.00	2.10%	Aaa/AA+	3.07
	0.740%	08/25/2024		3.82%	876,610.00	4.84%	3,206.67	22,700.00	AA+	2.95

Holdings Report

City of Aliso Viejo

July 31, 2024

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
					4,470,491.05		**4,501,058.65**	**10.72%**		**2.47**
Total U.S. Agencies			**4,735,000.00**	**3.43%**	**4,470,491.05**	**4.93%**	**11,883.72**	**30,567.60**		**2.33**
U.S. Treasuries										
912797KL0	U.S. Treasury 0.000%	09/19/2024	2,000,000.00	05/08/2024 5.36%	1,961,393.12 1,961,393.12	99.29 8.58%	1,985,720.00 0.00	4.70% 24,326.88	P-1/A-1+ F1+	0.14 0.14
912828YM6	U.S. Treasury 1.500%	10/31/2024	1,500,000.00	08/09/2023 5.23%	1,434,316.41 1,434,316.41	99.06 6.70%	1,485,885.00 5,686.14	3.44% 51,568.59	Aaa/AA+ AA+	0.25 0.24
912797LD7	U.S. Treasury 0.000%	11/14/2024	1,500,000.00	05/31/2024 5.38%	1,463,976.02 1,463,976.02	98.52 6.86%	1,477,725.00 0.00	3.51% 13,748.99	P-1/A-1+ F1+	0.29 0.29
912797KJ5	U.S. Treasury 0.000%	03/20/2025	2,000,000.00	05/08/2024 5.16%	1,913,519.58 1,913,519.58	96.99 5.88%	1,939,760.00 0.00	4.59% 26,240.42	P-1/A-1+ F1+	0.64 0.64
912797LB1	U.S. Treasury 0.000%	05/15/2025	1,000,000.00	05/31/2024 5.22%	951,873.87 951,873.87	96.30 5.72%	963,040.00 0.00	2.28% 11,166.13	P-1/A-1+ F1+	0.79 0.79
912797LB1	U.S. Treasury 0.000%	05/15/2025	1,000,000.00	06/13/2024 5.19%	953,923.20 953,923.20	96.30 5.72%	963,040.00 0.00	2.29% 9,116.80	P-1/A-1+ F1+	0.79 0.79
91282CHL8	U.S. Treasury 4.625%	06/30/2025	1,000,000.00	11/10/2023 5.05%	993,398.44 993,398.44	99.86 5.17%	998,620.00 4,021.74	2.38% 5,221.56	Aaa/AA+ AA+	0.92 0.88
91282CEY3	U.S. Treasury 3.000%	07/15/2025	1,000,000.00	05/30/2023 4.32%	973,437.50 973,437.50	98.39 5.28%	983,900.00 1,385.87	2.33% 10,462.50	Aaa/AA+ AA+	0.96 0.92
91282CFE6	U.S. Treasury 3.125%	08/15/2025	1,000,000.00	01/13/2023 3.94%	980,078.13 980,078.13	98.42 5.22%	984,240.00 14,423.08	2.35% 4,161.87	Aaa/AA+ AA+	1.04 0.99
91282CFP1	U.S. Treasury 4.250%	10/15/2025	1,000,000.00	05/30/2023 4.22%	1,000,625.00 1,000,625.00	99.58 5.05%	995,820.00 12,540.98	2.40% -4,805.00	Aaa/AA+ AA+	1.21 1.15
912828M56	U.S. Treasury 2.250%	11/15/2025	1,000,000.00	05/30/2023 4.19%	955,117.19 955,117.19	97.13 5.14%	971,250.00 4,769.02	2.29% 16,132.81	Aaa/AA+ AA+	1.29 1.24
91282CGL9	U.S. Treasury 4.000%	02/15/2026	1,000,000.00	05/30/2023 4.09%	997,578.13 997,578.13	99.32 4.92%	993,160.00 18,461.54	2.39% -4,418.13	Aaa/AA+ AA+	1.55 1.45
91282CGV7	U.S. Treasury 3.750%	04/15/2026	1,200,000.00	01/22/2024 4.24%	1,187,437.50 1,187,437.50	98.97 4.85%	1,187,580.00 13,278.69	2.85% 142.50	Aaa/AA+ AA+	1.71 1.61
91282CCF6	U.S. Treasury 0.750%	05/31/2026	1,000,000.00	06/13/2022 3.01%	915,976.56 915,976.56	93.74 4.94%	937,420.00 1,270.49	2.20% 21,443.44	Aaa/AA+ AA+	1.83 1.77
91282CCJ8	U.S. Treasury 0.875%	06/30/2026	1,000,000.00	06/29/2022 3.20%	913,125.00 913,125.00	93.78 4.88%	937,810.00 760.87	2.19% 24,685.00	Aaa/AA+ AA+	1.92 1.85
91282CCP4	U.S. Treasury 0.625%	07/31/2026	1,100,000.00	01/13/2023 3.73%	987,292.97 987,292.97	93.09 4.88%	1,023,946.00 18.68	2.37% 36,653.03	Aaa/AA+ AA+	2.00 1.94
91282CJT9	U.S. Treasury 4.000%	01/15/2027	1,000,000.00	01/22/2024 4.12%	996,718.75 996,718.75	99.61 4.63%	996,130.00 1,847.83	2.39% -588.75	Aaa/AA+ AA+	2.46 2.30

Holdings Report

City of Aliso Viejo

July 31, 2024

CUSIP	Issuer Coupon Rate	Maturity Date Call Date	Remaining Par Value	Settle Date Book Yield	Original Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port Gain/Loss	Moody/S&P Fitch	WAM Eff. Dur.
U.S. Treasuries										
912828X88	U.S. Treasury 2.375%	05/15/2027	1,000,000.00	06/29/2022 3.20%	962,851.56 962,851.56	95.48 4.62%	954,810.00 5,033.97	2.31% -8,041.56	Aaa/AA+ AA+	2.79 2.63
9128282R0	U.S. Treasury 2.250%	08/15/2027	1,050,000.00	01/13/2023 3.60%	990,322.27 990,322.27	94.84 4.59%	995,778.00 10,903.85	2.38% 5,455.73	Aaa/AA+ AA+	3.04 2.85
91282CCV1	U.S. Treasury 1.125%	08/31/2028	1,000,000.00	12/21/2023 3.98%	878,750.00 878,750.00	89.34 4.48%	893,440.00 4,707.88	2.11% 14,690.00	Aaa/AA+ AA+	4.09 3.88
91282CDF5	U.S. Treasury 1.375%	10/31/2028	1,500,000.00	12/21/2023 3.98%	1,328,906.25 1,328,906.25	89.95 4.46%	1,349,295.00 5,212.30	3.19% 20,388.75	Aaa/AA+ AA+	4.25 4.02
91282CJR3	U.S. Treasury 3.750%	12/31/2028	1,000,000.00	01/22/2024 4.03%	987,695.31 987,695.31	99.17 4.39%	991,680.00 3,260.87	2.37% 3,984.69	Aaa/AA+ AA+	4.42 4.00
					24,728,312.75		**25,010,049.00**	**59.31%**		**1.61**
Total U.S. Treasuries			**25,850,000.00**	**4.41%**	**24,728,312.75**	**5.51%**	**107,583.80**	**281,736.25**		**1.53**
					41,692,561.07		**41,889,602.22**	**100.00%**		**1.35**
TOTAL PORTFOLIO			**43,085,819.67**	**4.04%**	**41,692,561.07**	**5.44%**	**154,770.80**	**197,041.15**		**1.28**

TOTAL MARKET VALUE PLUS ACCRUED INTEREST **42,044,373.02**

Transaction Report

City of Aliso Viejo **July 01, 2024 - July 31, 2024**

Transaction Date	Transaction Type	Security ID	Security Description	Maturity Date	Purchases	Redemptions	Interest	Deposits	Withdrawals
07/01/2024	Interest	59013KLQ7	MERICK 0.55 12/30/25	12/30/2025	-	-	114.45	-	-
07/01/2024	Interest	91282CHL8	T 4 5/8 06/30/25	06/30/2025	-	-	23,125.00	-	-
07/01/2024	Interest	91282CJR3	T 3 3/4 12/31/28	12/31/2028	-	-	18,750.00	-	-
07/01/2024	Interest	91282CCJ8	T 0 7/8 06/30/26	06/30/2026	-	-	4,375.00	-	-
07/01/2024	Interest	538036JN5	LIVOAK 1.65 08/28/24	08/28/2024	-	-	332.26	-	-
07/01/2024	Interest	89235MJS1	TOYFBN 0.8 06/30/25	06/30/2025	-	-	982.69	-	-
07/02/2024	Interest	FGZXX	First American Govt MMF		-	-	6,750.53	-	-
07/03/2024	Withdrawal		LAIF Withdrawal		-	-	-	-	-300,000.00
07/11/2024	Interest	90348JR93	UBS 0.95 08/11/26	08/11/2026	-	-	191.30	-	-
07/15/2024	Interest	91282CJT9	T 4 01/15/27	01/15/2027	-	-	20,000.00	-	-
07/15/2024	Interest	3133EPAU9	FFCB 3 7/8 07/14/27	07/14/2027	-	-	19,375.00	-	-
07/15/2024	Interest	91282CEY3	T 3 07/15/25	07/15/2025	-	-	15,000.00	-	-
07/15/2024	Interest	9830007	LAIF		-	-	91,415.07	-	-
07/15/2024	Purchase	9830007	LAIF		-91,415.07	-	-	-	-
07/17/2024	Withdrawal		LAIF Withdrawal		-	-	-	-	-1,000,000.00
07/22/2024	Withdrawal		LAIF Withdrawal		-	-	-	-	-500,000.00
07/22/2024	Interest	64952WDL4	NYLIFE 2 01/22/25	01/22/2025	-	-	5,000.00	-	-
07/26/2024	Admin. Fee				-	-	-	-	-223.70
07/29/2024	Interest	254673N44	DFS 3 1/2 07/29/27	07/29/2027	-	-	4,275.75	-	-
07/30/2024	Interest	59013KLQ7	MERICK 0.55 12/30/25	12/30/2025	-	-	110.75	-	-
07/31/2024	Interest	91282CCP4	T 0 5/8 07/31/26	07/31/2026	-	-	3,437.50	-	-
Grand Total:					**-91,415.07**	**0.00**	**213,235.30**	**0.00**	**-1,800,223.70**

California State Treasurer
Fiona Ma, CPA

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

CITY OF ALISO VIEJO

DIRECTOR OF FINANCIAL SVCS/ CITY TREAS
12 JOURNEY, #100
ALISO VIEJO, CA 92656

Account Number: 98-30-007

July 2024 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
7/3/2024	7/3/2024	RW	1754730	1715175	ANN EIFERT	-300,000.00
7/15/2024	7/12/2024	QRD	1757037	N/A	SYSTEM	91,415.07
7/17/2024	7/17/2024	RW	1757503	1717951	ANN EIFERT	-1,000,000.00
7/22/2024	7/22/2024	RW	1757655	1718102	ANN EIFERT	-500,000.00

Account Summary

Total Deposit:	91,415.07	Beginning Balance:	7,376,544.17
Total Withdrawal:	-1,800,000.00	Ending Balance:	5,667,959.24

PMIA/LAIF Performance Report
as of 8/07/24

Quarterly Performance
Quarter Ended 06/30/24

LAIF Apportionment Rate[2]:	4.55
LAIF Earnings Ratio[2]:	0.00012419067099490
LAIF Administrative Cost[1]*:	0.16
LAIF Fair Value Factor[1]:	0.996316042
PMIA Daily[1]:	4.52
PMIA Quarter to Date[1]:	4.36
PMIA Average Life[1]:	217

PMIA Average Monthly Effective Yields[1]

July	**4.516**
June	4.480
May	4.332
April	4.272
March	4.232
February	4.122

Pooled Money Investment Account
Monthly Portfolio Composition [1]
6/30/24
$178.0 billion

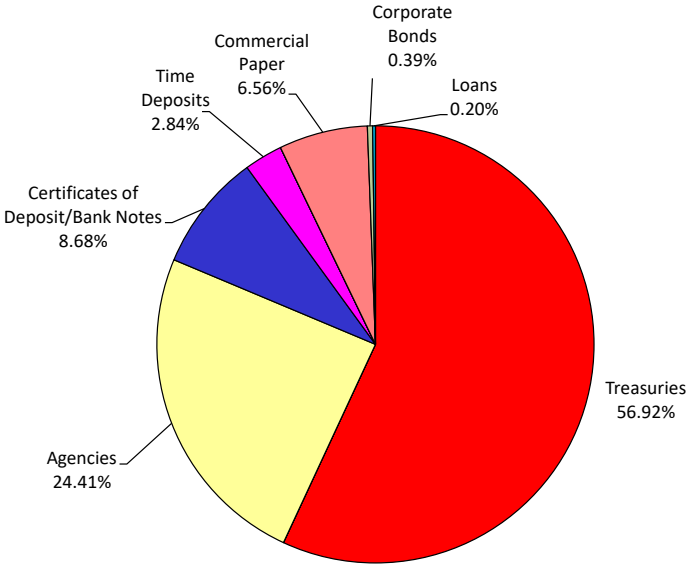


Chart does not include $1,567,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. **View PMIA Daily Rates**

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

**The percentage of administrative cost equals the total administrative cost divided by the quarterly interest earnings. The l aw provides that administrative costs are not to exceed 5% of quarterly EARNINGS of the fund. However, if the 13 -week Daily Treasury Bill Rate on the last day of the fiscal year is below 1%, then administrative costs shall not exceed 8% of quarterly EARNINGS of the fund for the subseque nt fiscal year.*

Source:
[1] State of California, Office of the Treasurer
[2] State of Calfiornia, Office of the Controller

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: So Kim, Community Development Director
Rose Rivera, Senior Planner

SUBJECT: ADOPTION OF THE 2023-2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR EXPENDITURES OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

Recommended Actions:

1. Find that the 2023-2024 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 2023-2024 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.

Fiscal Impact:

No direct fiscal impact will result from this report; however, the submittal of the CAPER is a requirement of the Community Development Block Program (CDBG).

Background:

On April 19, 2023, the City Council adopted the 2023-2027 Consolidated Plan, including the 2023-2024 Annual Action Plan. The Consolidated Plan is a multi-year strategy for using CDBG funds within the community. The 2023-2024 Annual Action Plan outlined an expenditure plan for the City's CDBG allocation. The Action Plan identified the activities to be carried out during the reporting period utilizing CDBG funds, which included public facility improvements, public service grants, and program administration. Activities were carried out as planned with one exception.

On November 1, 2023, the City substantially amended the 2023-2024 Annual Action Plan to reallocate $245,000 in CDBG funds from the ADA sidewalk curb ramps project to the housing acquisition and rehabilitation project.

In 2020, the City received $414,751 in CDBG-Coronavirus (CDBG-CV) funds from HUD. The CDBG-CV program was authorized under the CARES Act of 2020. CDBG-CV funds must be used to prevent, prepare for, or respond to local impacts of the COVID-19 pandemic. The City allocated CDBG-CV funding for public services and small business assistance activities and continued to carry out these activities during the fiscal year (FY) 2023-2024 reporting period.

Discussion:

A Consolidated Annual Performance Evaluation Report (CAPER) is prepared each year for submission to HUD. Due within 90 days of completion of the fiscal year, the CAPER summarizes the previous year's accomplishments. It also illustrates the City's progress in meeting the goals outlined in the Consolidated Plan and the previous year's Annual Action Plan. HUD uses the CAPER to evaluate the effectiveness of the City's use of CDBG funding on programs and projects that meet the community's needs.

CDBG Performance Summary

The CDBG funding priorities for the 2023-2024 Annual Action Plan allocated $406,613 ($261,093 in FY 2023-2024 CDBG funds plus $145,520 prior year uncommitted funds) toward the following activities:

1) Public facility improvements:
   - ADA sidewalk curb ramps - $73,288

2) Housing Preservation:
   - Affordable housing unit acquisition - $245,000

3) Public service grants:
   - Age Well Senior Services - $6,125
   - Fair Housing Foundation - $3,500
   - Family Assistance Ministries - $7,500
   - South County Outreach - $19,000

4) Program administration:
   - CDBG Consultant and City Staff - $52,000

The City initially allocated $318,288 of FY 2023-2024 CDBG funds to the ADA sidewalk curb ramps project, but subsequently reallocated $245,000 from this project to the affordable housing acquisition project. To move forward with the ADA sidewalk curb ramp project, the City Council allocated additional funding in FY 2024-2025.

The installation of a new ADA-compliant door at City Hall was completed during the FY 2023-2024 reporting period. The project was initially funded in FY 2021-2022 but was delayed due to supply chain issues. A total of $29,683 in CDBG funding was used for the project.

The City utilized the bulk of its FY 2023-2024 funding to support the acquisition of a condominium to provide transitional housing in partnership with Family Assistance Ministries (FAM), a local service provider. The unit's purchase was completed during the reporting period and funds were also used to rehabilitate the unit (new flooring, paint, and appliances). The renovations were completed in May of this year, and FAM is currently working to find a tenant. Through the end of the reporting period $207,566 in CDBG funds were used for the acquisition and renovation of the unit.

With respect to public service grants, a total of $26,678.49 was expended during FY 2023-2024. Age Well provided meals to 52 homebound seniors, Fair Housing Foundation assisted 37 Aliso Viejo households, Family Assistance Ministries provided case management and support services to nine formerly homeless individuals currently residing in permanent supportive housing, and South County Outreach assisted 241 individuals with case management, food, and rent/utility assistance.

Administration of the program, which consists of City staff and consultant time to implement the program and fees for public notices, accounted for $44,956.85 in FY 2023-2024 CDBG expenditures.

<u>CDBG-CV Performance Summary</u>

CDBG-CV funds are limited to activities that prevent, prepare for, or respond to the impacts of the coronavirus. An Annual Action Plan Substantial Amendment approved by the City Council in 2020 allocated $414,752 CDBG-CV funding to the following activities:

1) Business Assistance: City Grant Program - $192,702 to assist 30 businesses impacted by the COVID-19 pandemic and

2) Public Services: $222,050 to fund grants to Age Well, Family Assistance Ministries, South County Outreach, and YMCA to assist 500 lower-income Aliso Viejo residents impacted by the COVID-19 pandemic.

The City initially allocated CDBG-CV funds to meet the U.S. Economic Development Administration's (EDA) Economic Adjustment Assistance Grant match requirement. The City's application to the EDA for grant funding to establish a revolving loan fund for Aliso Viejo businesses was denied. Consequently, the City Council authorized staff to develop a CDBG-CV-funded grant program to assist local businesses impacted by the COVID-19 pandemic. Due to a lack of interest in the program, a subsequent amendment was approved by the City Council on April 5, 2023, that reallocated $115,000 from the City’s business assistance grant program to public services and CDBG-CV program administration. Near the end of FY 2022-2023, the City issued two grants to local

businesses totaling $17,500 which resulted in the retention of four jobs. This expenditure was recorded as a FY 2023-2024 CDBG-CV expenditure. No additional grants were issued during FY 2023-2024. Staff continues to explore opportunities to reallocate unspent CDBG-CV funds currently allocated to the business grant program.

During the FY 2023-2024 reporting period, public service grant sub-recipients Age Well Senior Services and South County Outreach used $110,000 in CDBG-CV funding to assist 193 lower-income Aliso Viejo residents impacted by the COVID-19 pandemic. Administration of the CDBG-CV program accounted for $935 in CDBG-CV expenditures.

Environmental:

Staff recommends the City Council find the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15378(b)(5). The proposed action is an administrative activity of the City that involves a report to a Federal agency on the utilization of CDBG funds.

Public Notice:

On August 29, 2024, a 1/8-page public meeting notice was published in the *Laguna Niguel News* for a 15-day public review period, per HUD and local requirements. The 2023-2024 CAPER was made available for public review from September 3 through September 18, 2024.

Attachment:

1. 2023-2024 Consolidated Annual Performance and Evaluation

ALISO VIEJO
Live Life Inspired

2023-2024

Community Development Block Grant

Consolidated Annual Performance & Evaluation Report

DRAFT

Draft September 3, 2024

Contents

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) 11

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Attachments

Attachment 1: PR03 - CDBG & CDBG-CV Activity Summary Report (GPR)

Attachment 2: PR26 – CDBG & CDBG-CV Financial Summary Reports

Attachment 3: Impediments to Fair Housing Plan

Attachment 4: Public Notice and Summary of Public Comments

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER) has been prepared to assist residents of the City of Aliso Viejo and the U.S. Department of Housing and Urban Development (HUD) in assessing the City's use of federal grant funds to meet priority housing and community needs identified in the City's 2023–2027 Consolidated Plan. The CAPER will focus on annual goals and accomplishments for the period of July 1, 2023, through June 30, 2024 – the FY 2023-2024 reporting period. The 2023-2024 reporting period is the first year of the City's 2013-2027 Con Plan cycle.

The 2023-2024 Annual Action Plan outlined an expenditure plan for the City's $261,093 CDBG allocation. An additional $145,520 in prior year funds was also available for programming during the reporting period. The Action Plan identified the activities to be carried out during the reporting period utilizing CDBG funds. Activities funded in FY 2023-2024 include public infrastructure improvements (ADA improvements), housing, public service grants, and program administration.

In 2020, the City received $414,751 in CDBG-Coronavirus (CDBG-CV) funds. CDBG-CV funds must be used to prevent, prepare for, or respond to local impacts of the COVID-19 pandemic. The City allocated CDBG-CV funding for public services and small business assistance activities and continued to carry out these activities during FY 2023-2024. HUD requires that CDBG-CV funds be spent within six years. By the end of FY 2023-2024, the City had expended 85.9% of its CDBG-CV allocation.

The 2023-2027 Consolidated Plan established the following five-year goals. Table 1 summarizes five-year goals and accomplishments and includes one-year goals and accomplishments for FY 2023-2024. A summary of FY 2023-2024 CDBG accomplishments is provided in **Attachment 1**.

- Public Infrastructure and Facility Improvements: Approximately 5,000 City residents may benefit from installing or rehabilitating CDBG-funded public infrastructure improvements.
- Housing Preservation: An estimated 10 owner-occupied and one rental unit may be rehabilitated with CDBG-funded program resources.
- Homelessness Prevention (including homeless assistance): An estimated 1,350 individuals assisted with case management, food, rent/utility assistance, and housing
- Public Services: 450 individuals assisted with safety net services
- Program Administration: The City will provide resources to ensure oversight and coordination of the CDBG program.

As indicated above, per CDBG-CV program regulations, the City has six years to spend grant funds. As part of the City's CDBG-CV amendments to receive funding, the City established the following multi-year goals for CDBG-CV funding:

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- Public Services: CDBG-CV funding to assist 500 lower-income Aliso Viejo residents impacted by the Coronavirus
- Economic Development: Financial assistance to 50 Aliso Viejo small businesses impacted by COVID-19

A summary of FY 2023-2024 CDBG-CV accomplishments is provided in **Attachment 1**.

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Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected 5 Yr. Strategic Plan	Actual 5 Yr. Strategic Plan	5 Yr. Percent Complete	Expected FY 23-24 Program Year	Actual FY 23-24 Program Year	1 Yr. Percent Complete
Infrastructure and Facility Improvements	Non-Housing Community Development	CDBG: $29,683	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5,000	1,730	34.60%	1,146	1,730	150,96%
Housing Preservation	Affordable Housing	CDBG: $207,566	Rental units rehabilitated	Household Housing Unit	1	0	0.00%	1	1	100.00%
			Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%	0	0	0.00
Homeless Continuum of Care	Homeless	CDBG: $17,051	Homeless Support Services and Housing	Public service: Persons	1,250	225	18.00%	288	225	78.13%
				Overnight Shelter: Persons	50	9	18.00%	9	9	100.00%
				Homelessness Prevention: Persons	50	16	32.00%	12	16	108.33%

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected 5 Yr. Strategic Plan	Actual 5 Yr. Strategic Plan	5 Yr. Percent Complete	Expected FY 23-24 Program Year	Actual FY 23-24 Program Year	1 Yr. Percent Complete
Public Social Services	Non-Homeless Special Needs	CDBG: $9,625	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	450	89	19.78%	110	89	80.91%
Program Administration	Administration	CDBG: $44,957	Other	Other	5	1	20.00%	1	1	100.00%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Consistent with the Consolidated Plan and the City's 2023-2024 Annual Action Plan, the City focused CDBG funds on public facility improvements, public services, and program administration. On November 1, 2023, the City Council approved a substantial amendment to the FY 2023-2024 Annual Action Plan to reallocate $245,000 in CDBG for ADA Sidewalk Curb Ramp for construction, to acquire and renovate an attached single-family residential unit to be used as permanent affordable housing.

Overall, the City met most planned accomplishment goals for FY 2023-2024. Detailed information regarding CDBG program accomplishments for the 2023-2024 reporting period is provided in **Attachment 1** (*PR03 - CDBG Activity Summary Report*).

FY 2023-2024 is the City's fourth year administering CDBG-CV funds. During the prior reporting period, the City reallocated $115,000 in CDBG-CV funds from the City's business grant program to South County Outreach ($100,000 for case management, food, and rent/utility assistance), Age Well Senior Services ($10,000 for Meals on Wheels), and CDBG-CV grant administration ($5,000). During the FY 2023-2024 reporting period, 193 Aliso Viejo residents impacted by the COVID-19 virus were assisted. A balance of $53,589 was retained for business grants; however, staff has recognized it is unlikely additional businesses will request assistance. Staff will evaluate other activities that could benefit from CDBG-CV funding during FY 2024-2025 reporting period. CDBG-CV grant accomplishments are summarized in **Attachment 1**.

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

	CDBG	CDBG-CV *
White	260	132
Black or African-American	13	12
Asian	17	12
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	1	0
Other*	48	37
Total	**339**	**193**
Hispanic	81	45
Not Hispanic	258	148

* By default, Table 2 excludes 48 multi-racial program beneficiaries reported in IDIS. Table 2 also excludes CDBG-CV program beneficiaries.

Narrative

According to the U.S. Census Bureau, most Aliso Viejo residents are racially White – 63.2% per the *2022 American Community Survey 5-Year Estimates*. This data source also reports that 20.0% of the City's population is Hispanic/Latino, and 16.0% is Asian – the City's most prominent minority populations. Table 2 shows approximately 76.7% of CDBG-funded program participants are White, 23.9% Hispanic/Latino, and 5.0% Asian. These percentages appear to be consistent with the City's overall demographics. Based on accomplishment reports provided by CDBG sub-recipients, approximately 95.6% of assisted households had an income of less than 50% of the County median income.

With respect to CDBG-CV program beneficiaries, approximately 68.4% of beneficiaries are White, 23.3% Hispanic/Latino, 6.2% African American, and 6.2% Asian. Additionally, approximately 91.7% of program beneficiaries report a household income equal to or less than 50% of the County median income.

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	$406,613	$308,884
Other	CDBG-CV	$414,751	$128,435

Narrative

The 2023-2024 Annual Action Plan allocated $406,613 in CDBG funds for various activities. This total is comprised of the City's 2023 CDBG grant of $261,093 plus $145,520 in prior year funds. The City did not receive any program income during the reporting period. As reported in Table 3, the City spent $308,884 in CDBG funds during the reporting period. Additionally, $128,435 in CDBG-CV resources were used to assist Aliso Viejo residents impacted by COVID-19. Over four years, the City has spent $356,468 in CDBG-CV funds – 85.9% of total CDBG-CV funds.

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Area	0	0	Funding for activities limited to CDBG-Eligible Census Tract Block Groups
Citywide	100	100	Funding for activities anywhere within the City Limits

Narrative

As evident from Table 3, the City utilized a significant portion of 2023-2024 CDBG funding resources to assist lower-income Aliso Viejo residents. **Attachment 2** (*PR26 - CDBG Financial Summary Report*) provides a detailed summary of CDBG expenditures.

The CARES Act of 2020 required that 80% of CDBG-CV funds be expended in three years and 100% within six years; however, on April 5, 2023, HUD issued a notice waiving the three-year expenditure requirement. Through the end of FY 2023-2024, the City spent $356,468 in CDBG-CV funds (86.9% of total CDBG-CV funds). Unexpended funds will be carried forward into the FY 2024-2025 reporting period. A summary of CDBG-CV expenditures is provided in **Attachment 2**.

With respect to the geographic expenditure of CDBG and CDBG-CV funds, all FY 2023-2024 funded activities were distributed on a citywide basis for the benefit of lower-income Aliso Viejo residents.

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Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Aliso Viejo made every effort to leverage CDBG funds to the greatest extent possible. Approximately $8,750 in other resources was used to leverage CDBG funds during the FY 2023-2024 reporting period. These sources include the following:

- General Fund for Social Services: $8,750

Aliso Viejo is a nearly built-out city with limited remaining vacant land designated for development. The City's Housing Element identifies vacant and underutilized sites suitable for housing development. The City's Housing Element identifies eight sites with the zoning to permit up to 1,920 units – 54% of units could be designated for very low and low-income households. Aside from the prior affordable housing acquisition, there is no additional affordable housing development activity to highlight for the reporting period.

There is no requirement to match the CDBG program.

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 5 – Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1	1
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**1**	**1**

Table 6 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	1	1
Total	**1**	**1**

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Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City allocated the bulk of its FY 2023-2024 funding to support the acquisition of a condominium to provide permanent affordable housing in partnership with a local service provider. The unit's purchase was completed during the reporting period; minor renovations were necessary (e.g., new flooring and paint) to prepare the unit for occupancy. Family Assistance Ministries (the City's supportive services project partner) will screen potential tenants. It is anticipated that the unit will be occupied during the FY 2024-2025 reporting period.

With respect to rental assistance, OCHA administers the federal rental assistance program in Aliso Viejo; however, the City has no control over the allocation of housing assistance vouchers or certificates within the City. OCHA reports that it assisted 150 Aliso Viejo households with federal rental assistance vouchers or certificates during the 2023-2024 reporting period.

Discuss how these outcomes will impact future annual action plans.

As indicated above, limited housing activity was undertaken during the reporting period; however, the City will evaluate implementing a housing improvement program during the Consolidated Plan cycle.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 7 – Number of Households Served

Number of Households Served	CDBG Actual	HOME Actual *
Extremely Low-income	1	0
Low-income	0	0
Moderate-income	0	0
Total	**1**	**0**

* The City is not a recipient of HOME funds.

Narrative Information

Table 7 shows that the City planned to provide housing and support services to one household during the 2023-2024 reporting period. As stated above, the City used CDBG funds to purchase a housing unit during the FY 2023-2024 reporting period; however, the unit was vacant at the end of the fiscal year. FAM is screening potential tenants who will likely be an extremely low-income household. OCHA reports 150 Aliso Viejo extremely low-income and very low-income renter households received rental assistance during the 2023-2024 reporting period.

The City is not a recipient of HOME funds.

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City did not allocate CDBG funds for homeless outreach services during the 2023-2024 reporting period; however, a deputy sheriff was designated as the City's Homeless Liaison Officer. OC Sheriff personnel work directly with homeless individuals in this role by assessing their needs and providing referrals and linkages to various local and regional services. The City also supported the County's Continuum of Care outreach and assessment strategy to address homelessness on a regional basis.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City did not allocate CDBG funds for emergency shelter; however, CDBG funding was used to provide supportive services for homeless families residing in transitional housing. Nine individuals were assisted during the 2023-2024 reporting period.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City allocated CDBG funds to South County Outreach (SCO) for their Homelessness Prevention program. SCO reports assisting 241 Aliso Viejo residents with case management and food bank services – 16 of these individuals also received rent or utility assistance to prevent the loss of housing or critical utilities. OCHA reports that federal rental assistance vouchers and certificates (Continuum of Care Program Permanent Supportive Housing Certificates) were provided to five homeless households in Aliso Viejo. Four homeless veteran households also benefitted from Veterans Affairs Supportive Housing (VASH) vouchers.

SCO also used CDBG-CV funds to assist 141 Aliso Viejo residents at risk of homelessness because of a COVID-related fiscal impact – 46 of these residents received rent or utility assistance to prevent the loss of housing or critical utilities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

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and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As indicated above, five homeless families received Continuum of Care Program Permanent Supportive Housing Certificates, and four homeless veteran households received VASH vouchers.

During the reporting period, the City also allocated CDBG funds to Family Assistance Ministries to provide case management and supportive services to formerly homeless families residing in affordable housing. Additionally, the City utilized a significant amount of CDBG funding to purchase a condominium that will be leased to FAM to provide additional housing and supportive services for lower-income families with children.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Aliso Viejo does not own or manage public housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The 2023-2024 Annual Action Plan indicates that the City will address barriers to affordable housing by taking the following actions:

- The City's Zoning Code contains regulations and procedures for approval of a density bonus and additional incentives for affordable or senior housing.
- The Zoning Code includes regulations and procedures for approving accessory dwelling units (ADUs) and junior accessory dwelling units consistent with current State law.
- The City will consider modifying parking and landscape requirements for qualified projects such as affordable or senior housing development.
- The City's General Plan identified several Community Benefit Overlay (CBO) areas where alternative development standards could be used to maximize development. CBO areas are typically identified in the General Plan with intensive future use.
- The General Plan requires that 15% of apartment units converted to condominiums be affordable to very-low- and low-income households. The City also requires that displaced tenants receive relocation assistance. All affordable ownership units are subject to affordability covenants restricting the sale to a low-income or very-low-income buyer.
- The City's Zoning Ordinance requires reasonable accommodations for persons with disabilities. For example, a waiver of setback requirements can be provided to ensure a paved path of travel can be provided to residents with mobility impairments.
- The City adopted a Green Building Program that offers incentives, such as expedited processing or fee waivers, when project proponents agree to incorporate environmentally sensitive, sustainable, and energy-efficient construction techniques into their projects.
- The City is developing permit-tracking software to streamline the development review process and reduce costs.

No affordable housing development activity occurred during the 2023-2024 reporting period; however, as discussed above, CDBG funds were used to acquire a condominium that will help expand the City's supply of long-term affordable housing.

There is no local tax that may act as a barrier to affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The 2023-2024 Annual Action Plan indicates that the City will take certain steps to address the needs of underserved residents. During the reporting period, the City supported OCHA's efforts to obtain additional rental assistance funding, especially for senior and low-income households. OCHA reports

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that it assisted 94 senior households and 34 disabled households with rental assistance during the reporting period. Additionally, Age Well Senior Services provided Meals on Wheels services to 52 Aliso Viejo seniors.

During the reporting period, the City completed the installation of ADA-compliant doors at City Hall. Per HUD, 1,730 Aliso Viejo residents have a disability (3,763 per the U.S. Census Bureau). It is assumed that, at a minimum, these individuals will benefit from this improvement.

The Fair Housing Foundation provided fair housing counseling services aimed at ensuring all households have access to safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by laws. The Fair Housing Foundation assisted 37 households during the 2023-2024 reporting period.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

HUD regulations require a CDBG grantee to test all housing units constructed before 1978 that are assisted with federal funds for lead-based paint hazards. According to HUD data, approximately 94% of the City's housing stock was built after 1980; therefore, it is reasonable to assume there is a limited number of housing units with lead-based paint hazards throughout the community. Nevertheless, the City provided information to educate residents about lead poisoning at public counters at City Hall, community centers, and on the City's website.

Should the City establish a CDBG-funded housing rehabilitation program, staff will ensure assisted units are assessed for lead-based paint hazards. If hazards are identified, funding may be allocated to mitigate or remove them per HUD regulations.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the U.S. Census Bureau, approximately 4.9% of Aliso Viejo residents have incomes below poverty. The data further indicates that about 10.1% of City residents aged 65 and older and 4.9% of children under 18 live below the poverty level. [1] The Consolidated Plan and Annual Action Plan indicate that the City will support the services listed below to reduce the number of families living in poverty:

- Support affordable housing programs, including rehabilitation for lower-income, senior, and disabled homeowners and rental assistance for very low-income renters via OCHA. During the reporting period, OCHA provided rental assistance to 150 renter households, including 22 "family," 94 senior, and 34 disabled renter households.
- Family Assistance Ministries utilized CDBG funds to provide case management and supportive services to a lower-income household that recently transitioned from temporary housing to permanent affordable housing.
- The Fair Housing Foundation educated and counseled 37 households regarding their rights to access safe and decent housing. Approximately 62% of households served are very low-income.

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As previously reported, CDBG-CV funding was utilized to assist households, many of whom are very low-income (i.e., household income less than 50% of the County median income.) Perhaps more noteworthy, approximately 59% of households assisted with CDBG-CV funds had an income equal to or less than 30% of the County median income (i.e., extremely low income).

[1. POVERTY STATUS IN THE PAST 12 MONTHS, 2022 American Community Survey 5-Year Estimates, S1701.]

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During FY 2023-2024, the City continued efforts to eliminate institutional gaps and enhance program coordination with the community. For example, the City partnered with a nonprofit to deliver social services. City departments also continued to work together to implement CDBG-funded activities that addressed community priority needs. The City assisted OCHA by participating in the Cities Advisory Committee – a quarterly meeting of cities and OCHA to discuss federal rental housing assistance and regional housing issues. As a backer of the Orange County Continuum of Care, the City provided critical support for the regional Continuum of Care (CoC) as it prepared the County's CoC Homeless Assistance grant application for HUD's consideration.

Community-based nonprofit partners are critical to the City's CDBG-CV strategy to prevent, prepare for, or respond to the Coronavirus pandemic. The City partnered with local nonprofits to distribute food and rent/utility assistance to lower-income residents impacted by COVID-19.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

As indicated above, the City participated in the regional coordination of housing resources by participating in the quarterly Cities Advisory Committee held by OCHA to discuss federal rental housing assistance. The City also continued to work with private developers to identify potential housing development opportunities, including projects with an affordable housing component. Similarly, the City has partnered with local nonprofit agencies to distribute CDBG-CV-funded resources to assist lower-income households impacted by the Coronavirus.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Consolidated Plan regulations require CDBG recipients to (1) examine and attempt to alleviate housing discrimination within their jurisdiction; (2) promote fair housing choice for all persons; (3) provide opportunities for all persons to reside in any given housing development, regardless of race, color, religion, sex, disability, familial status, or national origin; (4) promote housing that is accessible to and usable by persons with disabilities; and (5) comply with the non-discrimination requirements of the Fair Housing Act. HUD encourages jurisdictions to consult with one another and initiate metropolitan-wide

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fair housing planning. The **Analysis of Impediments to Fair Housing Choice (AI)** is the primary document for this purpose.

The City participated as one of 19 local jurisdictions preparing the Orange County 2020-2024 Analysis of Impediments to Fair Housing (OC-AI). The OC-AI identified various actions that can be implemented over five years to address regional and local barriers to fair housing. The City contracts with the Fair Housing Foundation (FHF) to provide fair housing outreach, education, and enforcement services and to help the City address the impediments to fair housing identified in the County AI. A summary of the action steps taken by the City and the FHF to address fair housing impediments is provided in **Attachment 3**.

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CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City CDBG program policies and procedures include a requirement to monitor sub-recipients. The purpose of this oversight is to provide program staff with information necessary to verify the accuracy of data supplied by sub-recipients, ensure that sub-recipients are carrying out individual activities as described in their contracts, and ensure that sub-recipients use appropriate accounting and record-keeping methods as it relates to the use of CDBG funds. Each grant year will typically begin with sub-recipient training to discuss several topics such as 1) a review of CDBG program goals, objectives, and sub-recipient obligations; 2) a review of the content of the sub-recipient agreements; and 3) review regulations related to the CDBG program that impact sub-recipient program implementation. For FY 2023-24, this training was held in October 2023.

On-site monitoring of sub-recipients is conducted biennially unless program or administrative issues are identified or the grant recipient is new to CDBG. The City last conducted on-site monitoring during the FY 2021-2022 reporting period. FY 2023-24 monitoring is scheduled for FY 2024-25.

The City made every effort to comply with all CDBG and Consolidated Plan regulations. The City's Citizen Participation Plan ensures that the City considers community input before submitting a substantial amendment or an annual update to HUD. It also provides residents the opportunity to review and comment on annual performance. Construction, professional service, and sub-recipient agreements have been prepared to ensure compliance with applicable federal regulations. Additionally, the City has implemented an open procurement process that encourages bidding from minority and women-owned businesses.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

To encourage resident participation in the City's CDBG program, the City published a notice in the *Aliso Viejo News* on August 29, 2024, announcing a 15-day public comment period and public meeting for the 2023-2024 CAPER. The CAPER was made available for public review and comment from September 3, 2024, through September 17, 2024, at Aliso Viejo City Hall located at 12 Journey, Aliso Viejo, CA, and on the City of Aliso Viejo website at www.avcity.org. A meeting to obtain additional public comments was held on September 18, 2024. A copy of this notice and a summary of public comments is provided in **Attachment 4**.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In November 2023, the City Council approved a substantial amendment to the FY 2023-2024 Annual Action Plan to reallocate $245,000 in CDBG originally slated for ADA Sidewalk Curb Ramp construction to acquire and update an attached single-family residential unit. Upon completion of the updates, the unit will serve as as permanent affordable housing for a lower-income household. No additional changes to the Consolidated Plan or 2023-2024 Annual Action Plan have been undertaken.

Broadband Access

It is reported that during the FY 2023-2024 reporting period, the Affordable Connectivity Program (ACP) ran out of funding. The ACP was created with the passage of the Infrastructure and Jobs Act of 2021. The ACP provided eligible households with a $30 discount on monthly broadband internet service. In March 2024, the White House announced that it had reallocated additional funds for the program. Additionally, in May 2024, the White House announced it had obtained voluntary commitments from over a dozen internet service providers to offer plans at $30 or less to low-income households through 2024, including Cox Communications, the City's primary broadband service provider. The City continues to encourage its nonprofit partners to educate clients about the ACP and also to contact their internet company and ask if a low-cost plan or low-income program is available. The City also continues to encourage developers to include a broadband infrastructure (i.e., wiring, outlets/plugs) in all new or substantially rehabilitated housing.

Hazard Mitigation

The City's current General Plan includes a Safety Element, which contains an assessment of specific hazards. This Local Hazard Mitigation Plan (LHMP) will evaluate natural and human-induced environmental hazards such as wildland fire, seismic activity, geology, and flooding. The LHMP will also examine how climate change may affect these and other hazards that may threaten the community. City staff prepared the LHMP during the FY 2023-2024 reporting period. Staff anticipates that the City Council will adopt the LHMP in March 2025.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

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CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Table 8 – Total Labor Hours

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	NA	NA	NA	NA
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 9 – Qualitative Efforts - Number of Activities by Program

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

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Narrative

The City did not undertake any activities that were subject to Section 3 regulations during the 2023-2024 reporting period.

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PGM Year: 2020
Project: 0003 - CDBG-CV Public Services
IDIS Activity: 18 - CDBG-CV1&3 - South County Outreach

Status: Completed 6/30/2024 12:00:00 AM
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Subsistence Payment (05Q)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 11/21/2020

Description:

Housingutility assistance for households impacted by COVID-19

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060606	$178,524.75	$100,000.00	$178,524.75
Total	**Total**			**$178,524.75**	**$100,000.00**	**$178,524.75**

Proposed Accomplishments

People (General) : 270

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	216	79
Black/African American:	0	0	0	0	0	0	9	0
Asian:	0	0	0	0	0	0	22	1
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	1	0
Asian White:	0	0	0	0	0	0	7	1
Black/African American & White:	0	0	0	0	0	0	8	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	34	27
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**302**	**108**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	239
Low Mod	0	0	0	49
Moderate	0	0	0	18
Non Low Moderate	0	0	0	0
Total	0	0	0	306
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	CDBG-CV funds were utilized to provide rent and utility assistance, food, and case management for households impacted by the Coronavirus pandemic. During the FY 20-21 reporting period, 277 individuals were provided assistance in response to COVID-19.	
2021	An additional $38,850.75 (CDBG-CV3) funds was allocated to this program on 7-21-21. CDBG-CV funds were used to provide rent or utility assistance to lower-income Aliso Viejo residents that experienced a financial impact due to the COVID-19 pandemic. A total of 31 individuals were assisted during the FY 21-22 report period. An unexpended balance of $17,815.38 will be carried into FY 22-23.	
2022	CDBG-CV funds were used to provide case management, food, and rental and utility assistance to assist Aliso Viejo households financially impacted by COVID-19. A total of 32 Aliso Viejo residents were assisted during the FY 22-23 report period, including 24 that benefited from rent or utility assistance. On April 5, 2023, the City substantially amended the CDBG-CV action plan to reallocate $100,000 from Activity #19 (Small Business Grants). Unexpended funds will be carried into the FY 23-24 report period.	
2023	CDBG-CV funds were used to provide case management, food, and rental and utility assistance to assist Aliso Viejo households financially impacted by COVID-19. A total of 141 Aliso Viejo residents were assisted during the FY 23-24 report period, including 46 that benefited from rent or utility assistance. All CDBG-CV funds have been expended. A total of 758 lower-income Aliso Viejo residents were served over four fiscal years. The Activity is complete.	

PGM Year: 2020
Project: 0004 - CDBG-CV Economic Development
IDIS Activity: 19 - CDBG-CV1 - Small Business Loans

Status: Open
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: ED Direct Financial Assistance to For-Profits (18A)
National Objective: LMJ

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 05/06/2022

Description:

Financial assistance to support small businesses impacted by COVID-19

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060606	$77,072.00	$17,500.00	$23,483.40
Total	**Total**			**$77,072.00**	**$17,500.00**	**$23,483.40**

Proposed Accomplishments

Jobs : 4

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	1
Low Mod	0	0	0	2
Moderate	0	0	0	1
Non Low Moderate	0	0	0	0
Total	0	0	0	4
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG-CV3 funds were allocated to provide grants to small businesses that have been impacted by the COVID-19 pandemic. Grants of up to $7,500 for businesses with 1 to 5 full-time employees, or up to $10,0000 for businesses with 6 to 25 full-time employees will be available. Businesses must be located in Aliso Viejo, and must be able to demonstrate a COVID-19-related financial impact since November 1, 2021. Items eligible for grant reimbursement includes purchase of PPE, 3rd party deliver fees, improvements to adapt to curbside delivery or no-touch purchasing. The program is slated to begin on August 8, 2022 and end by October 4, 2022 or when funds are depleted, which ever happens first.	
2022	CDBG-CV funds allocated to support local small businesses that were impacted by COVID-19 mandatory shutdowns and social distancing. The City's program was offered at a time when the State and County were also providing direct financial assistance to local businesses impacted by COVID-19. These programs had less robust reporting requirements which made the City's CDBG-CV funded program less attractive. On April 5, 2023, the City substantially amended its CDBG-CV action plan and reallocated $115,000 in CDBG-CV funds to South County Outreach (#18 - $100,000), Age Well Senior Services (#30 - $10,000) and CDBG-CV Admin (#36 - $5,000). The City continued to market the program during the report period. Ultimately, 1 business was approved for assistance, which retained 4 FTEs for lower-income persons. The grant assistance was not paid during the FY 22-23 report period, so the activity will carry into FY 23-24.	
2023	CDBG-CV funded grants remained available to eligible businesses impacted by the COVID-19 pandemic. Due the time that has passed since mandatory shut-downs, interest in the program has been limited. No applications for grant funds were received during FY 23-24. The City is not actively marketing the program. Staff will evaluate the need to continue the program and determine if funds should be reprogrammed. Any program revisions or reallocation of funds will take place during FY 24-25.	

PGM Year: 2021
Project: 0001 - ADA Improvements - Various Locations
IDIS Activity: 20 - ADA Improvements - City Hall

Status: Completed 6/30/2024 12:00:00 AM
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Other Public Improvements Not Listed in 03A-03S (03Z)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/24/2022

Description:

ADA improvements at Aliso Viejo City Hall

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC060606	$28,763.00	$28,763.00	$28,763.00
		2020	B20MC060606	$920.00	$920.00	$920.00
Total	**Total**			**$29,683.00**	**$29,683.00**	**$29,683.00**

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1,215	180
Black/African American:	0	0	0	0	0	0	85	0
Asian:	0	0	0	0	0	0	232	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	198	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**1,730**	**180**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	1,730
Non Low Moderate	0	0	0	0
Total	0	0	0	1,730
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG funds were allocated to fund the replacement or upgrades at City Hall to comply with current ADA regulations. Due to city staffing issues, COVID pandemic stay at home orders, and supply chain challenges, this project has experienced delays. Public Works staff is evaluating what work that can be done inhouse to reduce cost. Staff anticipates a bid package will be be issued by December 2022 with work completed by the end of FY 22-23.	
2022	The City continued to experience issues with design cost and securing competitive bids. Accessible doors entering City Hall public counter are anticipated to be installed during FY 23-24.	
2023	The ADA improvements consisted of replacing the non-automated entrance doors at City Hall with automatic opening doors. The City experienced delays in the project due to the manufacturer. Since the doors were required to be manufactured in the U.S., the City had to wait on the supplier. The project was completed in June 2024. A total of $57,518 in unspent funds will be reprogrammed ($19,899.71 2020 funds plus $37,618.29 in 2021 funds). According to HUD, 1,730 Aliso Viejo residents have a disability. According to the U.S. Census, 3,763 Aliso Viejo residents are disabled. This project benefits these and other disabled individuals. The activity is complete.	

PGM Year: 2020
Project: 0003 - CDBG-CV Public Services
IDIS Activity: 30 - CDBG-CV3 Age Well Senior Services

Status: Completed 6/30/2024 12:00:00 AM
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Senior Services (05A)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 02/12/2022

Description:

CDBG-CV funds for senior meals on wheels program in response to increase demand for services due to the Coronavirus and to prevent the spread of the virus.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060606	$50,000.00	$10,000.00	$50,000.00
Total	**Total**			**$50,000.00**	**$10,000.00**	**$50,000.00**

Proposed Accomplishments

People (General) : 50

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	47	8
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	1	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**57**	**8**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	44
Low Mod	0	0	0	14
Moderate	0	0	0	2
Non Low Moderate	0	0	0	0
Total	0	0	0	60
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	CDBG-CV funds used to support senior meals on wheels program in response to COVID-19. A total of 52 seniors have been assisted during the FY 21-22 report period. The program allows seniors to reduce their potential exposure to the COVID-19 virus. Age Well reports a 13% increase in service request compared to pre-pandemic assistance. The Activity is complete.	
2022	On April 5, 2023, the City substantially amended the CDBG-CV action plan to reallocate $10,000 from Activity #19 (Small Business Grants). Age Well did not use these funds during the FY 22-23 report period. CDBG-CV funds will be carried into the FY 23-24 report period.	
2023	CDBG-CV funds used to support senior Meals on Wheels program in response to COVID-19. A total of 52 seniors have been assisted during the FY 23-24 report period. The program allows seniors to continue to reduce their potential exposure to the COVID-19 virus. According to a survey conducted by Age Well of Aliso Viejo during Q3 of the FY 23-24 reporting period, over 60% of Aliso Viejo program participants remain concerned about exposer to COVID-19. Over three years, 102 seniors were assisted. The Activity is complete.	

PGM Year: 2020
Project: 0005 - CDBG-CV Administration
IDIS Activity: 36 - CDBG-CV - Administration

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 08/26/2023

Description:

On April 5, 2023, the City substantially amended the CDBG-CV action plan to reallocate $5,000 from Activity #19 (Small Business Grants). Unexpended CDBG-CV funds will be carried into the FY 24-25 report period.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060606	$5,000.00	$935.00	$935.00
Total	**Total**			**$5,000.00**	**$935.00**	**$935.00**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households: 0

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2023
Project: 0001 - Age Well Senior Services
IDIS Activity: 37 - Age Well Senior Services

Status: Completed 6/30/2024 12:00:00 AM
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Senior Services (05A)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/22/2023

Description:

Meals on Wheels for homebound seniors

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2023	B23MC060606	$6,125.00	$6,125.00	$6,125.00
Total	**Total**			**$6,125.00**	**$6,125.00**	**$6,125.00**

Proposed Accomplishments

People (General) : 50

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	47	8
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**8**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	37
Low Mod	0	0	0	14
Moderate	0	0	0	1
Non Low Moderate	0	0	0	0
Total	0	0	0	52
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2023	CDBG funds are allocated to provide support services for Meals on Wheels for Aliso Viejo seniors. During the FY 23-24 report period, 52 individuals were assisted. The Activity is complete.	

PGM Year: 2023
Project: 0002 - Fair Housing Foundation
IDIS Activity: 38 - Fair Housing Foundation

Status: Completed 6/30/2024 12:00:00 AM
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/22/2023

Description:

Fair housing outreach, education, enforcement services, and enhanced mediation services due to the lifting of the eviction moratorium

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2023	B23MC060606	$3,500.00	$3,500.00	$3,500.00
Total	**Total**			**$3,500.00**	**$3,500.00**	**$3,500.00**

Proposed Accomplishments

People (General) : 60

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	33	5
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**37**	**5**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	10
Low Mod	0	0	0	13
Moderate	0	0	0	7
Non Low Moderate	0	0	0	7
Total	0	0	0	37
Percent Low/Mod				81.1%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2023	CDBG funds allocated to provide fair housing outreach, education and enforcement services. A total of 37 households were assisted during the FY 23-24 report period. A total of 11 fair housing violation allegations were been received (Mental Disability-2, Physical Disability-4, Race-1, Gender-2, Income Source-2). All were resolved via counseling. Primary landlord-tenant issues address were related to lease terms, security deposits, habitability, and evictions. The Activity is complete.	

PGM Year: 2023
Project: 0003 - Family Assistance Ministries
IDIS Activity: 39 - Family Assistance Ministries

Status: Completed 6/30/2024 12:00:00 AM
Location: 1030 Calle Negocio San Clemente, CA 92673-6203

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Operating Costs of Homeless/AIDS Patients Programs (03T)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/22/2023

Description:

Case management and support services for families with children residing in transitional housing

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2023	B23MC060606	$6,459.83	$6,459.83	$6,459.83
Total	**Total**			**$6,459.83**	**$6,459.83**	**$6,459.83**

Proposed Accomplishments

People (General) : 12

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	5	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	3	1
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**1**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	9
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	9
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2023	CDBG funds allocated to provide supportive services for families living in transitional housing. A total of 9 individuals were assisted during the FY 23-24 reporting period. The activity is complete. A balance of $1,040.17 (2023 funds) will be reprogrammed.	

PGM Year: 2023
Project: 0004 - South County Outreach
IDIS Activity: 40 - South County Outreach

Status: Completed 6/30/2024 12:00:00 AM
Location: 7 Whatney Irvine, CA 92618-2839

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Subsistence Payment (05Q)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/22/2023

Description:

Foodbank services and case management (288 individuals) - services also include emergency rent and utility assistance to prevent eviction or termination of utility services (12 individuals)

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2023	B23MC060606	$10,593.66	$10,593.66	$10,593.66
Total	**Total**			**$10,593.66**	**$10,593.66**	**$10,593.66**

Proposed Accomplishments

People (General) : 170

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	175	51
Black/African American:	0	0	0	0	0	0	9	0
Asian:	0	0	0	0	0	0	14	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	4	1
Asian White:	0	0	0	0	0	0	1	0
Black/African American & White:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	36	15
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**241**	**67**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	220
Low Mod	0	0	0	21
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	241
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2023	CDBG funds are allocated to support hunger and homelessness prevention services that include case management, food, and rent/utility assistance. A total of 241 individuals were assisted during the FY 23-24 report period. Sixteen (16) individuals benefitted from rent or utility assistance to prevent eviction or termination of critical utilities. All clients received case management services and access to SCO's food bank. The Activity is complete. An unexpended balance of $8,406.34 (2023 $) will be reprogrammed.	

PGM Year: 2023
Project: 0005 - ADA Sidewalk Curb Ramps (Yr 2)
IDIS Activity: 41 - ADA Sidewalk Curb Ramps

Status: Open
Location: 12 Journey Aliso Viejo, CA 92656-5335

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Sidewalks (03L)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/22/2023

Description:

Installation of sidewalk curb ramps and domes to comply with current ADA regulations in 17 locations

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2023	B23MC060606	$73,288.00	$0.00	$0.00
Total	**Total**			**$73,288.00**	**$0.00**	**$0.00**

Proposed Accomplishments

People (General) : 1,146

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2023	The City initially allocated $318,288 of FY23-24 CDBG funds for the installation of sidewalk curb ramps that comply with current ADA regulations. However, in November 2023, the City substantially amendment its Action Plan to reallocate $245,000 of the funds to purchase an affordable housing unit which left $73,288 for the project. To move forward with the curb ramp project, the City allocated additional funding in FY 24-25 for this project. Construction is anticipated to be completed by the end of FY 24/25.	

PGM Year: 2023
Project: 0006 - Program Administration
IDIS Activity: 42 - Program Administration

Status: Completed 6/30/2024 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 09/22/2023

Description:

CDBG program oversight and coordination, including preparation of applications, reports, and program planning documents.
The Activity is complete.
An unspent balance of $7,243.16 (2023 funds) will be reprogrammed.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2023	B23MC060606	$44,956.84	$44,956.84	$44,956.84
Total	**Total**			**$44,956.84**	**$44,956.84**	**$44,956.84**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households: 0

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2023
Project: 0007 - Housing Acquisition & Rehab
IDIS Activity: 43 - Housing Acquisition & Rehab

Status: Open
Location: Address Suppressed

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Acquisition of Real Property (01)
National Objective: LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/09/2024

Description:

Acquire and rehab existing attached single-family residential unit that will be used as long-term affordable housing.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060606	$130,967.71	$130,967.71	$130,967.71
		2022	B22MC060606	$14,553.83	$14,553.83	$14,553.83
		2023	B23MC060606	$99,478.46	$62,044.09	$62,044.09
Total	**Total**			**$245,000.00**	**$207,565.63**	**$207,565.63**

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2023	In November 2023, the City substantially amended its FY 23-24 Action Plan to reallocate $245,000 from its FY 23-24 ADA Curb Ramp project (#41) to support the acquisition of a housing unit. Funds were also used to renovate the unit which included new flooring, paint, and appliances. The acquisition was completed in January 2024, and renovation work was completed on June 7, 2024. The City has partnered with Family Assistance Ministries (FAM) to provide supportive housing for homeless families with children. FAM has been working to place a family in the unit but has experienced delays. The unit should be occupied during FY 24-25, at which time accomplishment data will be provided and the activity will be closed. An unexpended balance of $37,434.37 (2023 funds) will be eventually be reprogrammed.	

Total Funded Amount:	**$730,203.08**
Total Drawn Thru Program Year:	**$561,827.11**
Total Drawn In Program Year:	**$437,318.96**

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	232,722.54
02 ENTITLEMENT GRANT	261,093.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	493,815.54
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	263,927.12
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	263,927.12
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	44,956.84
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	308,883.96
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	184,931.58
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	263,927.12
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	263,927.12
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	26,678.49
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	26,678.49
32 ENTITLEMENT GRANT	261,093.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	261,093.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	10.22%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	44,956.84
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	44,956.84
42 ENTITLEMENT GRANT	261,093.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	261,093.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.22%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	7	43	6872985	Housing Acquisition & Rehab	01	LMH	$171,928.38
2023	7	43	6897972	Housing Acquisition & Rehab	01	LMH	$5,060.90
2023	7	43	6929482	Housing Acquisition & Rehab	01	LMH	$30,576.35
					01	Matrix Code	$207,565.63
2023	3	39	6872985	Family Assistance Ministries	03T	LMC	$3,753.83
2023	3	39	6929482	Family Assistance Ministries	03T	LMC	$2,706.00
					03T	Matrix Code	$6,459.83
2021	1	20	6929482	ADA Improvements - City Hall	03Z	LMC	$29,683.00
					03Z	Matrix Code	$29,683.00
2023	1	37	6872985	Age Well Senior Services	05A	LMC	$1,535.00
2023	1	37	6897972	Age Well Senior Services	05A	LMC	$1,535.00
2023	1	37	6929482	Age Well Senior Services	05A	LMC	$3,055.00
					05A	Matrix Code	$6,125.00
2023	2	38	6872985	Fair Housing Foundation	05J	LMC	$1,969.27
2023	2	38	6929482	Fair Housing Foundation	05J	LMC	$1,530.73
					05J	Matrix Code	$3,500.00
2023	4	40	6872985	South County Outreach	05Q	LMC	$1,000.00
2023	4	40	6897972	South County Outreach	05Q	LMC	$8,316.78
2023	4	40	6929482	South County Outreach	05Q	LMC	$1,276.88
					05Q	Matrix Code	$10,593.66
Total							$263,927.12

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	**Activity to prevent, prepare for, and respond to Coronavirus**	Activity Name	**Grant Number**	**Fund Type**	Matrix Code	National Objective	**Drawn Amount**
2023	3	39	6872985	No	Family Assistance Ministries	B23MC060606	EN	03T	LMC	$3,753.83
2023	3	39	6929482	No	Family Assistance Ministries	B23MC060606	EN	03T	LMC	$2,706.00
								03T	Matrix Code	$6,459.83
2023	1	37	6872985	No	Age Well Senior Services	B23MC060606	EN	05A	LMC	$1,535.00
2023	1	37	6897972	No	Age Well Senior Services	B23MC060606	EN	05A	LMC	$1,535.00
2023	1	37	6929482	No	Age Well Senior Services	B23MC060606	EN	05A	LMC	$3,055.00
								05A	Matrix Code	$6,125.00
2023	2	38	6872985	No	Fair Housing Foundation	B23MC060606	EN	05J	LMC	$1,969.27
2023	2	38	6929482	No	Fair Housing Foundation	B23MC060606	EN	05J	LMC	$1,530.73
								05J	Matrix Code	$3,500.00
2023	4	40	6872985	No	South County Outreach	B23MC060606	EN	05Q	LMC	$1,000.00
2023	4	40	6897972	No	South County Outreach	B23MC060606	EN	05Q	LMC	$8,316.78
2023	4	40	6929482	No	South County Outreach	B23MC060606	EN	05Q	LMC	$1,276.88
								05Q	Matrix Code	$10,593.66
				No	Activity to prevent, prepare for, and respond to Coronavirus					$26,678.49
Total										$26,678.49

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2023	6	42	6833333	Program Administration	21A		$15,799.90
2023	6	42	6872985	Program Administration	21A		$8,555.50
2023	6	42	6897972	Program Administration	21A		$2,963.44
2023	6	42	6929482	Program Administration	21A		$17,638.00
					21A	Matrix Code	$44,956.84
Total							$44,956.84

PART I: SUMMARY OF CDBG-CV RESOURCES	
01 CDBG-CV GRANT	414,751.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	414,751.00
PART II: SUMMARY OF CDBG-CV EXPENDITURES	
05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	355,532.90
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	935.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	356,467.90
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	58,283.10
PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT	
10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	355,532.90
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	355,532.90
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	355,532.90
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%
PART IV: PUBLIC SERVICE (PS) CALCULATIONS	
16 DISBURSED IN IDIS FOR PUBLIC SERVICES	332,049.50
17 CDBG-CV GRANT	414,751.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	80.06%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	935.00
20 CDBG-CV GRANT	414,751.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.23%

LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	3	17	6512426	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$6,267.04
			6538181	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$12,160.72
			6672624	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$37,355.25
			6676334	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$14,657.79
			6803934	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$8,083.95
		18	6512426	CDBG-CV1&3 - South County Outreach	05Q	LMC	$14,089.52
			6538181	CDBG-CV1&3 - South County Outreach	05Q	LMC	$7,917.00
			6657643	CDBG-CV1&3 - South County Outreach	05Q	LMC	$14,344.86
			6672624	CDBG-CV1&3 - South County Outreach	05Q	LMC	$24,357.99
			6759707	CDBG-CV1&3 - South County Outreach	05Q	LMC	$15,934.56
			6803934	CDBG-CV1&3 - South County Outreach	05Q	LMC	$1,880.82
			6872985	CDBG-CV1&3 - South County Outreach	05Q	LMC	$43,087.15
			6929482	CDBG-CV1&3 - South County Outreach	05Q	LMC	$56,912.85
		30	6657643	CDBG-CV3 Age Well Senior Services	05A	LMC	$30,000.00
			6672624	CDBG-CV3 Age Well Senior Services	05A	LMC	$10,000.00
			6932072	CDBG-CV3 Age Well Senior Services	05A	LMC	$10,000.00
		31	6672624	CDBG-CV3 YMCA	05L	LMC	$3,616.95
			6759707	CDBG-CV3 YMCA	05L	LMC	$7,401.77
			6803934	CDBG-CV3 YMCA	05L	LMC	$13,981.28
	4	19	6720862	CDBG-CV1 - Small Business Loans	18A	LMJ	$2,295.00
			6759707	CDBG-CV1 - Small Business Loans	18A	LMJ	$1,125.00
			6803934	CDBG-CV1 - Small Business Loans	18A	LMJ	$2,563.40
			6804272	CDBG-CV1 - Small Business Loans	18A	LMJ	$7,500.00
			6833333	CDBG-CV1 - Small Business Loans	18A	LMJ	$10,000.00
Total							**$355,532.90**

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	3	17	6512426	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$6,267.04
			6538181	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$12,160.72
			6672624	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$37,355.25
			6676334	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$14,657.79
			6803934	CDBG-CV1&3 - Family Assistance Ministries	05Q	LMC	$8,083.95
		18	6512426	CDBG-CV1&3 - South County Outreach	05Q	LMC	$14,08
			6538181	CDBG-CV1&3 - South County Outreach	05Q	LMC	$7,91

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	3	18	6657643	CDBG-CV1&3 - South County Outreach	05Q	LMC	$14,344.86
			6672624	CDBG-CV1&3 - South County Outreach	05Q	LMC	$24,357.99
			6759707	CDBG-CV1&3 - South County Outreach	05Q	LMC	$15,934.56
			6803934	CDBG-CV1&3 - South County Outreach	05Q	LMC	$1,880.82
			6872985	CDBG-CV1&3 - South County Outreach	05Q	LMC	$43,087.15
			6929482	CDBG-CV1&3 - South County Outreach	05Q	LMC	$56,912.85
		30	6657643	CDBG-CV3 Age Well Senior Services	05A	LMC	$30,000.00
			6672624	CDBG-CV3 Age Well Senior Services	05A	LMC	$10,000.00
			6932072	CDBG-CV3 Age Well Senior Services	05A	LMC	$10,000.00
		31	6672624	CDBG-CV3 YMCA	05L	LMC	$3,616.95
			6759707	CDBG-CV3 YMCA	05L	LMC	$7,401.77
			6803934	CDBG-CV3 YMCA	05L	LMC	$13,981.28
Total							**$332,049.50**

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	5	36	6929482	CDBG-CV - Administration	21A		$935.00
Total							**$935.00**

City of Aliso Viejo Analysis of Impediments to Fair Housing Summary

PROPOSED AI GOALS AND STRATEGIES	FY 2023-2024 ACCOMPLISHMENTS
1) In collaboration with the OCHA: a) Attend quarterly Orange County Housing Authority (OCHA) Housing Advisory Committee to enhance the exchange of information regarding the availability, procedures, and policies related to the Housing Assistance Voucher program and regional housing issues. b) Support OCHA's affirmative fair marketing plan and de-concentration policies by providing five-year and annual PHA plan certifications. c) In coordination with OCHA and fair housing services provider, conduct landlord education campaign to educate property owners about State law prohibiting discrimination based on household income.	a) City staff attended online meetings during the reporting period. b) The City provided the PHA Plan certifications to OCHA staff upon request. c) California law expanded "source of income" protections to individuals who use housing rent assistance (e.g., Housing Choice Voucher) effective January 2020. The Fair Housing Foundation (FHF) is prepared to receive and address these types of complaints. FHF received no allegations of discrimination based on income from Aliso Viejo residents during the FY 22-23 reporting period.
2) Through the City's fair housing contractor: a) Provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful. b) Conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach may include workshops, informational booths, presentations to community groups, and distribution of multi-lingual fair housing literature. c) Provide general fair housing counseling and referral services to address tenant-landlord issues, investigate allegations of fair housing discrimination, and take appropriate actions to conciliate cases or refer to appropriate authorities. d) Include testing/audits within the scope of work with fair housing provider.	a) During the reporting period, the FHF received 3 inquiries regarding reasonable accommodation from Aliso Viejo residents. The inquiries were resolved. b) FHF conducted or attended 4 community fairs, community meetings, and workshops. Activities were available to Aliso Viejo residents, landlords, and property managers. Additionally, the FHF distributed 2,260 pieces of fair housing literature throughout Aliso Viejo during the reporting period. c) The FHF assisted 37 unduplicated Aliso Viejo households by addressing various housing issues, disputes, and inquiries. The primary issues addressed during the reporting period included security deposits, habitability, and evictions. Most cases were resolved through education and counseling. The FHF received 11 allegations of fair housing law violations from Aliso Viejo residents during the reporting period (4 regarding physical disability, 2 regarding mental disability, 2 regarding gender, 2 regarding income source, and 1 regarding race. All allegations were resolved through counseling. d) FHF conducts its audits based on the most common protected classes. No audits or testing were conducted for Aliso Viejo during FY 23-24.

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e) Regularly consult with the City's fair housing contractor on potential strategies for affirmatively furthering fair housing on an ongoing basis.	e) On an annual basis, City staff discuss fair housing programming strategies regarding education and enforcement activity with the FHF.
3) Support local eviction prevention strategies to reduce the number of homeless individuals and families (homelessness prevention services).	▪ The City used CDBG and CDBG-CV funds to support services to prevent the loss of housing.
4) Prepare a new Housing Element that is compliant with all current State laws and is certified by the California Department of Housing and Community Development (HCD).	▪ On 1/19/22, the City adopted its 6th Cycle Housing Element, which was submitted to HCD for certification. HCD reviewed the draft Housing Element and issued a response letter, which includes a list of items to be addressed for certification. City staff continues to prepare a revised draft that addresses the HCD response letter. The City re-adopted the Housing Element on 6/7/23, and HCD certified it on 6/24/24.
5) Update zoning ordinance to comply with current State law.	▪ The City will revise its zoning ordinance to ensure that regulations pertaining to density bonus, supportive housing, and low-barrier navigation centers are consistent with State law during the FY 22-23 reporting period. The City adopted Ordinance 2024-237 on 2/21/24 to update the zoning ordinance.

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CITY OF ALISO VIEJO
NOTICE OF PUBLIC REVIEW PERIOD
AND CITY COUNCIL PUBLIC MEETING

NOTICE IS HEREBY GIVEN that on Wednesday, September 18, 2024, at 7:00 pm (or as soon thereafter as possible), the City Council of the City of Aliso Viejo will hold a public meeting to consider the following:

APPROVAL AND AUTHORIZATION TO SUBMIT THE CITY OF ALISO VIEJO'S 2023-2024 CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER) FOR EXPENDITURES OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND COMMUNITY DEVELOPMENT BLOCK GRANT-CORONAVIRUS (CDBG-CV) FUNDS

City Council Meeting Location: City Hall Council Chambers, 12 Journey, Suite 150, Aliso Viejo, CA 92656

2023-2024 CAPER

The City of Aliso Viejo is a recipient of Community Development Block Grant (CDBG) funds, awarded to the City by the U.S. Department of Housing and Urban Development (HUD). To receive CDBG funds, the City must prepare a multi-year strategic plan known as the Consolidated Plan. At the beginning of each year, the City also prepares a one-year expenditure plan outlining the planned use of CDBG funds. Additionally, with the approval of the CARES Act of 2020, the City also received CDBG-CV funds, which were used to prevent, prepare for, or respond to local impacts of the COVID-19 pandemic. The primary beneficiaries of CDBG and CDBG-CV funds are lower-income Aliso Viejo residents.

At the conclusion of the fiscal year, the City must prepare a year-end performance report known as the Consolidated Annual Performance and Evaluation Report (CAPER). The 2023-2024 CAPER covers the period of July 1, 2023, through June 30, 2024, and provides a summary of activities undertaken with CDBG and CDBG-CV funds during the reporting period.

Public Comment Period

The draft 2023-2024 CAPER will be available for public review at the City of Aliso Viejo City Hall and on the City's website, www.avcity.org. The review period will begin on September 3, 2024, and end on September 17, 2024. Members of the public may submit written comments during the public review and comment period. Comments should be submitted no later than 5:00 pm September 17, 2024, to Rose Rivera, Senior Planner, City of Aliso Viejo, 12 Journey, Suite 100, Aliso Viejo, California 92656 or by email to rrivera@avcity.org. Comments will continue to be accepted during the public meeting through the close of the public comment period. Please reference the 2023-2024 CAPER and City Council meeting date in any correspondence.

INVITATION TO BE HEARD: All interested persons will be given an opportunity to comment on this item at the public meeting. In addition, written comments may be submitted to the City Council prior to the meeting to the attention of Mitzi Ortiz, MMC, City Clerk, City of Aliso Viejo, 12 Journey, Suite 100, Aliso Viejo, California 92656. Please reference the title and date of the meeting in any correspondence.

If you wish to challenge the above projects in court, the challenge will be limited only to those issues you or someone else raised at the public meeting or in written correspondence delivered to the City at or before the public meeting as described in this notice.

The agenda materials pertaining to this item will be made available for public review at the City and on the City's website at www.avcity.org by approximately 4:30 pm on September 12, 2024. Please contact Planning Services at (949) 425-2525 or planning@avcity.org if you have any questions regarding the agenda materials.

It is the intention of the City of Aliso Viejo to comply with the Americans with Disabilities Act (ADA). If you require special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (949) 425-2505 at least 48 hours before the meeting to inform us of your particular needs.

/s/Mitzi Ortiz, MMC
City Clerk

1/8-page display ad published in the *Aliso Niguel News* August 29, 2024

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SUMMARY OF PUBLIC COMMENTS

15-DAY COMMENT PERIOD

TBD

9/18/24 CITY COUNCIL MEETING

TBD

DRAFT

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: Isaac Aziz, IT Manager

SUBJECT: PURCHASE AND REPLACE PROJECTORS AT THE ALISO VIEJO CENTER

Recommended Actions:

1. Approve and authorize the City Manager to execute a Professional Services Agreement with Western Audio Visual for the replacement of three projectors at the Aliso Viejo Center for an amount not to exceed $28,000; and

2. Appropriate $28,000 to the fiscal year 2024-25 Capital Improvement Plan.

Fiscal Impact:

The total cost of the agreement is $27,388.64, which includes equipment, design, engineering, and installation. Since this project was not part of the adopted fiscal year budget, it is necessary to appropriate $28,000 to the General Fund Capital Improvement budget for fiscal year 2024-25.

Background:

The overhead projectors in the three ball rooms at the Aliso Viejo Center were installed approximately ten years ago and have recently experienced multiple failures. One projector is no longer functional and the other two are not supported and are obsolete. The poor video quality has provided substandard experience and disruptions during meetings.

Upgrading the projectors is critical to ensure that meetings and other public events are conducted efficiently and effectively, with clear visual presentations for attendees. As part of this project, staff assessed the current video system condition and identified the necessary upgrades. This evaluation included consultations with audio/video professionals and a review of potential vendors capable of delivering a modern and integrated AV solution.

Discussion:

Staff solicited project proposals from three qualified vendors. Staff evaluated proposals based on cost, proposed solution, and experience. After a thorough selection process, Western Audio Visual (WAV) was identified as the most suitable vendor due to their extensive experience with municipal audio/video projects and ability to provide a comprehensive, cost-effective solution tailored to the specific needs of the Aliso Viejo Center.

Attachments:

1. Agreement

2. Proposal

CITY OF ALISO VIEJO
PROFESSIONAL SERVICES AGREEMENT
FOR
ALISO VIEJO CENTER PROJECTOR REPLACEMENT PROJECT

1. PARTIES AND DATE.

This Agreement is made and entered into this **18th day of September 2024**, by and between the City of Aliso Viejo, a municipal organization 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 **Western Audio Visual**, with its principal place of business at **1592 N. Batavia St., Orange, CA 92687** ("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 **Projector Replacement Hardware/Programming** consultant services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing professional **Projector Replacement** consultant services to public clients, is licensed in the State of California, and is familiar with the plans of City.

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 **Projector Replacement** consultant 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 **September 18th, 2024 to December 30**, **2024**, 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. 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. Consultant shall perform the Services expeditiously, within the term of this Agreement. 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.

3.2.3 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: **Kevin Mahkorn**.

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 **Isaac Aziz**, 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 **Kevin Mahkorn**, 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 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 re-employed 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 and without giving written notice to the City, 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:

(1) Additional Insured: The City, 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 as 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. The total compensation shall not exceed **Twenty-Eight Thousand Dollars ($28,000)** without written approval of the **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 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.

3.3.5 Prevailing Wages. 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. 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.

3.4 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.

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:

Western Audio Visual
1592 N. Batavia
Orange, CA 92687
Attn: Kevin Mahkorn

City:

City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
Attn: **Isaac Aziz**

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 Letter of 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 Letter of Agreement at City's request and/or termination of this Letter of 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.

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 attorney's fees and other related costs and expenses. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the Consultant or the City, its officials, officers, employees, agents or volunteers.

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.]

IN WITNESS WHEREOF, the parties have executed this Professional Services Agreement on this 18th day of September 2024.

CITY OF ALISO VIEJO

By:_____
Mitzi Ortiz
City Manager

ATTEST:

By:_____
Lauren Torres
Deputy City Clerk

APPROVED AS TO FORM:

By:
_____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET:

By:
_____
Ann Eifert
Director of Financial Services

Western Audio Visual

By:_____
Kevin Mahkorn
Service Manager

[If Corporation, TWO SIGNATURES, President **OR** Vice President **AND** Secretary, **AND** CORPORATE SEAL OF CONSULTANT REQUIRED]

By:
_____

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:

_____

_____

_____

_____

_____

_____

_____

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

City/County/State	Date
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.

Name of Business	Print Name
Signature	
Date	

EXHIBIT "A"

Item	Quantity	Manufacturer	Model	Description	Unit Price	Ext Price
	3	Epson	EB-PU1007W	7,000 lumen 3LCD, Laser Projector (WHITE)	$ 6,709.00	$ 20,127.00
	2	Epson	ELPLM08	#1 Middle Zoom Lens, 1.42-2.28 Throw Ratio (room A & C)	$ 368.00	$ 736.00
	1	Epson	ELPLM10	#3 Middle Zoom Lens, 3.32 - 5.06 Throw Ratio (room B)	$ 1,615.00	$ 1,615.00
	3	Premier Mounts	FTPW	Fine Tune Projector Mount (WHITE)	$ 201.00	$ 603.00
				Miscellaneous Materials		
				Cable & Connectors		$ -
				Installation Hardware & Accessories		$ 49.00
						$ -
				Equipment Rack Hardware (Lacing Bars, Blanks, Vents, etc.)		
				Miscellaneous Materials Sub-Total		$ 49.00
				Integration Labor		
				Engineering & Drafting		$ -
				Control Programming		$ 1,248.00
				Project Management		$ -
				Staging & Assembly		$ -
				Installation & Testing		$ 1,092.00
						$ -
				Training, Closing, & Commissioning		
				Travel		$ -
				Sub-Contract		$ -
				Insurance & Admin		$ -
				Integration Labor Sub-Total		$ 2,340.00
				Projectors Totals		
				Total Equipment		$ 23,130.00
				Total Labor		$ 2,340.00
				Equipment and Labor Subtotal		$ 25,470.00
				Total Shipping		$ 117.00
				Additional Shipping for Overnight or Large Items		$ -
				Subtotal		$ 25,587.00
				Sales Tax	7.75%	$ 1,801.64
					QTY: 0	$ -
				Electronic Waste Fee 35" and Greater ($6.00)		
				Electronic Waste Fee Total		$ -
				Total Service Agreement		$ -
				Bond (if required)		$ -
						$ 27,388.64

City of Aliso Viejo
Aliso Viejo Center - Projectors

Representative Kevin Mahkorn
Mobile 949.306.4162
Office 714.637.4461
Email KevinM@wav1.com
Revision 4/19/2024

Projectors
Typical of 1 - Proposal Includes 1

Item	Quantity	Manufacturer	Model	Description	Unit Price	Ext Price
	3	Epson	EB-PU1007W	7,000 lumen 3LCD, Laser Projector (WHITE)	$ 6,709.00	$ 20,127.00
	2	Epson	ELPLM08	#1 Middle Zoom Lens, 1.42-2.28 Throw Ratio (room A & C)	$ 368.00	$ 736.00
	1	Epson	ELPLM10	#3 Middle Zoom Lens, 3.32 - 5.06 Throw Ratio (room B)	$ 1,615.00	$ 1,615.00
	3	Premier Mounts	FTPW	Fine Tune Projector Mount (WHITE)	$ 201.00	$ 603.00
				Projectors Equipment Sub-Total:	**$**	**23,081.00**

Miscellaneous Materials		
Cable & Connectors	$	-
Installation Hardware & Accessories	$	49.00
Equipment Rack Hardware (Lacing Bars, Blanks, Vents, etc.)	$	-
Miscellaneous Materials Sub-Total	**$**	**49.00**

Integration Labor		
Engineering & Drafting	$	-
Control Programming	$	1,248.00
Project Management	$	-
Staging & Assembly	$	-
Installation & Testing	$	1,092.00
Training, Closing, & Commissioning	$	-
Travel	$	-
Sub-Contract	$	-
Insurance & Admin	$	-
Integration Labor Sub-Total	**$**	**2,340.00**

Projectors Totals			
Total Equipment		$	23,130.00
Total Labor		$	2,340.00
Equipment and Labor Subtotal		$	25,470.00
Total Shipping		$	117.00
Additional Shipping for Overnight or Large Items		$	-
Subtotal		$	25,587.00
Sales Tax	7.75%	$	1,801.64
Electronic Waste Fee 4" - 14" ($4.00)	QTY: 0	$	-
Electronic Waste Fee 15" - 34" ($5.00)	QTY: 0	$	-
Electronic Waste Fee 35" and Greater ($6.00)	QTY: 0	$	-
Electronic Waste Fee Total		$	-
Total Service Agreement		$	-
Bond (if required)		$	-
		$	**27,388.64**

Billing Terms:

100% Equipment Upon Order

Client Authorized Signature Printed Name & Title Date

This quote is valid for 30 days. The sales tax is subject to change—in the event of a an increase, the client agrees to pay the current sales tax rate. This proposal is not to be copied, reproduced or forward to any third party as its contents are the property of Western Audio Visual.

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services
Alan Villanueva, OCSD Captain

SUBJECT: TRAFFIC VIOLATOR APPREHENSION PROGRAM FEE (TVAP)

Recommended Actions:

1. Open and conduct a public hearing;

2. Declare that the project is exempt from the provisions of California Environmental Quality Act ("CEQA") 21080(b)(8) of the Public Resources Code and Section 157273 of the CEQA Guidelines as the establishment of modification of rates, fees, and charges, which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits, purchasing or leasing supplies, equipment or materials as set forth herein; and

3. Adopt a Resolution authorizing the Orange County Sheriff's Department to collect its updated fee for the traffic violator apprehension program in the City.

Fiscal Impact:

The City's law enforcement contract with the Orange County Sheriff's Department (OCSD) provides for the collection of Traffic Violator Apprehension Program (TVAP) fees at a rate set by OCSD and applies to all vehicles towed or impounded within the City. The program is designed to reduce vehicle accidents caused by unlicensed drivers and drivers whose licenses are suspended and to educate the public about the requirements of the Vehicle Code. Fees are collected and retained by OCSD. Adopting the fees will make the program cost neutral to the City.

Background:

The City contracts with OCSD for law enforcement services. At times, OCSD impounds vehicles from highways, public property, or private property for various Vehicle Code violations (e.g., driving on a suspended license, vehicles that are blocking a fire hydrant etc.).

In January 2021, the City adopted a Resolution allowing OCSD to collect a fee of $144 per vehicle removal in the City.

Discussion:

On June 25, 2024, the Orange County Board of Supervisors approved a fee increase from $144 to $174 for the vehicle removal, impound, storage or release of vehicles properly impounded.

OCSD has requested that cities adopt the attached Resolution to allow for the fee adjustment and to ensure consistency among contract cities. The Resolution also allows for automatic fee adjustments effective July 1 of each year, starting 2025, not to exceed the annual percentage of the Los Angeles-Long Beach-Anaheim "all items" Consumer Price Index, provided that the amount does not exceed the actual costs to OCSD.

Environmental:

The adoption of the Resolution approving the fee is statutorily exempt from the provisions of CEQA pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273 of the CEQA Guidelines as the establishment or modification of rates, fees and charges which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits, and purchasing or leasing supplies, equipment, or materials.

Public Notice:

A Notice of Public Hearing was published on September 5, 2024, and September 12, 2024, to comply with Government Code 66018(a), which requires a local agency to hold a public hearing when new fees are adopted, or existing fees are revised.

Attachment:

1. Resolution

2. Orange County Board of Supervisors Minute Order

RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AUTHORIZING THE ORANGE COUNTY SHERIFF'S DEPARTMENT TO COLLECT ITS UPDATED FEE FOR THE TRAFFIC VIOLATOR APPREHENSION PROGRAM IN THE CITY OF ALISO VIEJO

WHEREAS, the Orange County Sheriff-Coroner ("the Sheriff') has instituted a Traffic Violator Apprehension Program designed to reduce vehicle accidents caused by unlicensed drivers and drivers whose licenses are suspended and to educate the public about the requirements of the Vehicle Code and related safety issues with regard to driver licensing, vehicle registration, vehicle operation, and parking; and

WHEREAS, the Sheriff operates the Traffic Violator Apprehension Program in the unincorporated areas of Orange County and in cities (such as the City of Aliso Viejo) that contract for the Sheriff's law enforcement services; and

WHEREAS, operating the Traffic Violator Apprehension Program on an area-wide basis without regard to jurisdictional boundaries between the County and contract cities serves the public purpose of the City because drivers routinely cross jurisdictional boundaries, making an area-wide approach to reduction of traffic accidents and driver education most effective in preventing traffic accidents in all participating jurisdictions; and

WHEREAS, on January 20, 2021, the Aliso Viejo City Council adopted Resolution No. 2021-04, which authorized the Sheriff to collect fees in the City in connection with the Traffic Violator Apprehension Program in amounts identical to the County's fees as set forth in County Resolution No. 20-161; and

WHEREAS, the Board of Supervisors has established an interest-earning, budgeted special revenue fund, called the "Traffic Violator Fund" and designated as Fund 13B, to be controlled by the Sheriff; and

WHEREAS, the Board of Supervisors has directed that proceeds from the Traffic Violator Apprehension Program fees be deposited into the Traffic Violator Fund; and

WHEREAS, the Board of Supervisors has directed that funds from the Traffic Violator Fund must be used to reimburse the Sheriff for the administrative costs associated with the removal, storage, impound, and release of vehicles in accordance with the California Vehicle Code ("Vehicle Code"); and

WHEREAS, the Sheriff impounds vehicles removed from highways, public property, and private property in the unincorporated areas of the County and in contract cities pursuant to the following authority under the Vehicle Code:

Vehicle Code Section and Impound Ground

14602.6	Suspended, revoked or unlicensed driver/30-day hold
22651 (a)	Unattended vehicle on bridge
22651 (d)	Vehicle blocking driveway
22651 (e)	Vehicle blocking fire hydrant
22651 (f)	Vehicle blocking freeway
22651 (h) (1)	Driver arrested
22651 (h) (2)	Order of suspension or revocation pursuant to section 13388
22651 (i) (1)	Multiple parking citations
22651 (j)	Lack of vehicle registration
22651 (k)	Parking over seventy-two hours
22651 (l)	Parking in a construction zone
22651 (m)	Violation of special events restriction
22651 (n)	No parking zone
22651 (o) (1)	Vehicle registration is incorrect, falsified or expired by more than six months
22651 (p)	Driver unlicensed or license suspended
22651 (r)	Vehicle blocking another vehicle
22651 (t)	Notice to appear/illegal amber lights
22651 (u)	Acting as a car dealer without a license or temporary permit
22651 (v)	Illegally letting stand a mobile billboard advertisement
22651 (w)	Second or subsequent violation of an ordinance
22655.3	Removal for investigation (fleeing in violation of section 2800.1 or 2800.2)

22655.5 (a)	Vehicle was used as the means of committing a public offense
22655.5 (b)	Vehicle is evidence of a crime
22669	Abandoned vehicle

WHEREAS, Vehicle Code section 22850.5 authorizes the City Council, by resolution, to establish a fee equal to the administrative costs relating to the removal, impound, storage, or release of properly impounded vehicles; and

WHEREAS, a cost study prepared in 2024 by the Sheriff demonstrated a need to update the County's Traffic Violator Apprehension Program fees. The Sheriff's cost study determined that the Sheriff's administrative costs relating to the removal, impound, storage, or release of vehicles properly impounded under the Vehicle Code is $174.00 per removal; and

WHEREAS, on June 25, 2024, the Orange County Board of Supervisors adopted Resolution No. 24-085, which established the fee in the amount of $174 and authorizes an annual administrative fee adjustment for the removal, impound, storage or release of vehicles, effective July 1st of each year, starting 2025, not to exceed the annual percentage of the Los Angeles-Long Beach-Anaheim “all items” Consumer Price Index, provided that the amount does not exceed the actual costs to OCSD; and

WHEREAS, consistent with the City's authority under Vehicle Code section 22850.5, the Sheriff has requested that the City update its Traffic Violator Apprehension fees to match the County's new fee of $174.00 per removal;

WHEREAS, the City Council desires to update the Traffic Violator Apprehension Program fee to match the County and further desires for the Sheriff to continue to collect the fee on behalf of the City. Continuing with such a practice will ensure that persons whose vehicles are impounded, rather than the public as a whole, will bear the administrative costs of such impounds; and

WHEREAS, Vehicle Code section 22850.5 imposed the following restrictions on the imposition of this administrative fee:

a) The fee may only be imposed on the registered owner or the agents of that owner and may not include any vehicle towed under an abatement program or sold at a lien sale pursuant to Sections 3068.1 to 3074, inclusive, of, and Section 22851 of, the Civil Code unless the sale is sufficient in amount to pay the lienholder's total charges and proper administrative costs; and

b) Any charges shall be collected by the local or state authority only from the registered owner or an agent of the registered owner; and

c) The charges shall be in addition to any other charges authorized or imposed pursuant to this code; and

d) The fee does not include any administrative costs associated with conducting a hearing or appeal relating to the removal, impound, storage, or release of a vehicle; and

WHEREAS, in addition to the limitations set forth above, it is also unfair to impose the administrative fee authorized by Vehicle Code section 22850.5 in the following circumstances: 1) when the vehicle was left because it became inoperable while being drive, if the owner makes good faith attempts promptly to remove the vehicle from location where it is not permitted, 2) when the vehicle was stolen, 3) when the vehicle was left by an ill or injured driver, and 4) when it is demonstrated to the satisfaction of the Sheriff or his/her designee that neither the registered owner of the vehicle nor his/her agent, if any, was at fault in creating the circumstances leading to the impounding of the vehicle; and

WHEREAS, a notice of public hearing with respect to the proposed new Traffic Violator Apprehension Program fee provided herein was given according to law; and

WHEREAS, a public hearing pertaining to the new Traffic Violator Apprehension Program fee was held on September 18, 2024; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AS FOLLOWS:

SECTION 1: The recitals above are true and correct and are hereby adopted as findings, as if fully set forth herein.

SECTION 2: The City Council finds that project is exempt from the provisions of California Environmental Quality Act ("CEQA") 21080(b)(8) of the Public Resources Code and Section 157273 of the CEQA Guidelines as the establishment of modification of rates, fees, and charges, which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits, purchasing or leasing supplies, equipment or materials as set forth herein; and

SECTION 3: That on September 18, 2024, the administrative fee indicated below shall become effective for the removal, impound, storage, or release of vehicles properly impounded after removal from locations in the City in accordance with or on account of provisions of the Vehicle Code listed below:

A fee of $174.00 for each removal of a vehicle in accordance with or on account of violation of Vehicle Code sections:

14602.6	Suspended, revoked or unlicensed driver/30-day hold
22651 (a)	Unattended vehicle on bridge

22651 (d)	Vehicle blocking driveway
22651 (e)	Vehicle blocking fire hydrant
22651 (f)	Vehicle blocking freeway
22651 (h) (1)	Driver arrested
22651 (h) (2)	Order of suspension or revocation pursuant to section 13388
22651 (i) (1)	Multiple parking citations
22651 (j)	Lack of vehicle registration
22651 (k)	Parking over seventy-two hours
22651 (l)	Parking in a construction zone
22651 (m)	Violation of special events restriction
22651 (n)	No parking zone
22651 (o) (1)	Vehicle registration is incorrect, falsified or expired by more than six months
22651 (p)	Driver unlicensed or license suspended
22651 (r)	Vehicle blocking another vehicle
22651 (t)	Notice to appear/illegal amber lights
22651 (u)	Acting as a car dealer without a license or temporary permit
22651 (v)	Illegally letting stand a mobile billboard advertisement
22651 (w)	Second or subsequent violation of an ordinance
22655.3	Removal for investigation (fleeing in violation of section 2800.1 or 2800.2)
22655.5 (a)	Vehicle was used as the means of committing a public offense
22655.5 (b)	Vehicle is evidence of a crime
22669	Abandoned vehicle

SECTION 4: The Sheriff is authorized to collect the fee established herein, on behalf of the City, at the time of release of vehicles that are subject to the fee.

SECTION 5: The fee established herein shall only be imposed on the registered owner or the agent of the owner of the impounded vehicle, shall not include any vehicle towed under an abatement program or sold at a lien sale pursuant to Sections 3068.1 to 3074, inclusive of, and Section 22851 of, the Civil Code unless the sale is sufficient in amount to pay the lienholder's total charges and proper administrative costs.

SECTION 6: The fee established herein shall be collected only from the registered owner or an agent of the registered owner and that said fee is in addition to any other charges authorized or imposed pursuant to the Vehicle Code.

SECTION 7: The fee established herein complies with Vehicle Code section 22850.5 (b)(4) as the cost study conducted by the Sheriff that supports the $174.00 per removal fee did not include administrative costs for conducting a hearing or appeal related to the removal, impound, storage, or release of a vehicle.

SECTION 8: The Sheriff shall not impose the fee established herein in any of the following circumstances: (a) when the vehicle was left because it became inoperable while being driven, if the owner made good faith attempts promptly to remove the vehicle from a location where it was not permitted: (b) when the vehicle was stolen; (c) when the vehicle was left by an ill or injured drive; or (d) when it is demonstrated to the satisfaction of the Sheriff or his/her designee that neither the registered owner of the vehicle nor his/her agent, if any, was at fault in creating the circumstances leading to the impounding of the vehicle.

SECTION 9: A registered owner or an agent of a registered owner who believes he/she/they are exempt from the fee established herein under any of the criteria listed in Section 8 above may apply in writing for a waiver of the fee and shall present such supporting information or documentation, as the Sheriff may request, to the City's Administrative Sergeant. Upon the presentation of a written application for waiver of said fee, together with such supporting documentation as may be requested by the Sheriff, the Administrative Sergeant or his/her designee shall determine promptly whether the applicant meets the criteria for a waiver of the fee and if so, shall waive the fee.

SECTION 10: Until further order of the City Council, the Sheriff is directed to deposit the proceeds of the fee established herein into Traffic Violator Fund in the County Treasury. Proceeds from the Traffic Violator Fund shall be used in conformance with the County's restrictions for the same as well as in conformance with any applicable provisions set forth in the City's agreement with the County for the Sheriff's law enforcement services.

SECTION 11: Until further order of the City Council, the Board of Supervisors

is authorized to carry forward in the Traffic Violator Fund and accumulate any balance of proceeds of fees imposed by this Resolution that remains at the end of a fiscal year, as long as such fee proceeds will be used for the purposes provided herein.

SECTION 12: Authorizes an annual administrative fee adjustment as determined by OCSD for the removal, impound, storage or release of vehicles, effective July 1st of each year, starting 2025, not to exceed the annual percentage of the Los Angeles-Long Beach-Anaheim "all items" Consumer Price Index, provided that the amount does not exceed the actual costs to OCSD; and

SECTION 13: This Resolution supersedes Resolution No. 2021-04.

PASSED, APPROVED AND ADOPTED this 18th day of September, 2024.

_____
Mike Munzing
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Lauren Torres, Deputy City Clerk

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

I, Lauren Torres, Deputy City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2024-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 18th day of September, 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
LAUREN TORRES
DEPUTY CITY CLERK

(SEAL)

ORANGE COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

June 25, 2024

Submitting Agency/Department: Sheriff-Coroner

Public Hearing to consider adopting resolution approving new administrative fee for removal, impound, storage or release of vehicles and superseding resolution 20-161, effective 7/1/24; authorizing Sheriff to annually adjust administrative fee under certain conditions, effective 7/1/25; and making California Environmental Quality Act (CEQA) exemption findings under Public Resources Code 21080(b)(8) and CEQA guidelines Section 15273 and other findings - All Districts

The following is action taken by the Board of Supervisors:

APPROVED AS RECOMMENDED ☒ OTHER ☐

Unanimous ☒ (1) DO: **Y** (2) SARMIENTO: **N** (3) WAGNER: **Y** (4) CHAFFEE: **Y** (5) FOLEY: **Y**

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused; B.O.=Board Order

Documents accompanying this matter:

☒ Resolution(s) 24-085
☐ Ordinances(s)
☐ Contract(s)

Item No. 72

Special Notes:

Copies sent to:

Sheriff-Coroner / Lorena Watt
06/28/24

I certify that the foregoing is a true and correct copy of the Minute Order adopted by the Board of Supervisors , Orange County, State of California.
Robin Stieler, Clerk of the Board

By: _____
Deputy

Agenda Item

AGENDA STAFF REPORT

ASR Control 24-000212

23A2

MEETING DATE:	06/25/24
LEGAL ENTITY TAKING ACTION:	Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S):	All Districts
SUBMITTING AGENCY/DEPARTMENT:	Sheriff-Coroner (Approved)
DEPARTMENT CONTACT PERSON(S):	Brian Wayt (714) 647-1803 Noma Crook (714) 834-6681

SUBJECT: Approve New Administrative Fee for Vehicle Removal, Impound, Storage or Release

CEO CONCUR	COUNTY COUNSEL REVIEW	CLERK OF THE BOARD
Concur	Approved Resolution to Form	Public Hearing 3 Votes Board Majority

Budgeted: Yes **Current Year Cost:** N/A **Annual Cost:** See Financial Impact Section

Staffing Impact: No **# of Positions:** **Sole Source:** N/A

Current Fiscal Year Revenue: $310,068

Funding Source: Other: 100% (Fees) **County Audit in last 3 years:** No

Levine Act Review Completed: N/A

Prior Board Action: 11/17/2020 #29, 3/28/2000 #38

RECOMMENDED ACTION(S):

1. Find that the proposed fee is Statutorily Exempt from the provisions of CEQA pursuant to Section 21080(b)(8) of the Public Resources Code and Section 157273 of the CEQA Guidelines as the establishment of modification of rates, fees, and charges, which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits, purchasing or leasing supplies, equipment or materials as set forth herein.

2. Conduct the public hearing.

3. Adopt a Resolution that:

   a. Finds that adoption of the Resolution approving the fee is statutorily exempt from the provisions of CEQA pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273 of the CEQA Guidelines as the establishment or modification of rates, fees, and charges, which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits and purchasing or leasing supplies, equipment or materials.

   b. Finds that the fee meets the requirements set forth in subdivision (e)(2) to Section 1 of Article XIIIC of the California Constitution and is therefore exempt from the definition of a tax as used therein.

Service	Current Fee	Proposed Fee
Vehicle removal, impound, storage or release of vehicles properly impounded	$144	$174

Note that Sheriff does not impose any additional costs for any persons who wish to request an appeal or hearing.

Approval of an annual administrative fee adjustment for the vehicle removal, impound, storage, or release of vehicles, effective July 1st of each year, starting 2025, not to exceed the annual percentage of the Los Angeles-Long Beach-Anaheim "all items" Consumer Price Index, provided that the amount does not exceed the actual costs to the Sheriff as determined by additional cost studies prepared for the fee adjustment will ensure Sheriff's cost recovery.

Past Board actions on Traffic Violator Apprehension Program fees are noted in the table below:

Board of Supervisors (Board) Approved	Subject
3/28/2000	Board adopted Resolution No. 00-96 establishing a $50 fee for a vehicle impound pursuant to specific Vehicle Code violations and a $152 fee for a vehicle impound due to driving without a license or with a suspended or revoked license to be charged for the removal, impound, storage or release of vehicles.
11/17/2020	Board adopted Resolution No. 20-161 establishing a $144 fee for vehicle removal, impound, storage or release of vehicles.

A Notice of Public Hearing has been published to comply with Government Code Section 66018 which requires a local agency to hold a public hearing when new fees are adopted, or existing fees are revised. The Auditor-Controller and County Executive Office performed a limited review of the fee checklist per County procedure.

Sheriff now requests approval of a new administrative fee for the removal, impound, storage or release of vehicles for Fund 13B, Traffic Violator Fund, effective July 1, 2024.

Compliance with Proposition 26: The fee does not fall within the definition of a tax under Proposition 26 because it is excepted by California Constitution Article XIIIC, Section 1, Subdivision (e)(2). Subdivision (e)(2) excepts from the definition of a tax, "a charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product." This exception applies because the fee amount is limited to no more than what is necessary for Sheriff to recover the reasonable administrative costs for the removal, impound, storage or release of vehicles.

Compliance with CEQA: The adoption of the Resolution approving the fee is statutorily exempt from the provisions of CEQA pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273 of the CEQA Guidelines as the establishment or modification of rates, fees and charges which are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits, and purchasing or leasing supplies, equipment, or materials.

RESOLUTION OF THE BOARD OF SUPERVISORS OF
ORANGE COUNTY, CALIFORNIA

June 25, 2024

WHEREAS, the Sheriff-Coroner (hereinafter "the Sheriff") has instituted a Traffic Violator Apprehension Program designed to reduce vehicle accidents caused by unlicensed drivers and drivers whose licenses are suspended and to educate the public about the requirements of the Vehicle Code and related safety issues with regard to driver licensing, vehicle registration, vehicle operation, and vehicle parking; and

WHEREAS, the Sheriff operates the Traffic Violator Apprehension Program in the unincorporated areas of Orange County and in the cities of Orange County that contract for the Sheriff's law enforcement services; and

WHEREAS, the operation of the Traffic Violator Apprehension Program on an area-wide basis without regard to jurisdictional boundaries between the County and the cities, services the public purposes of the County of Orange because drivers routinely cross jurisdictional boundaries, making an area-wide approach to reduction of traffic accidents and driver education most effective in preventing traffic accidents in all participating jurisdictions; and

WHEREAS, the Sheriff impounds numerous and various vehicles removed from highways, public property, or private property in the unincorporated areas of Orange County and in cities that contract for the Sheriff's law enforcement services during the normal course of duty; and

WHEREAS, the Sheriff impounds said vehicles pursuant the authority under the California Vehicle Code as follows:

Vehicle Code Section and Impound Ground	
14602.6	Suspended, revoked or unlicensed driver/30-day hold
22651 (a)	Unattended vehicle on bridge
22651 (d)	Vehicle blocking driveway
22651 (e)	Vehicle blocking fire hydrant
22651 (f)	Vehicle blocking freeway

22651 (h) (1)	Driver arrested
22651 (h) (2)	Order of suspension or revocation pursuant to section 13388
22651 (i) (1)	Multiple parking citations
22651 (j)	Lack of vehicle registration
22651 (k)	Parking over seventy-two hours
22651 (l)	Parking in a construction zone
22651 (m)	Violation of special events restriction
22651 (n)	No parking zone
22651 (o) (1)	Vehicle registration is incorrect, falsified or expired by more than six months
22651 (p)	Driver unlicensed or license suspended
22651 (r)	Vehicle blocking another vehicle
22651 (t)	Notice to appear/illegal amber lights
22651 (u)	Acting as a car dealer without a license or temporary permit
22651 (v)	Illegally letting stand a mobile billboard advertisement
22651 (w)	Second or subsequent violation of an ordinance
22655.3	Removal for investigation (fleeing in violation of section 2800.1 or 2800.2)
22655.5 (a)	Vehicle was used as the means of committing a public offense
22655.5 (b)	Vehicle is evidence of crime
22669	Abandoned vehicle;

WHEREAS, Vehicle Code section 22850.5 authorizes this Board, by resolution, to establish a fee equal to the administrative costs relating to the removal, impound, storage or release of properly impounded vehicles; and

WHEREAS, this Board last adopted a fee pursuant to Vehicle Code section 22850.5 on November 17, 2020, through the adoption of Resolution No. 20-161, which established a fee in the amount of $144.00 when a vehicle of a licensed and unlicensed driver is removed and/or impounded; and

WHEREAS, in 2024 a cost study conducted by the Sheriff showed that the administrative costs relating to the removal, impound, storage or release of vehicles impounded pursuant to the Vehicle Code has increased to $174.00 per removal; and

WHEREAS, based upon the cost study, the Sheriff is proposing adoption of a fee in the amount of $174.00 pursuant to Vehicle Code section 22850.5.

WHEREAS, after the adoption of this updated fee, the Sheriff will seek adoption by the city councils of each of the cities that contract with the Sheriff for law enforcement services of fee identical to those described herein; and

WHEREAS, Sheriff requests authorization of an annual administrative fee adjustment for the removal, impound, storage or release of vehicles, effective July 1st of each year, starting 2025, not to exceed the annual percentage of the Los Angeles-Long Beach-Anaheim "all items" Consumer Price Index, provided that the amount does not exceed the actual costs to the Sheriff as determined by additional cost studies prepared for the fee adjustment will ensure Sheriff's cost recovery. This will allow Sheriff to have cost recovery for the removal, impound, storage or release of vehicles.

WHEREAS, persons whose vehicles are impounded, rather than the public as a whole, should bear the administrative costs of processing such impounds; and

WHEREAS, Vehicle Code section 22850.5 imposes the following restrictions on the imposition of an administrative fee:

(a) The fee may only be imposed on the registered owner or the agents of that owner and may not include any vehicle towed under an abatement program or sold at a lien sale pursuant to Sections 3068.1 to 3074, inclusive, of, and Section 22851 of, the Civil Code unless the sale is sufficient in amount to pay the lienholder's total charges and proper administrative costs; and

(b) Any charges shall be collected by the local or state authority only from the registered owner or an agent of the registered owner; and

(c) The charges shall be in addition to any other charges authorized or imposed pursuant to this code; and

(d) The fee does not include any administrative costs associated with conducting a hearing or appeal relating to the removal impound, storage or release of a vehicle and;

WHEREAS, it is unfair to impose the administrative fee authorized by Vehicle Code section 22850.5 in the following circumstances: 1) when the vehicle was left because it became inoperable while being driven, if the owner makes good faith attempts promptly to remove the vehicle from location where it is not permitted, 2) when the vehicle was stolen, 3) when the vehicle was left by an ill or injured driver, and 4) when it is demonstrated to the satisfaction of the Sheriff or his designee that neither the registered owner of the vehicle nor his agent, if any, was at fault in creating the circumstances leading to the impounding of the vehicle; and

WHEREAS, a notice of public hearing with respect to proposed new fee was given according to law; and

WHEREAS, a public hearing pertaining to said proposed new fee was held on June 25, 2024;

NOW, THEREFORE, BE IT RESOLVED that this Board finds, in accordance with California Public Resources Code section 21080 (b) (8), that the charges listed herein below are only for the purposes of meeting operating expenses and are, therefore, exempt from compliance with the California Environmental Quality Act.

BE IT FURTHER RESOLVED that on July 1, 2024, the administrative fee indicated below shall become effective for the removal, impound, storage or release of vehicles properly impounded after removal from locations in the unincorporated areas of Orange County and the cities that contract with the Sheriff for law enforcement services, where the respective City Council has adopted the new fee, in accordance with or on account of violation of the provisions of the Vehicle Code listed below:

A fee of $174.00 for each removal of a vehicle in accordance with or on account of violation of Vehicle Code sections:

14602.6

22651 (a)

22651 (d)

22651 (e)

22651 (f)

22651 (h) (1)

22651 (h) (2)

22651 (i) (1)

22651 (j)

22651 (k)

22651 (l)

22651 (m)

22651 (n)

22651 (o)(1)

22651 (p)

22651 (r)

22651 (t)

22651 (u)

22651 (v)

22651 (w)

22655.3

22655.5 (a) or (b)

22669

BE IT FURTHER RESOLVED that the Sheriff is directed to collect said fee at the time of release of vehicles that are subject to the fee; and

BE IT FURTHER RESOLVED that said fee shall only be imposed on the registered owner or the agent of the owner of the impounded vehicle, shall not include any vehicle towed under an abatement program or sold at a lien sale pursuant to Sections 3068.1 to 3074, inclusive of, and Section 22851 of, the Civil Code unless the sale is sufficient in amount to pay the lienholder's total charges and proper administrative costs.

BE IT FURTHER RESOLVED that said fee shall be collected by the local or state authority only from the registered owner or an agent of the registered owner and that said fee is in addition to any other charges authorized or imposed pursuant to the Vehicle Code.

BE IT FURTHER RESOLVED that the cost study conducted by the Sheriff that supports this fee did not include administrative costs for conducting a hearing or appeal relating to the removal, impound, storage, or release of a vehicle and therefore is in compliance with Vehicle Code section 22850.5(b)(4).

BE IT FURTHER RESOLVED that said fee shall not be imposed in any of the following circumstances: (a) when the vehicle was left because it became inoperable while being driven, if the owner made good faith attempts to promptly remove the vehicle from a location where it was not permitted: (b) when the vehicle was stolen; (c) when the vehicle was left by an ill or injured drive; or (d) when it is demonstrated to the satisfaction of the Sheriff or designee that neither the registered owner of the vehicle nor his agent, if any, was at fault in creating the circumstances leading to the impounding of the vehicle.

BE IT FURTHER RESOLVED that a registered owner or an agent of a registered owner who believes he/she/it is exempt from the fee in accordance with any of the above-listed criteria may apply in writing for a waiver of the fee and shall present such supporting information or documentation, as the Sheriff may request, to the Administrative Sergeant of the city or unincorporated area where the tow occurred.

BE IT FURTHER RESOLVED that upon presentation of a written application for waiver of said fee, together with such supporting documentation as may be requested by the Sheriff or his/her designee, shall determine promptly whether the applicant meets the above-listed criteria for waiver of the fee and if so, shall waive the fee.

BE IT FURTHER RESOLVED that the Auditor-Controller, having previously been directed to establish in the County Treasury, a Traffic Violator Fund designated as Fund No. 13B for deposit of the proceeds of the fee established by Resolution No. 00-96 to allow the Sheriff Department to continually make deposits of the proceeds of the fee established herein.

BE IT FURTHER RESOLVED that the Traffic Violator Fund shall be an interest-earning, budgeted special revenue fund to be controlled by the Sheriff-Coroner.

BE IT FURTHER RESOLVED that until further order of this Board, the proceeds of the fee established by this Resolution shall be deposited in the Traffic Violator Fund in the County Treasury and shall be used exclusively to reimburse the Sheriff for administrative costs associated with the removal, storage, impound and release of vehicles in accordance with the Vehicle Code in the unincorporated areas of Orange County and the cities in Orange County that contract for the Sheriff's law enforcement services where the new fee has been adopted by the City Council.

BE IT FURTHER RESOLVED that expenditures from the Traffic Violator Fund only include personnel costs who perform duties associated with the removal, storage, impound and release of vehicles.

BE IT FURTHER RESOLVED that until further order of this Board, the balance remaining in the Traffic Violator Fund at the close of any fiscal year shall be carried forward and accumulated in said Fund for the purposes recited herein.

BE IT FURTHER RESOLVED that the Sheriff is authorized to make an annual fee change effective July 1st of each year, starting in 2025, that adjusts the fee set forth in this Resolution, by an amount not to exceed the annual percentage of the Los Angeles-Long Beach-Anaheim "all items" Consumer Price Index, provided that the amount does not exceed the Sheriff's costs as determined by additional cost studies prepared for the fee adjustment.

IT IS FURTHER RESOLVED that this Resolution supersedes Resolution No. 20-161.

The foregoing was passed and adopted by the following vote of the Orange County Board of Supervisors, on June 25, 2024, to wit:

AYES:	Supervisors:	ANDREW DO, DONALD P. WAGNER, DOUG CHAFFEE KATRINA FOLEY
NOES:	Supervisor(s):	VICENTE SARMIENTO
EXCUSED:	Supervisor(s):	
ABSTAINED:	Supervisor(s):	

CHAIRMAN

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

I, ROBIN STIELER, Clerk of the Board of Orange County, California, hereby certify that a copy of this document has been delivered to the Chairman of the Board and that the above and foregoing Resolution was duly and regularly adopted by the Orange County Board of Supervisors

IN WITNESS WHEREOF, I have hereto set my hand and seal.

for ROBIN STIELER
Clerk of the Board
County of Orange, State of California

Resolution No: 24-085

Agenda Date: 06/25/2024

Item No: 72

I certify that the foregoing is a true and correct copy of the Resolution adopted by the Board of Supervisors, Orange County, State of California

Robin Stieler, Clerk of the Board of Supervisors

By: _____
Deputy

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: Shaun Pelletier, Director of Public Works/City Engineer

SUBJECT: AQUATIC CENTER POOL DECK SURFACE REHABILITAITON OPTIONS

Recommended Actions:

1. Receive staff presentation and provide direction on the pool deck surface rehabilitation method; and

2. Authorize staff to solicit bids for the recommended surface rehabilitation method.

Fiscal Impact:

The initial cost of this project is estimated to range between $55,000 and $300,000 depending on the surface rehabilitation method chosen. The actual project cost will be determined at the time bids are received, and a contract award will be on a future City Council agenda. Funding in the amount of $275,000 is allocated in the FY 2024-25 budget.

Background:

The Aquatic Center opened in 2008, built as a community enhancement through the Glenwood development agreement. During the 16 years since opening, minor repairs have been completed to remove trip hazards and replace the mastic joint sealants. The consistent pool chemical exposure has worn the surface of the concrete deck and if not treated there is likely to be more extensive repair or replacement necessary.

Discussion:

Staff has investigated several options for the pool deck surface rehabilitation ranging in cost, lifespan, and aesthetics. A summary of the methods is found below.

Grind and Seal – This method includes grinding and/or patching of any major defects and applying a clear sealcoat. This is the most inexpensive method but will not change the aesthetic of the deck and is recommended to repeat every 2 years.

Pebble Seal – This method includes grinding and/or patching of any major defects and installing a thin exposed aggregate surface treatment. When maintained with clear sealcoat every 2 years it is anticipated to have a lifespan similar to other concrete products up to 40 years. This will change the aesthetic as well as the feel of the pool deck given the exposed aggregate and new color.

Krete Kote – This method includes grinding and/or patching of any major defects and installing a thin multilayer surface treatment. This will require color sealcoat at 5 years, and possible reapplication at 10 years. This could change the aesthetic of the pool deck depending on the color selected, but the feel will be similar to the existing concrete.

KoolFlex – This method includes grinding and/or patching of any major defects and installing a thin thermoplastic surface treatment. This will require a color sealcoat every 5 years. This could change the aesthetic of the pool deck depending on the color selected and will change the feel of the deck providing a slightly cushioned layer.

Replace Concrete – This method is the most extensive, requiring complete removal and replacement of the concrete deck. Staff does not recommend this alternative but provided the information as a comparison.

All products are manufactured to better withstand exposure to pool chemicals and prolong the existing concrete deck below.

Since all products have different installation and long-term maintenance costs, the table helps provide a cost comparison at installation, 10 years, and 20 years. Given the long-term cost along with the look and feel of the product, staff recommends the KoolFlex product. This initial cost estimate is slightly higher than the budgeted amount of $275,000, but it is possible actual numbers will be lower when competitively bid.

Product	Cost	Lifespan (Years)	10-Year Cost	20-Year Cost	On-Going Maintenance
Grind and Seal	$ 55,000	2	$ 319,000	$ 703,000	Seal every 2 years
Pebble Seal	$ 170,000	40	$ 306,500	$ 733,000	Seal every 2 years
Krete Kote	$ 200,000	10	$ 282,500	$ 660,000	Seal every 5 years
Koolflex	$ 300,000	20	$ 232,500	$ 570,000	Seal every 5 years
Replace Concrete	$ 1,400,000	40	$ 614,000	$ 1,276,000	Seal every 2 years

Depending on the selected contractor's estimated timeline, the project may be phased to allow for one of the pools to remain open during construction, though this could increase costs. It is also possible to spread the initial cost and split this project into 2 fiscal years by completing the lap pool area separately from recreational pool side.

Council requested additional information at the August 21, 2024 meeting. Staff has confirmed with a Scottsdale, Arizona facility that the KoolFlex product has been installed successfully for 14 years with little to no evidence of slipping incidents (reference letter attached). A second Arizona facility also agreed the product is slip resistant. Legoland currently utilizes KoolFlex as well. The manufacturer provided testing data indicating that the coefficient of friction is 0.59 dry and 0.82 wet. The minimum standard is recommended to be 0.5, though caution should always be taken around wet pool decks. Staff also reached out to Premier Aquatics, who is supportive of this recommended product.

Staff respectfully request direction regarding which surface rehabilitation is preferred. A bid package will be prepared and issued for work to take place this winter. A contract award with the actual cost will be presented to the Council for final approval prior to starting construction.

Attachments:

1. Reference Letter

2. Presentation

(Kool Flex) Splash Pad & Pool Decking Product experience at the City of Scottsdale AZ (COS) Aquatic Facilities. 9/3/24

Prepared By Ken Shoup 32 COS Aquatic Maintenance Supervisor and Contract Administrator.

Overview: We have been using the Koolflex Product for 14 years in the COS Aquatic Centers and splash pads. I have conferred with the current and previous Aquatic staff operations management at our facilities and have concluded that there is extremely few to no slipping currencies related to wet or dry deck adhesion. The issues related to slipping or falling were consistently children running or horseplay an even that number is a small number of incidents in the past 6 to 8 years.

We experienced the Koolflex Product, using it on a failing 3-meter concrete diving platform at the Cactus Aquatic Center that had no less than 5 contractor's and City of Scottsdale (COS) maintenance staff tried to seal and save the structure with no positive outcome. This concrete & steel structure was constructed in 1987 and was rusting internally which was spalding or breaking up the concrete portion of the structure. This structure was prepared and applied the Koolflex product by the Flexground Company in 2012 and has encapsulated the base structure stopping the deterioration and is still in use today. This impressed us when many other products were tried and failed. Before this event we were trying the KoolFlex product in difficult to adhere deck areas with success.

We install the very first complete deck at the Cactus Aquatic Center in 2014. This product has held up very good at a Competitive Public Pool with major competitive swimming, diving, and synchronized meets. Seeing 100,000 citizens, guests, and competitors annually. We expect to get 20 plus years of use without replacement. An average acrylic pool deck in a commercial setting in the harsh Arizona desert environment will be ready for replacement in 4 to 6 years.

Below are our observations of the Pro's & Cons of the Kool flex product:

Cons:

- A little harder to move heavy deck equipment around like loaded thermal cover reels.
- Finished product may not have quite the appeal of a new acrylic deck. However, our experience with many new and replacement acrylic deck begin to look much worse with in the first year and 90% of the cracks coming back through the redeck surface.
- Demarkation deck tile can crack easier due to the give of the surrounding rubber.

Pros:

- Easier on the human back and joints to walk & stand on due to the small amount of give of the ground rubber compound.
- Lenth of time it last before an expensive deck replacement. We expect 20 Plus Years.
- 90% of concrete cracks come back through replaced acrylic decking and has not happened in our experience with the Koolflex.
- Can be recolored, sealed, and coated without disturbing the rubber substructure (Usually every 5 years has been our experience).
- Delamination is rare but If repairs are needed can be blended extremely well.
- Rare to no slip and falls but if fall a occurs, the Koolflex has a better impact give to potentially reducing injury.

We hope this may assist you in a decision.
Ken Shoup Aquatic Maintenance Consultant for the COS, the pool guy...

ALISO VIEJO

AV Aquatic Center Pool Deck Surface Rehabilitation

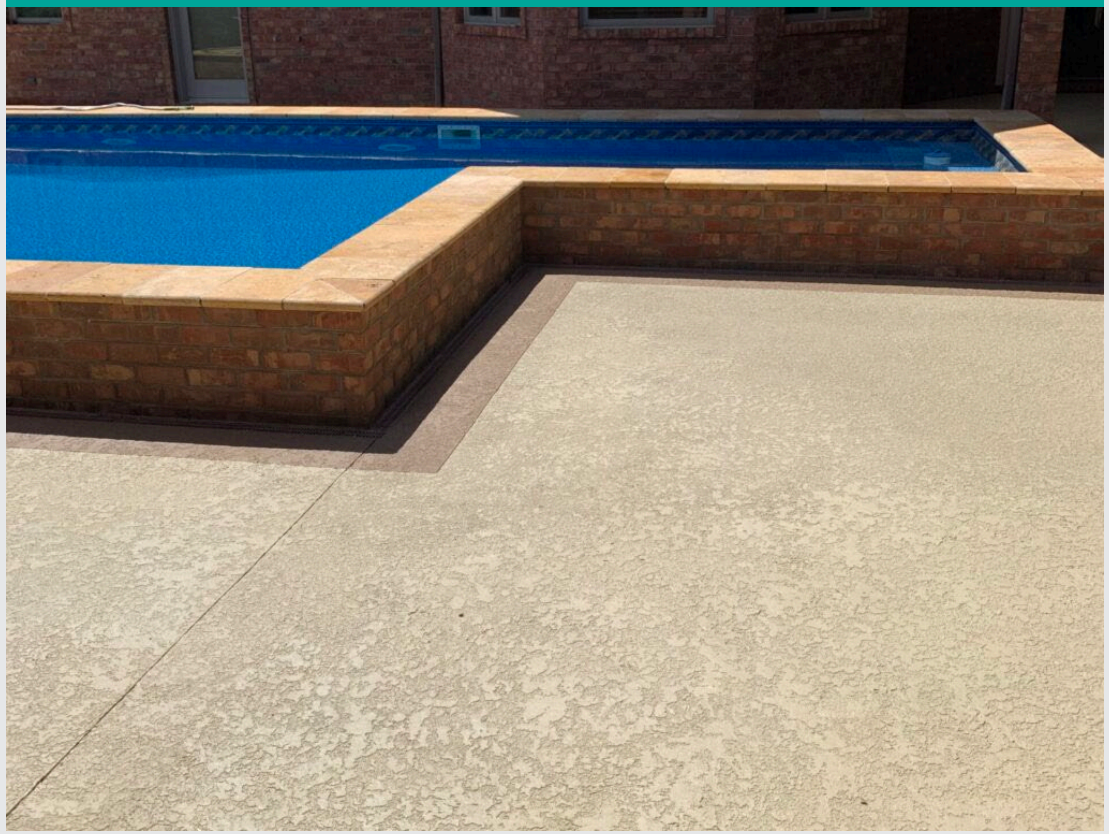
Background

- Aquatic Center Opened 2008
- Minimal repairs made each year
- Structurally the concrete deck is sound
- Pool chemical exposure accelerates surface deterioration
- Surface treatment required to prolong the life

Existing Pool Deck

Product Options - Pebble Seal

Product Options - Krete Kote



Product Options - Koolflex

Product Cost & Lifespan

Product	Construction Cost	Lifespan (Years)	10-Year Cost	20-Year Cost	Surface Treatment
Grind and Seal	$ 55,000	2	$ 319,000	$ 703,000	Seal every 2 years
Pebble Seal	$ 170,000	40	$ 306,500	$ 733,000	Seal every 2 years
Krete Kote	$ 200,000	10	$ 282,500	$ 660,000	Seal every 5 years
Koolflex	$ 300,000	20	$ 232,500	$ 570,000	Seal every 5 years
Replace Concrete	$ 1,400,000	40	$ 614,000	$ 1,276,000	Seal every 2 years

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: Shaun Pelletier, City Engineer

SUBJECT: STREET MAINTENANCE – PAVEMENT STRIPING

Recommended Action:

Receive staff report.

Fiscal Impact:

There is no fiscal impact.

Background:

The City of Aliso Viejo contracts all maintenance services including streets, traffic signals, storm drains, and landscaping. Street maintenance in particular includes a wide range of typical activities such as filling potholes, repairing sidewalks, street sign replacements, right of way weed control, and pavement markings.

Discussion:

At the August 21, 2024 meeting, Council requested information regarding pavement markings and signage conditions at locations including Pacific Park and Wood Canyon, and Aliso Creek and Liberty. Moulton Niguel Water District had completed a valve replacement project several weeks ago at many locations along Aliso Creek Road and Pacific Park Drive. Their pavement marking contractor was delayed in replacing the damaged pavement markings at several of these locations, including Aliso Creek and Liberty. This work has since been fully completed.

Pacific Park and Wood Canyon was in need of pavement marking refreshing, along with Aliso Viejo Parkway from Enterprise to Cedarbrook. Staff attempted to schedule this work as part of annual summer maintenance, but the work was delayed due to the contractor's availability. This work has also now been completed, as well as removal of an orange flag installed with a sign at Pacific Park and Wood Canyon. These flags are typically removed after 2-3 months of new sign installation; however, removal was overlooked since it was located on a traffic signal mast arm, out of reach from our normal street crew. The traffic signal contractor was able to remove it.

Pavement markings are an important safety feature used on streets to direct flow of vehicle, bicycle, and pedestrian traffic. When streets are rehabilitated either with slurry seal or asphalt overlay, the markings are fully replaced with thermoplastic pavement markings. This material will generally last up to 10 years without much maintenance, particularly in areas with little vehicle movement across it. Intersections tend to wear out more quickly due to increased lane changing at these areas. As this material ages or wears away, standard practice is to refresh the markings with a standard paint. It should be noted that local and collector streets are on a 7-year slurry seal program and paint refreshing would rarely be required. Arterial streets are not currently part of the slurry program, so pavement markings on these streets are more critical to review each year.

Staff reviews all streets in the spring to determine areas in need of paint refreshing. This list is then prioritized based upon the condition, location and if/when a rehabilitation project is next scheduled. During the past 3 years, about $20,000 was spent each year on this work. As the thermoplastic markings continue to age on older rehabilitated streets, more paint refreshing will be required each year to ensure areas are completed in a timely manner, which may also require increasing the allocated dollar amount within the street maintenance budget annually.

In addition to maintenance, other pavement marking projects, such as Columbia and Hummingbird most recently, are also completed within the street maintenance budget.

Attachment:

None

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: Mitzi Ortiz, Acting City Manager
Patricia Cantonwine, HR Analyst

SUBJECT: EMPLOYEE MONTHLY HEALTH BENEFIT ALLOWANCE

Recommended Action:

Adopt a Resolution approving an increase to the employee health benefit allowance for Plan Year 2025.

Fiscal Impact:

If approved, the total budget impact for the current fiscal year is estimated at $10,980 and can be accommodated in the FY 2024-25 budget. Total annual costs are estimated at $21,960 and will be budgeted accordingly in future fiscal years.

Background:

The City offers a cafeteria plan to provide health, dental and vision insurance for employees and dependents. Each year, prior to Open Enrollment, staff reviews changes to the upcoming calendar year's benefit costs and presents the City Council with recommended changes to the monthly employee benefit allowance.

Historically, the monthly benefit allowance was based on providing family coverage for benchmark health, dental, and vision plans; however, due to high medical plan premium increases over the last few years, in 2023 Council approved moving to a tiered system based on the number of enrolled dependents.

Discussion:

Health Insurance

Staff is recommending continuing with a tiered system and proposing increases based on the average premium increase for each tier. Proposed increases are $55 for Employee Only, $110 for Employee +1, and $160 for the Family tier.

No increase is recommended for employees that do not participate in health coverage. However, if an employee that opts out of coverage has a qualifying event during the year and elects to participate in one of the City-offered medical insurance plans, the employee will receive the monthly benefit allowance at the appropriate tier.

Dental and Vision Insurance

There were no increases in dental and vision premiums.

Retirement Survivors Benefit

The CalPERS Retirement Survivors' Benefit has increased from $2.75 to $2.95.

Proposed Tiers

If approved, the 2025 Plan Year Monthly Health Benefit Allowance would increase as detailed below:

	Current Allowance	Proposed Increase	Proposed 2025 Allowance
Opt Out	$ 2,242.58	$ 0.00	$ 2,242.58
Employee Only	$ 2,367.58	$ 55.00	$ 2,422.58
Employee +1	$ 2,392.58	$ 110.00	$ 2,502.58
Family	$ 2,467.58	$ 160.00	$ 2,627.58

Attachment:

1. Resolution

RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, ADOPTING A BENEFIT SCHEDULE FOR FULL-TIME CITY EMPLOYEES

WHEREAS, the City of Aliso Viejo, provides benefits to full-time employees including a cafeteria plan that may be used for health, dental, vision, retirement survivor benefit and other optional benefits; and

WHEREAS, the City of Aliso Viejo, desires to promote employer-employee relations by increasing benefits of City employees for the 2025 plan year; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AS FOLLOWS:

Section 1: The Benefits Schedule, attached hereto as Exhibit "A" is hereby adopted.

Section 2: The Mayor shall sign this Resolution and the City Clerk shall certify the adoption thereof.

PASSED, APPROVED AND ADOPTED this 18th day of September, 2024.

_____
Mike Munzing, Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Lauren Torres, Deputy City Clerk

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

I, LAUREN TORRES, Deputy City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2024-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 18th day of September, 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
LAUREN TORRES
DEPUTY CITY CLERK

(SEAL)

EXHIBIT A
Benefits

The City shall provide the following as options for employee and dependent insurance coverage, with noted exceptions:

Cafeteria Coverages:

Health Insurance
Effective the month following employment, employees may enroll in one of the health insurance plans offered by the City and will be provided the option to enroll eligible dependents.

Dental Insurance
Effective the month following the first full month after employment, employees may enroll in the provided dental insurance plans and will be provided the option to enroll eligible dependents.

Vision Insurance
Effective the month following the first full month after employment, employees may enroll in the provided vision insurance plans and will be provided the option to enroll eligible dependents.

Retirement Survivors Benefit
Upon employment, all eligible employees shall enroll in CalPERS and pay for the Survivors Benefit.

The City's contribution toward the monthly benefit allowance for Plan Year 2025 shall not exceed the allowances shown below.

	Employee Only	Employee + 1	Family	Opt Out
2025 Monthly Benefit Allowance	$2,422.58	$2,502.58	$2,627.58	$2,242.58

The health, dental and vision insurance chosen by the employee will determine their premiums. Premiums in excess of the cafeteria plan benefit allowance shall be deducted from the employee's compensation.

The City shall provide the following benefits to full-time employees in addition to the aforementioned cafeteria plan benefits. The benefit levels and costs have remained the same from the previous year.

City-paid Coverages:

Life Insurance
Effective the month following employment or approval of the provider, the City shall provide full-time employees with a life insurance plan in the amount equal to a full year's base salary.

Disability Insurance
Effective the month following employment or approval of the provider, the City shall provide long-term disability coverage with benefits calculated on 60% of the employee's pre-disability earnings, up to a maximum of $10,000 per month. This amount may be reduced by other income sources.

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: Lizzy Mendoza, Recreation & Community Services Manager

SUBJECT: CITY SPONSORSHIP OF ORANGE COUNTY ANNUAL SENIOR SUMMIT EVENT AT ALISO VIEJO RANCH

Recommended Action:

Consider City sponsorship of the Orange County Annual Senior Summit event at Aliso Viejo Ranch held by Fifth District Supervisor Katrina Foley and Cal Optima.

Fiscal Impact:

City sponsorship would allow Fifth District Supervisor Katrina Foley and Cal Optima to host the Orange County Annual Senior Summit at Aliso Viejo Ranch at no cost. The City would provide the Full Barn, Greenrooms, Western Patio, Corral Patio, Catering Kitchen, and Storehouse for seven hours from 7:00 a.m. to 2:00 p.m. on Friday, October 4, for their use. The City would waive $3,385 in rental fees, which were calculated at the non-profit resident rate.

Background:

The County of Orange and Cal Optima host this Senior Summit event annually. It includes speakers on health, fitness, caregiving, and technology. The City would also host a booth at the event. Admission is free, with guests shuttled to the event location by Cal Optima, and meals are provided to seniors. This event was previously held at Soka University. The City has previously waived fees for a Town Hall Meeting in the Half Barn at Aliso Viejo Ranch for Assemblywoman Diane Dixon.

Discussion:

At the September 4, 2024 City Council Meeting, Councilmember Chun obtained consensus to direct staff to agendize sponsorship for this event. If approved by the Council, City staff will coordinate with Fifth District Supervisor Katrina Foley's Office to schedule the event for Friday, October 4, at Aliso Viejo Ranch. If other organizations request a similar sponsorship for a similar event, City staff will evaluate the request and, if appropriate, present it to the City Council for consideration at a future meeting.

City of Aliso Viejo
AGENDA ITEM

DATE: September 18, 2024

TO: Mayor and City Council

FROM: Mitzi Ortiz, Acting City Manager

SUBJECT: LETTER OF OPPOSITION – CALIFORNIA DEPARTMENT OF MOTOR VEHICLES LAGUNA HILLS OFFICE CLOSURE

Recommended Action:

Consider directing staff to send a letter in opposition to the closure of the California Department of Motor Vehicles (DMV) Laguna Hills office.

Fiscal Impact:

None.

Background:

In August 2024, the DMV announced the closure of their Laguna Hills office at 5:00 p.m. on October 11, 2024. With the closure of the Laguna Hills office, the nearest DMV locations will be in San Clemente, Costa Mesa, and Santa Ana. The DMV also offers various services online, though some services must be completed in person.

Discussion:

At the September 4, 2024 City Council Meeting, Mayor Munzing obtained consensus to direct staff to agendize a letter of opposition to the closure of the DMV Laguna Hills office. State legislators, including Assemblymember Diane Dixon and Senator Catherine Blakespear, sent the attached letter urging reconsideration of the closure to the Director of the DMV.

Attachment:

1. DMV Press Release

2. Letter from State Legislators

DMV ANNOUNCES PERMANENT CLOSURE OF LAGUNA HILLS OFFICE INNOVATIONS MAKE IT EASIER TO SKIP OFFICE TRIP

Contact: Office of Public Affairs
2415 First Avenue
Sacramento, CA 95818
(916) 657-6437 | dmvpublicaffairs@dmv.ca.gov [mailto:dmvpublicaffairs@dmv.ca.gov]

FOR IMMEDIATE RELEASE
August 12, 2024

Sacramento – The California Department of Motor Vehicles is permanently closing the Laguna Hills office, located at 23535 Moulton Parkway, at 5 p.m. October 11.

The Laguna Hills office, which opened in 1987, does not meet the current needs of the DMV. The DMV previously identified a new location in Mission Viejo, but the City of Mission Viejo denied the conditional use permit and the DMV is no longer pursuing another site. Office staff will transfer to other nearby DMV offices once the Laguna Hills location closes.

Customers accustomed to completing DMV tasks at an office need not fret: The DMV has spent the last few years digitizing services, improving efficiencies and making more than 90% of transactions conveniently available on a phone, tablet, laptop or computer. Most DMV business can be completed online or by mail, at DMV kiosks located throughout the state, over the phone or through DMV business partners, making it easier than ever to skip the trip to an office.

As part of its customer-focused digital transformation, the DMV is processing the following transactions through alternative, out-of-office options only:

- Simple vehicle registration renewals that are not past the due date or require an address change.
- Driver's license renewals that do not require an in-person visit.
- Requests for copies of vehicle registration records, which show a vehicle's ownership history.
- Requests for copies of driver's license records, which show a driver's history.
- Replacing a lost or stolen driver's license card.

The DMV continues to improve its website at dmv.ca.gov [/portal/] to make it easier for Californians to take care of business and has more than doubled the number of online services from 20 in 2019 to 50 today.

Customers can also use the Service Advisor [/portal/?s=1] on the website to learn their options to complete DMV tasks. To sign up for paperless vehicle registration and driver's license renewal notices, customers must sign in or create a secure online account at dmv.ca.gov [/portal/] and then opt in.

There are some transactions that require an in-office visit, like finalizing a REAL ID application. The DMV encourages customers to start their application online to limit the amount of time it takes to complete the process in an office. Customers in the Laguna Hills area can visit one of the following locations (mileage is calculated from the Laguna Hills office):

- Santa Ana: 1330 East 1st St. (13 miles).
- Costa Mesa: 650 West 19th St. (15 miles).
- San Clemente: 2727 Via Cascadita (18 miles).

###

Sign up to receive the latest DMV News Alerts: DMV NEWS ALERTS – California DMV [/portal/dmv-news-alerts/]

Feedback

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0115

California Legislature

August 26, 2024

Steve Gordon, Director
California Department of Motor Vehicles
2415 1st Ave., Mail Station F101
Sacramento, CA 95818-2606

Dear Director Gordon:

We, the undersigned members of the Orange County Legislative Delegation, are writing to **strongly urge the Department of Motor Vehicles (DMV), in coordination with the Department of General Services (DGS) to reconsider the closure of the Laguna Hills Office. We request a meeting the week of September 3, 2024 to discuss the urgent feasibility of re-negotiating the lease in Laguna Hills or identifying other locations to accommodate the residents of South Orange County. Additionally, we wish to hear what communication and outreach initiatives the DMV will take to ensure the residents of southern Orange County know their options.**

The Laguna Hills Office is a vital state resource for South Orange County residents, particularly older adults, and its closure will cause significant challenges for this population and others that would be required to travel much farther to access in-person DMV services. In contrast, North and Central Orange County are served by DMV field offices in Costa Mesa, Fullerton, Santa Ana, Stanton and Westminster.

Here are important facts to consider about the impact of the Laguna Hills Office closure:

- The decision to close the Laguna Hills Office will leave only one DMV field office in all of South Orange County and will require all 855,000 South Orange County residents to shift to the much smaller 8,400 square-foot field office in San Clemente - 18 miles away with very limited parking.
- The Laguna Hills Office is located immediately adjacent to the City of Laguna Woods, a city where 81 percent of the population is age 65 and over – according to Orange County Office of Aging.
- Other South Orange County cities also have high percentages of older adults: Laguna Beach (22 percent), Newport Beach (21 percent), Dana Point (21 percent), Mission Viejo (18 percent) and San Juan Capistrano (17 percent).
- Orange County is home to nearly 3.2 million residents and home to 457,031 (14.3 percent) older adults, age 65 years and older. By the year 2045, the number of older adults is projected to increase to 17.3 percent.

- At age 70, all drivers are required to visit the DMV for a mandatory vision test. While the prospect of a pilot program to make this service available virtually through recent legislation AB 1606 is exciting, it is not yet available.
- As of March 2025, Real ID will be required for entering federal courts or flying on domestic airline flights. These Real IDs can only be obtained through in person visits to the DMV and are not available online.
- There are no guarantees that the other DMV field offices in Orange County, including the office in Santa Ana, Costa Mesa and San Clemente, will add capacity and appointments to serve the increased demand for DMV services.

In conversations with Value Rock Realty, the commercial property owner of Moulton Plaza where the Laguna Hills Office is located, they have indicated a strong desire to renew the lease with DMV.

While we support all the new initiatives to streamline online services, it is critically important we remember the DMV is an ESSENTIAL SERVICE, and one that our seniors and other populations need to access in person. For continuity of services and to minimize impacts on the residents, we request the DMV to maintain the Laguna Hills office until a new location nearby is available and, at minimum, conduct a robust outreach and informational initiative to affected residents to ensure online services are clearly understood.

We urge you to prioritize the constituents of southern Orange County and either re-negotiate the existing lease or consider alternative sites to offer essential services while concurrently informing residents of the DMV's services.

Respectfully,

Diane B. Dixon
State Assemblymember (AD-72)

Cottie Petrie-Norris
State Assemblymember (AD-73)

Laurie Davies
State Assemblymember (AD-74)

Catherine Blakespear
State Senator (SD-38)

Kate Sanchez
State Assemblymember (AD-71)

Janet Nguyen
State Senator (SD-36)

Sharon Quirk-Silva
State Assemblymember (AD-67)

Josh Newman
State Senator (SD-29)

Phillip Chen
State Assemblymember (AD-59)

Tom Umberg
State Senator (SD-34)

Tri Ta
State Assemblymember (AD-70)

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